PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 22021-033 **P&Z DATE** 09/14/21 **CC DATE** 09/20/21 **APPROVED/DENIED**

ARCHITECTURAL REVIEW BOARD DATE_____ **HPAB DATE**_____ **PARK BOARD DATE**_____

ZONING APPLICATION
☐ SPECIFIC USE PERMIT
☑ ZONING CHANGE
☐ PD CONCEPT PLAN
☐ PD DEVELOPMENT PLAN

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

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

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

NOTES:_____

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ZONING MAP UPDATED_____

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☑ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($100.00)

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: FM 740, Rockwall TX

SUBDIVISION: LOT: BLOCK:

GENERAL LOCATION: Adjacent South of 1389 Ridge Rd, Rockwall, TX 75087. Parcel: 0001-0000-0002-00-0R

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: PD-4
CURRENT USE: Retail & Neighborhood Services
PROPOSED ZONING: PD-4 with residential
PROPOSED USE: Restaurant & Multifamily
ACREAGE: 12.11
LOTS [CURRENT]: 1
LOTS [PROPOSED]: 2

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

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

☐ OWNER: HFS Management Inc.	☑ APPLICANT: WB Companies
CONTACT PERSON: Richard Chandler	CONTACT PERSON: Robert Weinstein
ADDRESS: 122 W John Carpenter Frwy, Ste 400	ADDRESS: 495 Broadway, 7th Floor
CITY, STATE & ZIP: Irving, TX 75039	CITY, STATE & ZIP: New York, NY 10012
PHONE: 214-649-7187	PHONE: 212 226 6066
E-MAIL: rchandler@sei-mi.com	E-MAIL: robert@wbpropertygroup.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 28 DAY OF June 20 21. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 28 *DAY OF* June, 2021.

SHAUNTAE LANGFORD
NOTARY PUBLIC STATE OF TEXAS
MY COMM. EXP. 06/17/2023
NOTARY ID 12586548-3

OWNER'S SIGNATURE Richard P. Chandler

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Shauntae Langford

MY COMMISSION EXPIRES 6/17/2023

PRE-APPLICATION MEETING REQUEST

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

STAFF USE ONLY

MEETING DATE:

MEETING TIME:

PRE-APPLICATION MEETING INFORMATION

A Pre-Application Meeting is strongly recommended prior to submittal of a development application. These meetings are held on Thursday morning's beginning at 9:00 AM, by appointment. Representatives from Engineering, Planning, Fire, Parks (if necessary) and Building Departments attend the meeting in an effort to assist you with your project by answering any questions you may have and explaining the development process and timelines.

Due to the number of requests for Pre-Application meetings that are received, staff cannot guarantee an appointment at the next scheduled meeting. We recommend requesting an appointment a minimum of one (1) week in advance. To best facilitate discussion during the meeting, include all conceptual drawings, site plans or other schematics with your completed request. For assistance with this form or other questions, please contact the Planning Department at (972) 771-7745 or at planning@rockwall.com.

RBC — *Initial Above*

I acknowledge that a conceptual drawing or site plan must be submitted as part of this request. Appointments may not be scheduled for requests without conceptual plans.

RBC — *Initial Above*

I acknowledge that neither submission of this request, nor the Pre-Application meeting, constitutes a permit or confers any permit rights under Chapter 245 of the Texas Local Government Code.

PROPERTY AND PROJECT INFORMATION [PLEASE PRINT]

Address: FM 740, Rockwall TX

General Location: Adjacent South of 1389 Ridge Rd, Rockwall, TX 75087. Parcel: 0001-0000-0002-00-0R

Proposed Use: Mixed use Development

Proposed Square Footage: 581,475 sf

Are you proposing any alcohol sales? [x] Yes [ ] No

Do you intend to subdivide or combine the property with other parcels? [x] Yes [ ] No

Is the project expected to exceed $50,000 in cost? [x] Yes [ ] No

APPLICANT INFORMATION [PLEASE PRINT]

Applicant: WB Companies LLC on behalf of Robert Weinstein

Address: 495 Broadway, 7th Floor

City: New York State: NY Zip: 10012

Phone: 212-226-6066 Email: robert@wbpropertygroup.com

RESOURCES FOR YOU

- ✓ For applications, checklists, departmental contacts, demographics and more, visit our website: http://www.rockwall.com/planning
- ✓ For GIS information for due diligence research, including downloadable and interactive maps (for zoning, parcel information, etc.), visit our GIS website: http://www.rockwall.com/gis

WB Companies LLC
Robert Weinstein
917-670-8267
Robert@wbpropertygroup.com
495 Broadway 7th Floor
New York, NY 10012

August 18th 2021

Dear Mr. Miller,

Thank you for your time and your feedback. Please consider this my formal application letter to rezone from PD-4 General Retail to PD-4 with Mixed Use parcel number: 0001-0000-0002-00-0R

We propose building the first **Sky Restaurants with water features** in Rockwall on top of two phases of multifamily. Each 3,000 sq. ft. restaurant will be located on the 5th floor of the Parking structure. We also propose 4,000 sq. ft of retail located on the ground floor of each building.

The restaurants and water features will be open to the public and will have unobstructed views of Lake Ray Hubbard. The public will be able to enjoy roof time meals and relaxing time by our water features for generations to come. We are currently in talks with three restaurant owners, similar to Landry's, to lease the restaurant space.

Phase I 350 Units with 3,000 sq. ft. restaurant and water feature and 4,000 sq. ft. of retail on the ground floor

Phase II 350 Units 3,000 sq. ft. restaurant and water feature and 4,000 sq. ft. of retail on the ground floor

Community Amenities Pool on parking structure Meditation garden with water feature Rooftop restaurant Outdoor grilling area Running Trail Fitness Center Food Truck area & Picnic Tables Yoga & Spin classes

Apartment Interiors Large master bedroom suites Expansive walk-in closets Vinyl flooring in kitchen, living and dining areas Oversized soaking tubs Working kitchen island Modern slate GE appliances Washer and dryer in-unit Side-by-side refrigerators

Our development exceeds, parking requirements green space and setbacks and is in compliance with fire and storm water requirements.

Thank you for your time and consideration,

Robert Weinstein

Revision To PD-4

CITY OF ROCKWALL

Exhibit A

Legal Description

12.142 ACRES
D. ATKINS SURVEY
ABSTRACT NO. 1
ROCKWALL COUNTY

FIELD NOTES TO ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE D. ATKINS SURVEY, ABSTRACT NO. 1, ROCKWALL COUNTY, TEXAS, BEING A PART OF THAT CERTAIN TRACT OF LAND DESCRIBED AS TRACT NO. 1 AND TRACT NO. 2 IN THE DEED TO NABIL F. SAHLIYEH, TRUSTEE, AS RECORDED IN VOLUME 594, PAGE 71, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF THE M-K-T RAILROAD, AT THE NORTHEAST CORNER OF SAID TRACT NO. 1, AND AT THE SOUTHEAST CORNER OF LOT 4, BLOCK A, OF THE REPLAT OF ROCKWALL COMMONS ADDITION, AN ADDITION IN THE CITY OF ROCKWALL ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET H, SLIDE 135, PLAT RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 17 DEGREES 43 MINUTES 17 SECONDS WEST, WITH THE WESTERN RIGHT-OF-WAY LINE OF SAID RAILROAD AND THE EAST LINE OF SAID TRACT NO. 1, A DISTANCE OF 701.65 FEET TO A CAPPED IRON ROD SET FOR CORNER AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE WITH THE WESTERN RIGHT-OF-WAY LINE OF SAID RAILROAD, THE EAST LINE OF SAID TRACT NO. 1, THE EAST LINE OF SAID TRACT NO. 2, AND WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF 3476.10 FEET, AN ARC LENGTH OF 392.89 FEET, AN INTERNAL ANGLE OF 6 DEGREES 28 MINUTES 33 SECONDS, AND WHOSE CHORD BEARS SOUTH 20 DEGREES 06 MINUTES 11 SECONDS WEST, A DISTANCE OF 392.68 FEET TO A CAPPED IRON ROD SET FOR CORNER AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE WITH THE WESTERN RIGHT-OF-WAY LINE OF SAID RAILROAD, THE EAST LINE OF SAID TRACT NO. 2, AND WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF 2716.45 FEET, AN ARC LENGTH OF 267.88 FEET, AN INTERNAL ANGLE OF 5 DEGREES 39 MINUTES 01 SECONDS, AND WHOSE CHORD BEARS SOUTH 26 DEGREES 34 MINUTES 49 SECONDS WEST, A DISTANCE OF 267.77 FEET TO A CAPPED IRON ROD SET FOR CORNER AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE WITH THE WESTERN RIGHT-OF-WAY LINE OF SAID RAILROAD, THE EAST LINE OF SAID TRACT NO. 2, AND WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF 4855.10 FEET, AN ARC LENGTH OF 599.37 FEET, AN INTERNAL ANGLE

OF 6 DEGREES 43 MINUTES 09 SECONDS, AND WHOSE CHORD BEARS SOUTH 33 DEGREES 17 MINUTES 32 SECONDS WEST, A DISTANCE OF 569.05 FEET TO A CAPPED IRON ROD SET FOR CORNER AT THE IN THE INTERSECTION OF THE WESTERN RIGHT-OF-WAY LINE OF SAID RAILROAD AND THE EASTERN RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 740, ALSO KNOWN AS RIDGE ROAD;

THENCE, IN A NORTHEASTERLY DIRECTION, WITH THE EASTERN RIGHT-OF-WAY LINE OF SAID RIDGE ROAD AND THE EASTERLY LINE OF A CALLED 40,736 SQUARE FEET TRACT OF LAND IN THE DEED TO CITY OF ROCKWALL, AS RECORDED IN VOLUME 1617, PAGE 24, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS, THE FOLLOWING (17) CALLS AND DISTANCES:

1. NORTH 07 DEGREES 48 MINUTES 05 SECONDS WEST, A DISTANCE OF 154.79 FEET TO A TXDOT RIGHT-OF-WAY MONUMENT FOUND FOR CORNER;

2. THENCE NORTH 00 DEGREES 37 MINUTES 44 SECONDS EAST, A DISTANCE OF 94.67 FEET TO A TXDOT RIGHT-OF-WAY MONUMENT FOUND FOR CORNER;

3. THENCE NORTH 07 DEGREES 13 MINUTES 59 SECONDS EAST, A DISTANCE OF 94.72 FEET TO A TXDOT RIGHT-OF-WAY MONUMENT FOUND FOR CORNER;

4. THENCE NORTH 13 DEGREES 13 MINUTES 59 SECONDS EAST, A DISTANCE OF 94.72 FEET TO A TXDOT RIGHT-OF-WAY MONUMENT FOUND FOR CORNER;

5. THENCE NORTH 19 DEGREES 07 MINUTES 21 SECONDS EAST, A DISTANCE OF 91.23 FEET TO A CAPPED IRON ROD SET FOR CORNER;

6. THENCE NORTH 23 DEGREES 07 MINUTES 00 SECONDS EAST, A DISTANCE OF 103.71 FEET TO A TXDOT RIGHT-OF-WAY MONUMENT FOUND FOR CORNER;

7. THENCE NORTH 27 DEGREES 43 MINUTES 20 SECONDS EAST, A DISTANCE OF 100.50 FEET TO A TXDOT RIGHT-OF-WAY MONUMENT FOUND FOR CORNER;

8. THENCE NORTH 20 DEGREES 04 MINUTES 56 SECONDS EAST, A DISTANCE OF 105.14 FEET TO A TXDOT RIGHT-OF-WAY MONUMENT FOUND FOR CORNER;

9. THENCE NORTH 15 DEGREES 02 MINUTES 10 SECONDS EAST, A DISTANCE OF 103.16 FEET TO A TXDOT RIGHT-OF-WAY MONUMENT FOUND FOR CORNER;

10. THENCE NORTH 08 DEGREES 35 MINUTES 06 SECONDS EAST, A DISTANCE OF 100.50 FEET TO A TXDOT RIGHT-OF-WAY MONUMENT FOUND FOR CORNER;

11. THENCE NORTH 14 DEGREES 17 MINUTES 44 SECONDS EAST, A DISTANCE OF 200.00 FEET TO A TXDOT RIGHT-OF-WAY MONUMENT FOUND FOR CORNER;

12. THENCE NORTH 20 DEGREES 00 MINUTES 22 SECONDS EAST, A DISTANCE OF 100.50 FEET TO A TXDOT RIGHT-OF-WAY MONUMENT FOUND FOR CORNER;

13. THENCE NORTH 14 DEGREES 17 MINUTES 44 SECONDS EAST, A DISTANCE OF 100.00 FEET TO A TXDOT RIGHT-OF-WAY MONUMENT FOUND FOR CORNER;

14. THENCE NORTH 10 DEGREES 17 MINUTES 29 SECONDS EAST, A DISTANCE OF 100.24 FEET TO A CAPPED IRON ROD SET FOR CORNER;

15. THENCE NORTH 12 DEGREES 34 MINUTES 25 SECONDS EAST, A DISTANCE OF 100.14 FEET TO A TXDOT RIGHT-OF-WAY MONUMENT FOUND FOR CORNER;

16. THENCE NORTH 13 DEGREES 26 MINUTES 33 SECONDS EAST, A DISTANCE OF 151.36 FEET TO A CAPPED IRON ROD SET FOR CORNER;

17. THENCE NORTH 11 DEGREES 44 MINUTES 17 SECONDS EAST, A DISTANCE OF 138.18 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER OF LOT 3 OF SAID ROCKWALL COMMONS ADDITION;

THENCE SOUTH 72 DEGREES 24 MINUTES 26 SECONDS EAST, WITH THE SOUTH LINE OF SAID LOT 3, PASSING EN ROUTE AT A DISTANCE OF 244.69 FEET, A 1/2-INCH CAPPED IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 3, CONTINUING ON SAID COURSE WITH THE NORTH LINE OF SAID TRACT NO. 1 AND THE SOUTH LINE OF SAID LOT 4, A TOTAL DISTANCE OF 378.07 FEET TO THE PLACE OF BEGINNING AND CONTAINING 12.142 ACRES OF LAND, MORE OR LESS.

Exhibit B
Survey

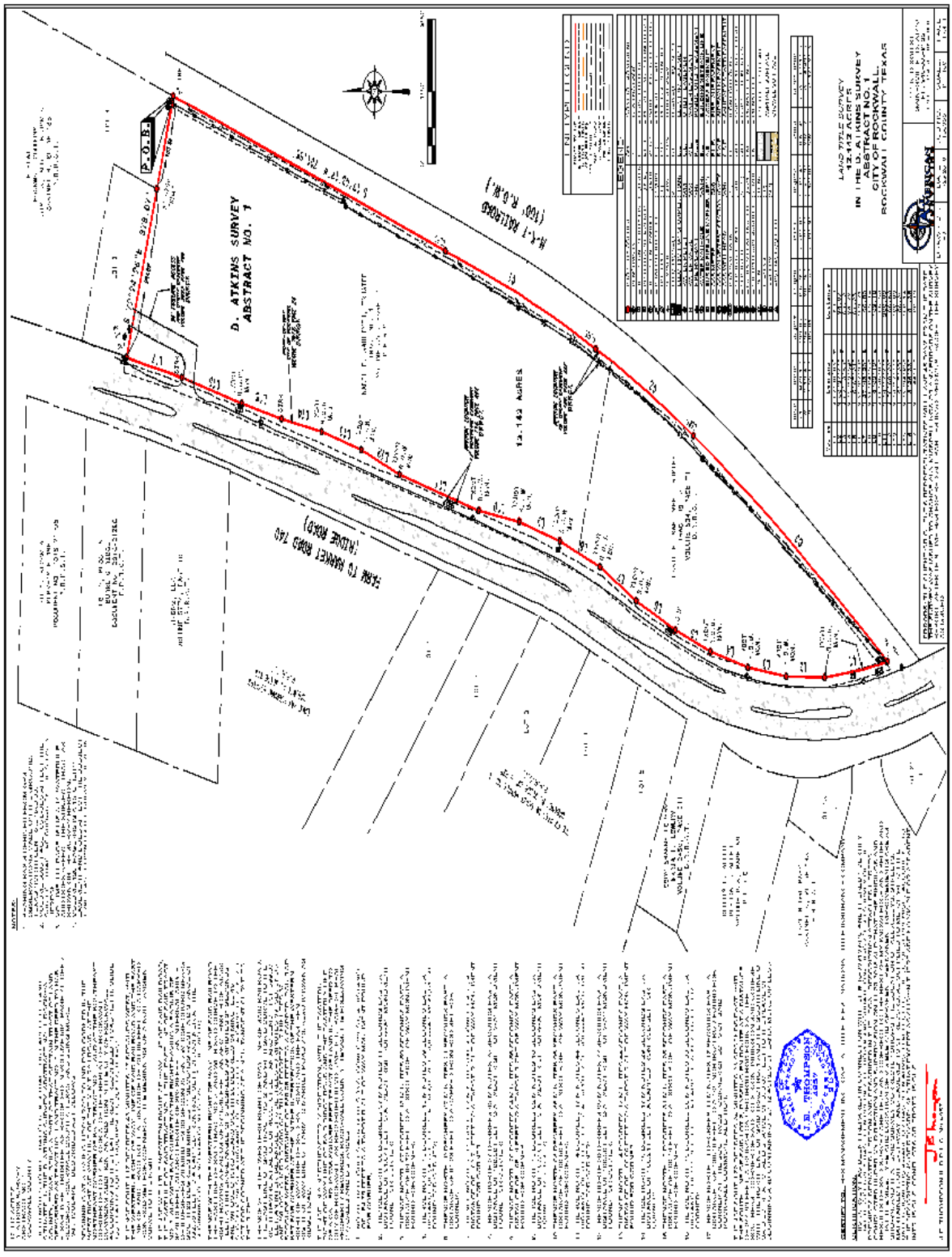
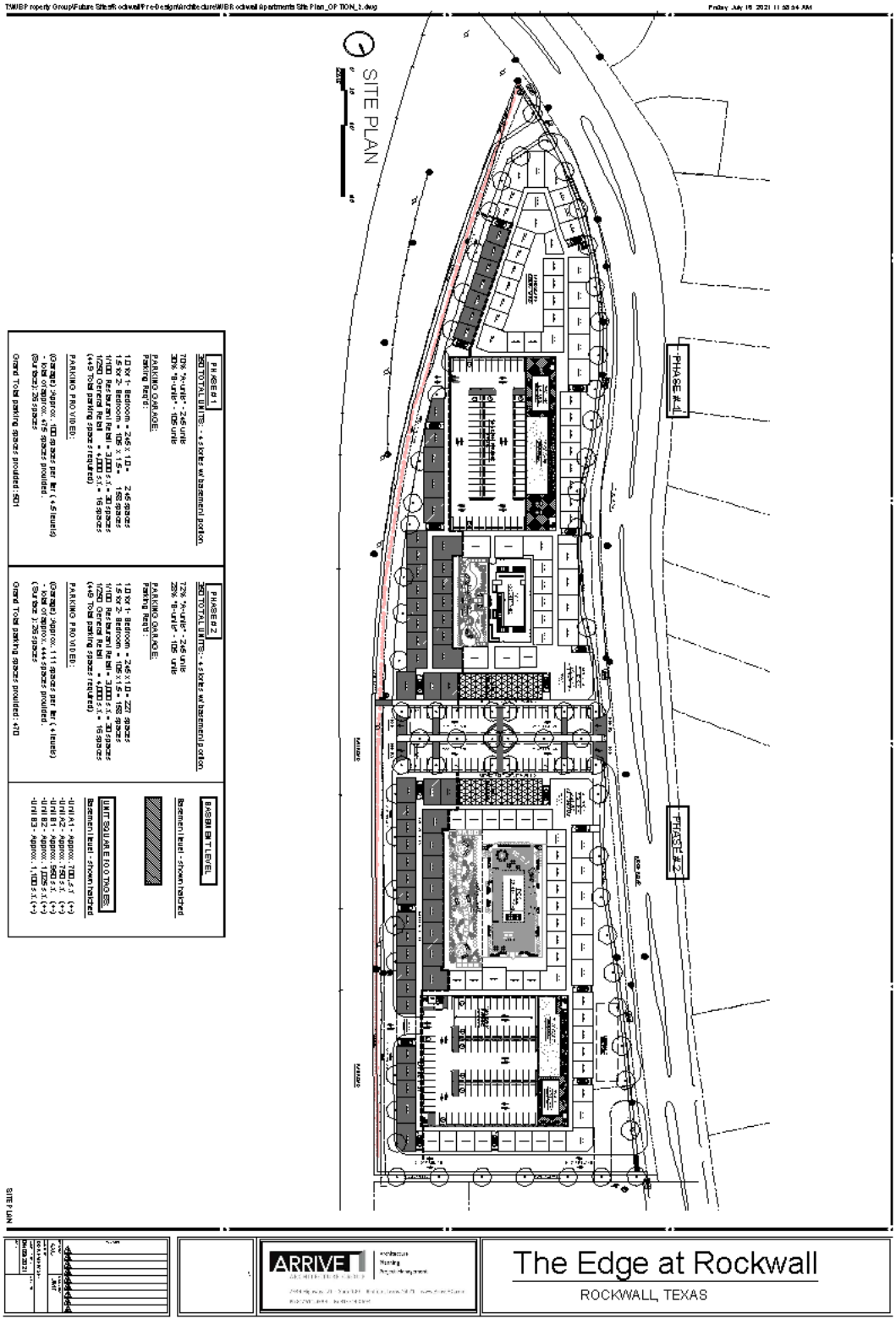


Exhibit C
Concept Plan



Development Standards

1. *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Multi-Family 58 (MF-58) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses,* of the Unified Development Code (UDC), are allowed on the *Subject Property.*

2. *Unit Composition.* The unit composition for *Phases I* & *II* shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and stated in *Tables 1A* & *18* below; however, in no case should the average net unit area decrease below 700 SF for *Phases I* & *II.* In addition, the minimum net unit area of the smallest unit shall not be decreased below 600 SF for *Phase I* & *II.*

3. *Commercial Composition.* Phase I & II shall each have 4,000 ft ground floor commercial space in addition to rooftop restaurant and water feature overlooking Lake Ray Hubbard on the 5th floor of the parking structure.

PHASE # 1	PHASE # 2	BASEMENT LEVEL
350 TOTAL UNITS: - 4 stories w/ basement portion	350 TOTAL UNITS: - 4 stories w/ basement portion	Basement level - shown hatched
70% "A-units" - 245 units 30% "B-units" - 105 units	72% "A-units" - 245 units 28% "B-units" - 105 units	
PARKING GARAGE: Parking Req'd:	PARKING GARAGE: Parking Req'd:	
1.0 for 1- Bedroom = 245 x 1.0 = 245 spaces 1.5 for 2- Bedroom = 105 x 1.5 = 158 spaces 1/100 Restaurant Retail = 3,000 s.f. = 30 spaces 1/250 General Retail = 4,000 s.f. = 16 spaces (449 Total parking spaces required)	1.0 for 1- Bedroom = 245 x1.0 = 227 spaces 1.5 for 2- Bedroom = 105 x1.5 = 158 spaces 1/100 Restaurant Retail = 3,000 s.f. = 30 spaces 1/250 General Retail = 4,000 s.f. = 16 spaces (449 Total parking spaces required)	UNIT SQUARE FOOTAGES:
PARKING PROVIDED:	PARKING PROVIDED:	Basement level - shown hatched
(Garage) :Approx. 100 spaces per tier (4.5 levels) - total of approx. 475 spaces provided. (Surface): 26 spaces	(Garage) :Approx. 111 spaces per tier (4 levels) - total of approx. 444 spaces provided. (Surface): 26 spaces	-Unit A1 - Approx. 700,.s.f (+-) -Unit A2 - Approx. 750 s.f. (+-) -Unit B1 - Approx. 950 s.f. (+-) -Unit B2 - Approx. 1,025 s.f. (+-) -Unit B3 - Approx. 1,100 s.f. (+-)
Grand Total parking spaces provided: 501	Grand Total parking spaces provided: 470	

4. *Density and Dimensional Requirements.* The maximum permissible density for the *Subject Property* shall not exceed *58* dwelling units per gross acre of land; however, in no case should the proposed development exceed *700* units. All lots shall conform to the standards depicted in *Table 2,* which is as follows:

Table 2: Lot Dimensional Requirements

Minimum Lot Width	70'
Minimum Lot Depth	100'
Minimum Lot Area	10,000 SF
Minimum Lot Area/Unit	2,000 SF
Minimum Front Yard Building Setback	25'
Minimum Side Yard Building Setback	10'
Minimum Rear Yard Building Setback	10'
Minimum Separation Between Main Buildings	20'
Minimum Separation Between a Main Structure to an Accessory Structure	10'
Maximum Height [11] 70'	
Maximum Lot Coverage	85%
Minimum Landscape	20%

General Notes:

The height of the building shall be measured from the highest elevation of the finished grade along the front of the building to the highest point of the roof or parapet of the building if it is a flat. mansard or shed roof; or to the midpoint of the roof if it is gable, hip or gambrel roof.

5. *Parking and Loading Standards. Other than retail or leasing center parking, all parking must be structured.* The minimum parking shall be as follows: (i) for one (1) bedroom and efficiency units a minimum of 1½ parking spaces per unit shall be provided; (ii) for two (2) bedroom units a minimum of two (2) parking spaces per unit shall be provided. Tandem parking spaces *(i.e. spaces in front of garages)* are *NOT* permitted.

6. *Building Standards.* The building elevations shall generally conform to the *Concept Building Renderings* depicted in *Exhibit 'D'* of this ordinance; however, these elevations are subject to change pending recommendations by the City's Architectural Review Board (ARB). In addition, all development on the subject property shall conform to the following building standards:

   (a) *Masonry Requirements.* The minimum masonry requirement for the exterior facades of all buildings shall be 90% *(excluding windows and doors)*. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, cultured stone, cast stone or cementaceous fiberboard. Stucco may not be used within the first four (4) feet above grade on a facade visible from a public street or open space. A minimum of 20% stone is required on all building facades.

   (b) Roof Design Requirements. All buildings shall be designed with flat roofs such that no roof mounted mechanical equipment *(i.e. HVAC, satellite, vents, etc.)* shall be visible from any direction. *Note: Screening of mechanical equipment is necessary for all equipment regardless of location (i.e. roof mounted, ground mounted, or otherwise attached to the building and/or located on the site).*

   Screening of roof mounted mechanical equipment and/or other rooftop appurtenances shall be accomplished through the construction of an architectural feature, which is integral to the building's design and ensures that such equipment is not visible from adjacent public rights-of-way.

   (c) *Architectural Requirements.* All buildings shall be architecturally finished on all four (4) sides with similar materials, detailing and features.

7. *Landscaping and Hardscaping Standards.*

   (a) *Landscape Requirements.* Landscaping shall be reviewed and approved with the *PD Site Plan.* All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of

four (4) feet in total height. The following tree species are approved for planting within this development:

i) *Canopy/Shade Trees.* Afghan Pine, Bald Cypress, Bur Oak, Cedar Elm, Eastern Red Cedar, Homestead Elm, Lacebark Elm, Little Gem Magnolia, Live Oak, October Glory Maple, Red Oak, Texas Ash, Texas Red Oak.

ii) *Accent/Ornamental/Under-Story Trees.* Desert Willow, Eastern Redbud, Eves Necklace, Mexican Buckeye, Possumhaw Holly, Shangtung Maple, Yaupon Holly.

(b) *Landscape Buffers (Discovery Boulevard).* A minimum of a 5ft -foot landscape buffer shall be provided along the frontage of Ridge Road, and shall incorporate a minimum of three (3) canopy and two (2) accent trees per 100-feet of linear frontage. The developer shall also be responsible for the construction of sidewalks along Ridge Road.

(c) *Parking Lot Landscaping.* All surface parking lot landscaping shall conform to the requirements of Article VII, *Landscape Standards,* of the Unified Development Code.

(d) *Irrigation Requirements.* Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect.

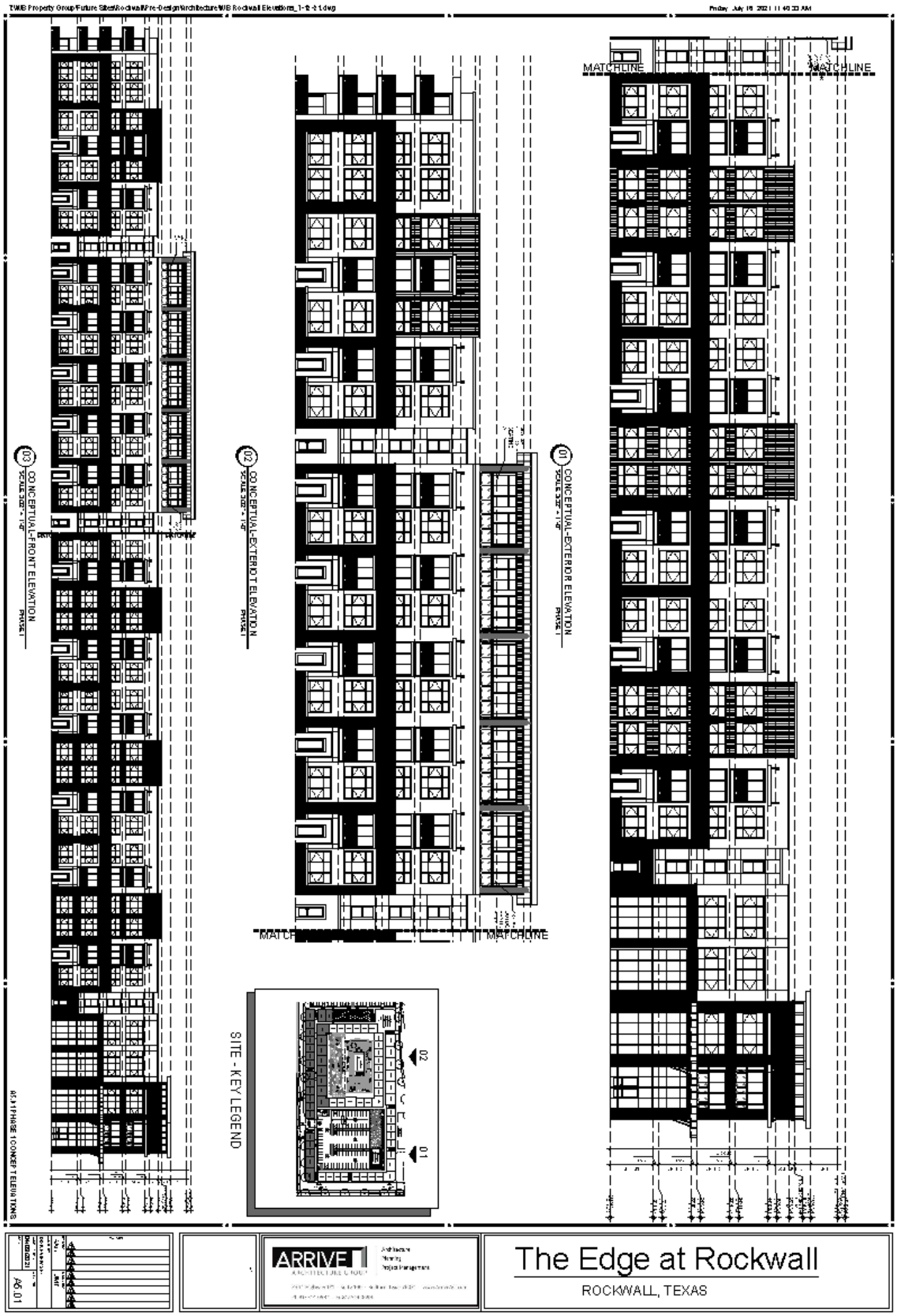
(e) Hardscape. Hardscape plans indicating the location of all sidewalks and running trails shall be reviewed and approved with the *PD Site Plan* and/or *Opens Space/Amenity Plan.*

8. *Trash Receptacles.* Trash and recycling receptacles shall be four (4) sided, with eight (8) foot walls constructed and cladded with materials matching the primary structures, and have a self-latching gate. All trash and recycling receptacles shall be internal to the site and not be situated within any established building setbacks or landscape buffers.

9. *Open Space.* The development shall consist of a minimum of 20% open space and generally conform to the *Concept Plan* contained in *Exhibit 'B'* of this ordinance. All open space and floodplain shall be maintained as private open space by the owner/property management company.

10. Screening Fence Standards. Fences located along the perimeter of roadways, abutting open spaces, greenbelts and parks shall be required to be wrought iron or a tubular steel fence. Wrought iron/tubular steel fences can be a maximum of eight (8) feet in height. *No continuous solid screening walls shall be constructed adjacent to Ridge Road.*

11. *Variances.* The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.



Club, Retail, Residential

01 CONCEPTUAL-EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0" PHASE 1

The Edge at Rockwall

ROCKWALL, TEXAS

ARRIVE

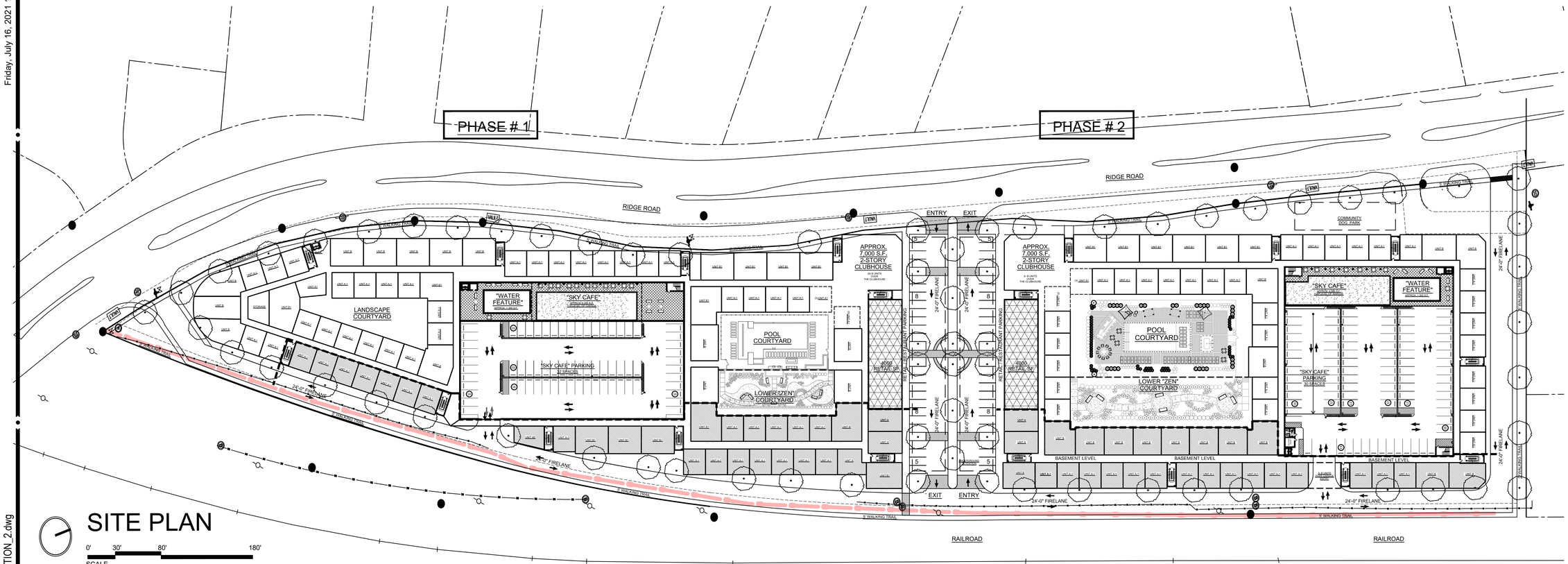
A6.02

A6.02 PHASE 1 CONCEPT ELEVATIONS

TWE Property Group Future Site/Rockwall/Pre-Design/Architecture/WIP Rockwall Elevations_1-2-21.dwg

Friday, July 16, 2021 11:41:03 AM

Friday, July 16, 2021 11:58:54 AM



SITE PLAN

0' 30' 80' 180'

SCALE

PHASE # 1	PHASE # 2	BASEMENT LEVEL
350 TOTAL UNITS: - 4 stories w/ basement portion	350 TOTAL UNITS: - 4 stories w/ basement portion	Basement level - shown hatched
70% "A-units" - 245 units 30% "B-units" - 105 units	72% "A-units" - 245 units 28% "B-units" - 105 units	
PARKING GARAGE: Parking Req'd:	PARKING GARAGE: Parking Req'd:	
1.0 for 1- Bedroom = 245 x 1.0 = 245 spaces 1.5 for 2- Bedroom = 105 x 1.5 = 158 spaces 1/100 Restaurant Retail = 3,000 s.f. = 30 spaces 1/250 General Retail = 4,000 s.f. = 16 spaces (449 Total parking spaces required)	1.0 for 1- Bedroom = 245 x1.0 = 227 spaces 1.5 for 2- Bedroom = 105 x1.5 = 158 spaces 1/100 Restaurant Retail = 3,000 s.f. = 30 spaces 1/250 General Retail = 4,000 s.f. = 16 spaces (449 Total parking spaces required)	UNIT SQUARE FOOTAGES:
PARKING PROVIDED:	PARKING PROVIDED:	Basement level - shown hatched
(Garage) :Approx. 100 spaces per tier (4.5 levels) - total of approx. 475 spaces provided. (Surface): 26 spaces	(Garage) :Approx. 111 spaces per tier (4 levels) - total of approx. 444 spaces provided. (Surface): 26 spaces	-Unit A1 - Approx. 700,.s.f (+-) -Unit A2 - Approx. 750 s.f. (+-) -Unit B1 - Approx. 950 s.f. (+-) -Unit B2 - Approx. 1,025 s.f. (+-) -Unit B3 - Approx. 1,100 s.f. (+-)
Grand Total parking spaces provided: 501	Grand Total parking spaces provided: 470	

The Edge at Rockwall

ROCKWALL, TEXAS

ARRIVE ARCHITECTURE GROUP
Architecture
Planning
Project Management
2344 Highway 121 · Suite 100 · Bedford, Texas 76021 · www.ArriveAG.com
Ph 817.514.0584 · fx 817.514.0694

SEAL

REVISION

DRAWN BY:	CHECKED BY:
AAG	JMT

ISSUED FOR: DD REVIEW SET

SUBMITTAL DATE: 04/09/2021

SHEET NO.

SCALE:

SITE PLAN

T:\WB Property Group\Future Sites\Rockwall\Pre-Design\Architecture\WB Rockwall Apartments Site Plan_OPTION_2.dwg

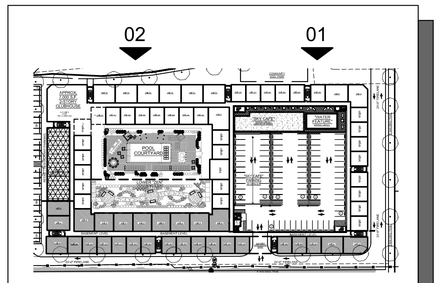
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01 CONCEPTUAL-EXTERIOR ELEVATION
SCALE 3/32" = 1'-0" PHASE 1



02 CONCEPTUAL-EXTERIOT ELEVATION
SCALE 3/32" = 1'-0" PHASE 1



SITE - KEY LEGEND



03 CONCEPTUAL-FRONT ELEVATION
SCALE 3/32" = 1'-0" PHASE 1

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The Edge at Rockwall

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SEAL

REVISION

DRAWN BY:	CHECKED BY:
AAG	JMT

ISSUED FOR: DD REVIEW SET

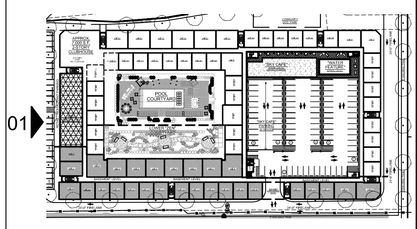
SUBMITTAL DATE: 04/09/2021

SCALE:

SHEET NO: A5.01



01 CONCEPTUAL-EXTERIOR ELEVATION
SCALE 3/32" = 1'-0" PHASE 1



SITE - KEY LEGEND

The Edge at Rockwall

ROCKWALL, TEXAS

ARRIVE 1 ARCHITECTURE GROUP
Architecture
Planning
Project Management
2344 Highway 121 · Suite 100 · Bedford, Texas 76021 · www.ArriveAG.com
Ph 817.514.0584 · Fx 817.514.0694

SEAL

REVISION

DRAWN BY:	CHECKED BY:
AAG	JMT

ISSUED FOR: DD REVIEW SET

SUBMITTAL DATE:	SHEET NO.
04/09/2021	A5.02

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FM 740, ROCKWALL TX
SKY RESTAURANTS AND MULTIFAMILY

WB PROPERTY GROUP

ROCKWALL, TX



The Lofts at Rockwall

The New Horizon

FM 740, Rockwall TX, 75087

WORK HARD, PLAY HARD — LIVE LIFE ON THE NEW HORIZON

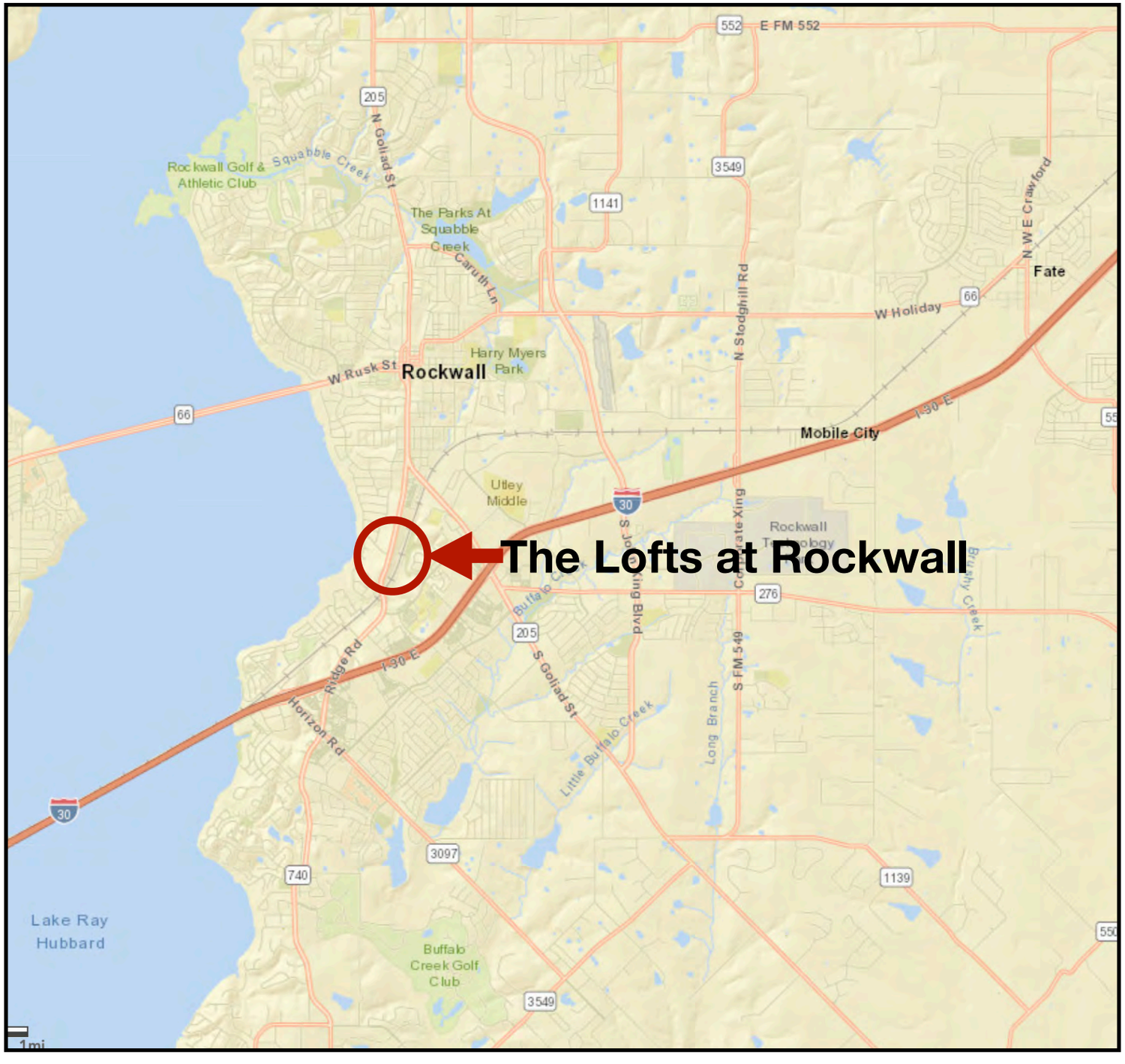


A Residential Destination where all are welcome to live, work, explore the outdoors, and **DINE AT OUR ROOFTOP RESTAURANTS over-looking Lay Ray Hubbard and enjoy our water features.**

Design our thoughtful design encourages a live, work, play atmosphere that fosters innovation, community, and emerging businesses.



LOCATION


552
E FM 552
205
N Goliad St
Rockwall Golf & Athletic Club
Squabble Creek
The Parks At Squabble Creek
Caruth Ln
1141
3549
N W E Crawford
Fate
W Holiday
66
N Stodghill Rd
W Rusk St
Rockwall
Harry Myers Park
66
Mobile City
I-30 E
Utley Middle
30
The Lofts at Rockwall
Rockwall Technology
276
Buffalo
205
S Goliad St
Ridge Rd
I-30 E
Horizon Rd
S FM 549
Long Branch
Little Buffalo Creek
Bunny Creek
30
3097
740
1139
Lake Ray Hubbard
Buffalo Creek Golf Club
3549
1mi

SUBJECT SITE



SITE DATA

PARCEL SIZE
12.11 acres

EXISTING ZONING
PD-4

REQUEST:

PD Formation with

Two 3,000 sq. ft. Sky Restaurants
with Water Features and Lounge
Two 4,000 sq. ft. Ground Flr Retail
700 Luxury Apartments

TWO ROOFTOP RESTAURANTS

MAKING ROCKWALL INTO A ROOF TOP DINNING DESTINATION



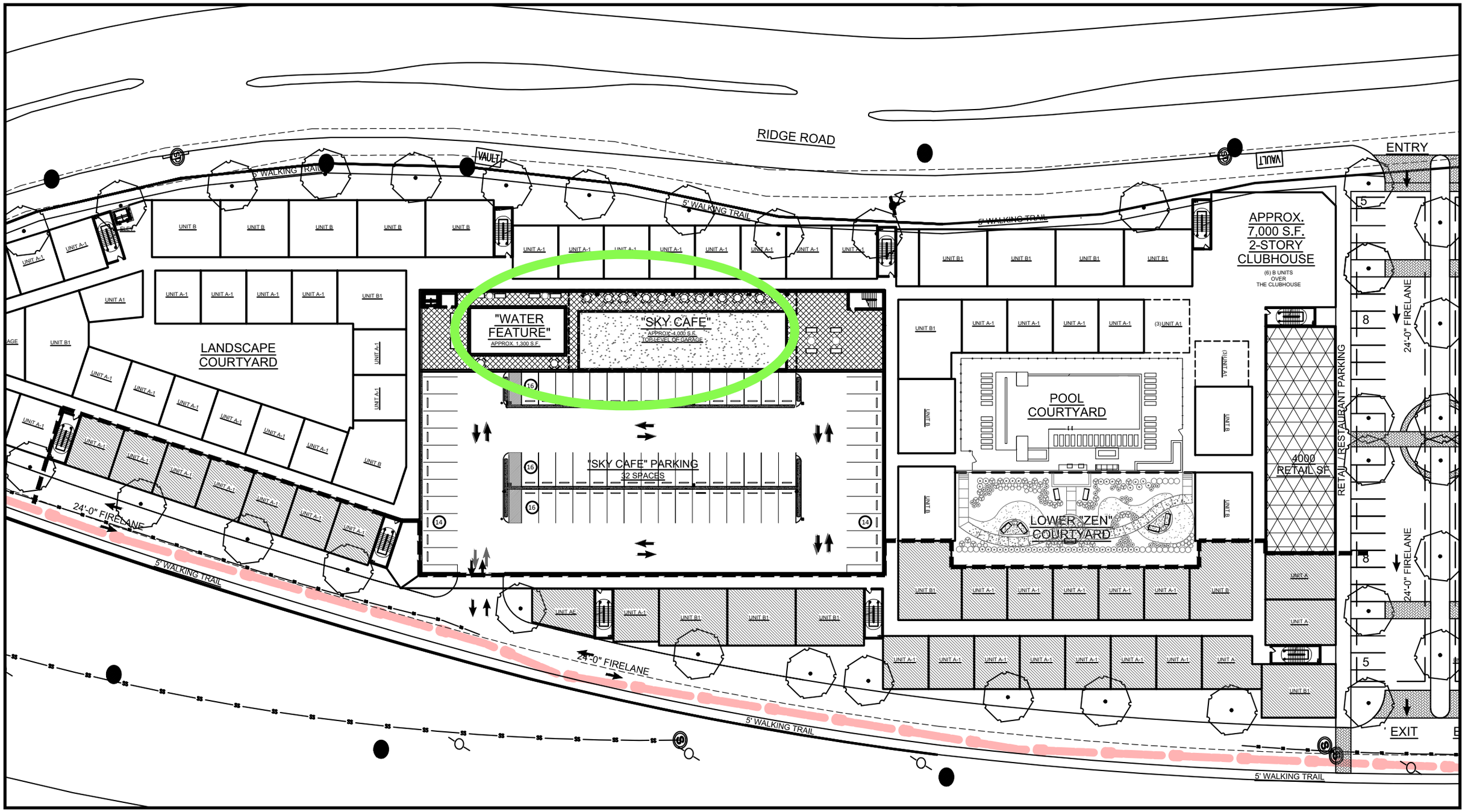
ROOFTOP RESTAURANT

The only Luxury Apartment community with a **Rooftop Restaurant** in Rockwall!

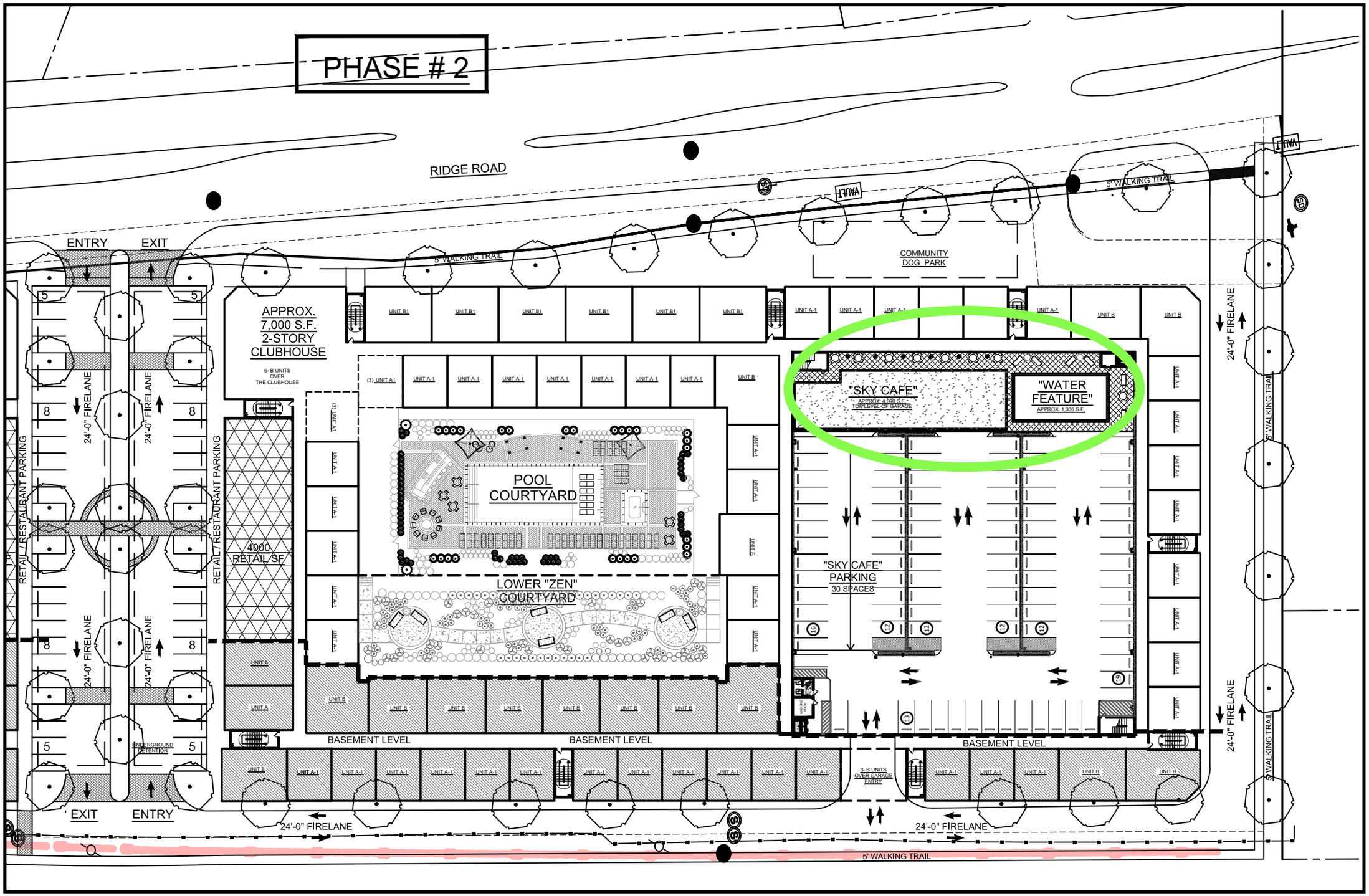
Best Views in Dallas Our Restaurant will have breathtaking views of Lake Hubbard and water feature



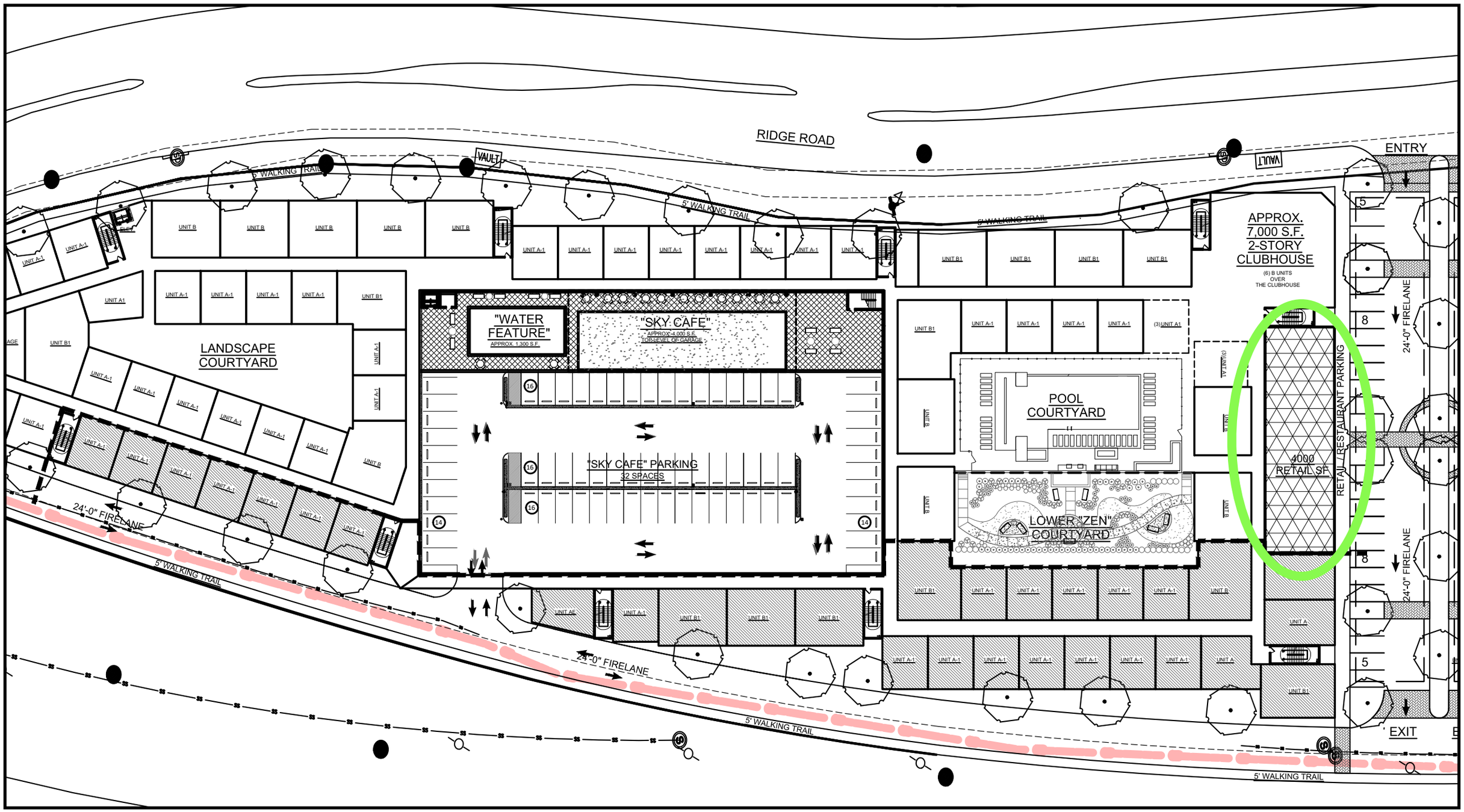
PHASE I - 3,000 Sq. Ft. SKY RESTAURANT WITH LOUNGE AND WATER FEATURE



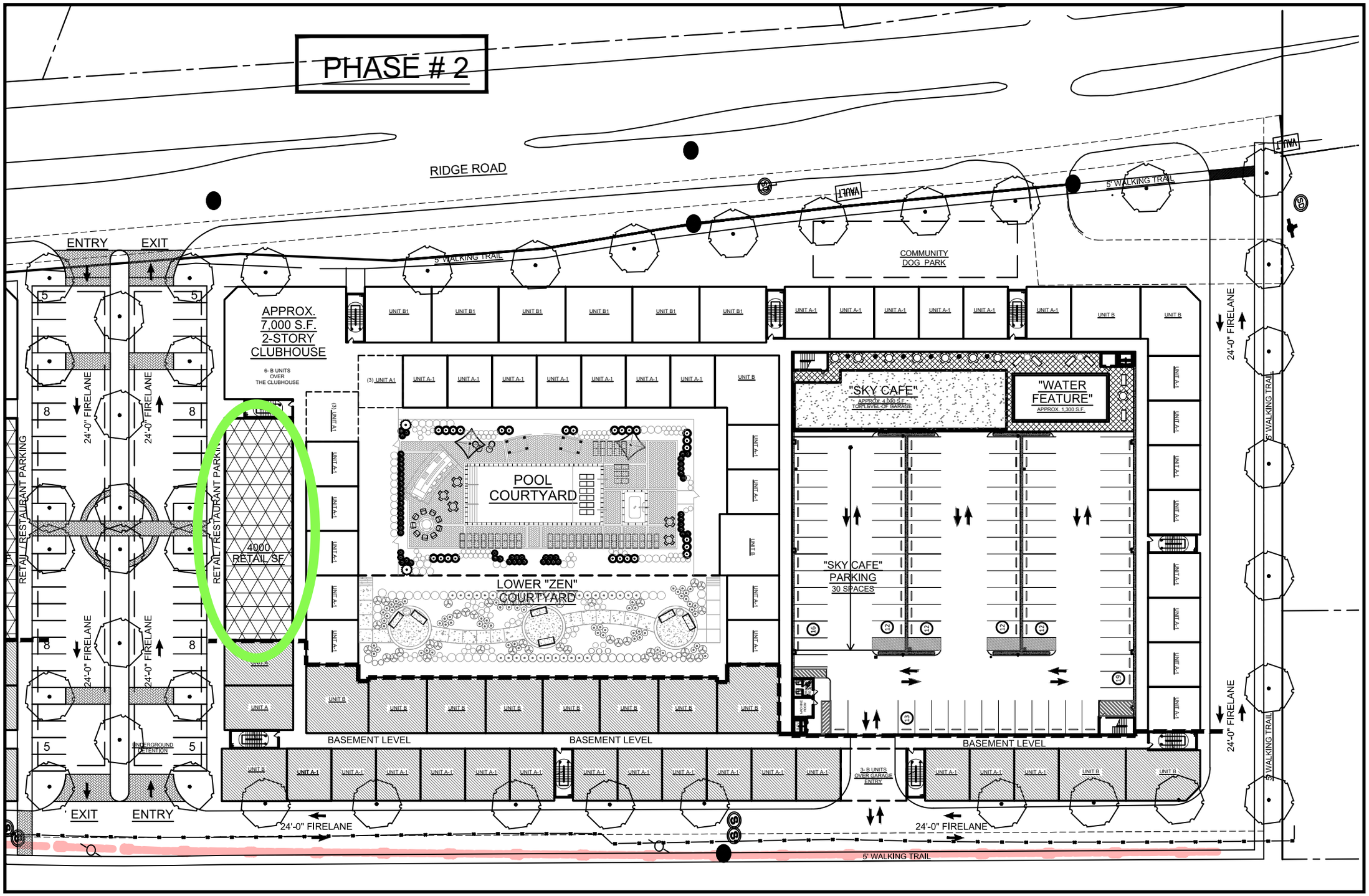
PHASE II - 3,000 Sq. Ft. SKY RESTAURANT WITH LOUNGE AND WATER FEATURE



PHASE I - 4,000 Sq. Ft. GROUND FLOOR RETAIL CORRIDOR



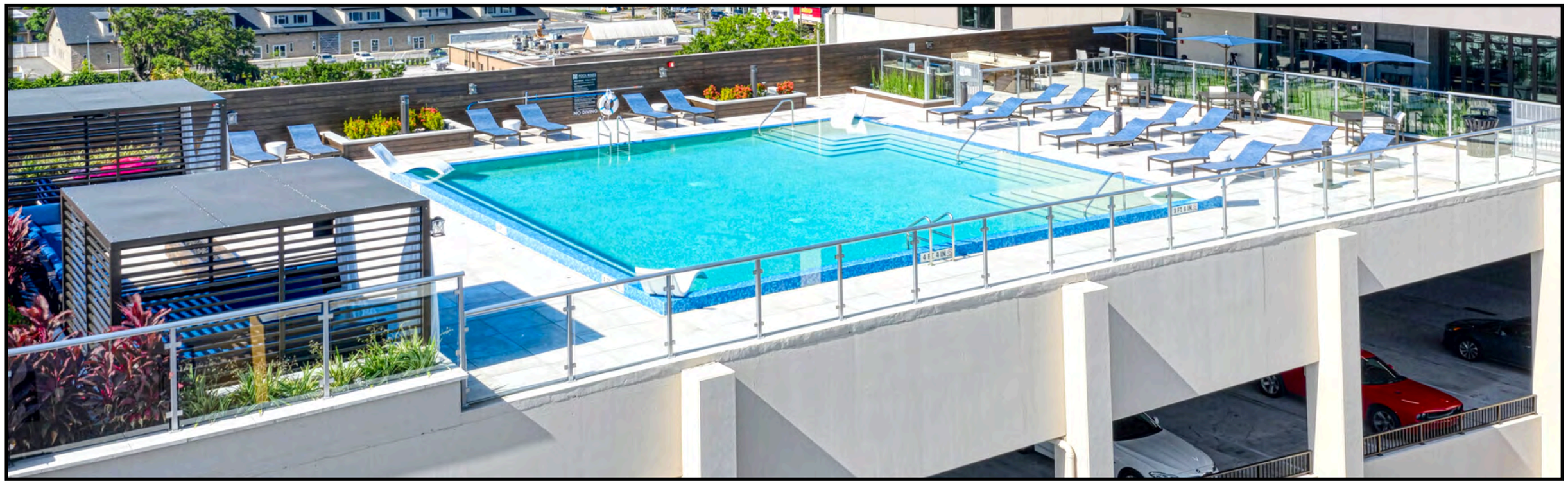
PHASE II - 4,000 Sq. Ft. GROUND FLOOR RETAIL CORRIDOR



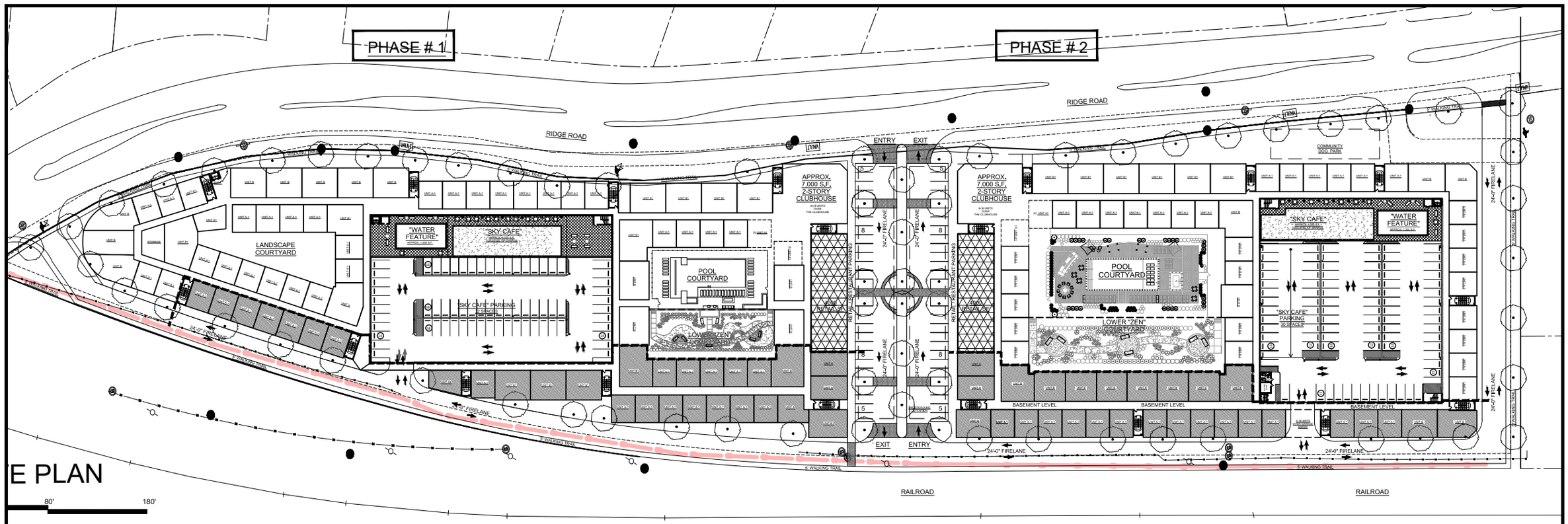
CONCEPTUAL PROJECT IMAGES







SITE PLAN AND AMENITIES



PHASE # 1

350 TOTAL UNITS: - 4 stories w/ basement portion

70% "A-units" - 245 units
30% "B-units" - 105 units

PARKING GARAGE:
Parking Req'd:

1.0 for 1- Bedroom = 245 x 1.0 = 245 spaces
1.5 for 2- Bedroom = 105 x 1.5 = 158 spaces
1/100 Restaurant Retail = 3,000 s.f. = 30 spaces
1/250 General Retail = 4,000 s.f. = 16 spaces
(449 Total parking spaces required)

PARKING PROVIDED:

(Garage) :Approx. 100 spaces per tier (4.5 levels)
- total of approx. 475 spaces provided.
(Surface): 26 spaces

Grand Total parking spaces provided: 501

PHASE # 2

350 TOTAL UNITS: - 4 stories w/ basement portion

72% "A-units" - 245 units
28% "B-units" - 105 units

PARKING GARAGE:
Parking Req'd:

1.0 for 1- Bedroom = 245 x1.0 = 227 spaces
1.5 for 2- Bedroom = 105 x1.5 = 158 spaces
1/100 Restaurant Retail = 3,000 s.f. = 30 spaces
1/250 General Retail = 4,000 s.f. = 16 spaces
(449 Total parking spaces required)

PARKING PROVIDED:

(Garage) :Approx. 111 spaces per tier (4 levels)
- total of approx. 444 spaces provided.
(Surface): 26 spaces

Grand Total parking spaces provided: 470

BASEMENT LEVEL

Basement level - shown hatched

UNIT SQUARE FOOTAGES:

Basement level - shown hatched

-Unit A1 - Approx. 700,.s.f (+-)
-Unit A2 - Approx. 750 s.f. (+-)
-Unit B1 - Approx. 950 s.f. (+-)
-Unit B2 - Approx. 1,025 s.f. (+-)
-Unit B3 - Approx. 1,100 s.f. (+-)

UNIT MIX, RETAIL, RESTAURANT

PHASE # 1

350 TOTAL UNITS: - 4 stories w/ basement portion

70% "A-units" - 245 units
30% "B-units" - 105 units

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(449 Total parking spaces required)

PARKING PROVIDED:

(Garage) :Approx. 100 spaces per tier (4.5 levels)
- total of approx. 475 spaces provided.
(Surface): 26 spaces

Grand Total parking spaces provided: 501

- Sky Restaurant 3,000 sq. ft. With lounge and water feature
- Retail 4,000 sq. ft.

PHASE # 2

350 TOTAL UNITS: - 4 stories w/ basement portion

72% "A-units" - 245 units
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- Retail 4,000 sq. ft.

BASEMENT LEVEL

Basement level - shown hatched



UNIT SQUARE FOOTAGES:

Basement level - shown hatched

-Unit A1 - Approx. 700,.s.f (+-)
-Unit A2 - Approx. 750 s.f. (+-)
-Unit B1 - Approx. 950 s.f. (+-)
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-Unit B3 - Approx. 1,100 s.f. (+-)

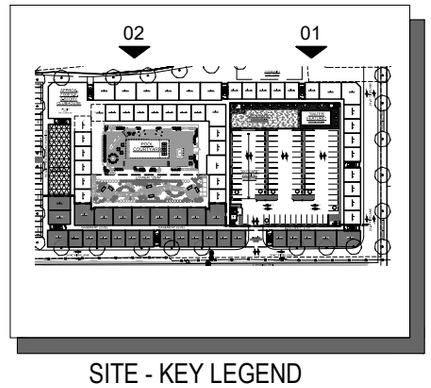
CONCEPTUAL ELEVATION - CLUB HOUSE AND RESIDENTIAL



01 CONCEPTUAL-EXTERIOR ELEVATION
SCALE 3/32" = 1'-0" PHASE 1



02 CONCEPTUAL-EXTERIOT ELEVATION
SCALE 3/32" = 1'-0" PHASE 1



SITE - KEY LEGEND



03 CONCEPTUAL-FRONT ELEVATION
SCALE 3/32" = 1'-0" PHASE 1

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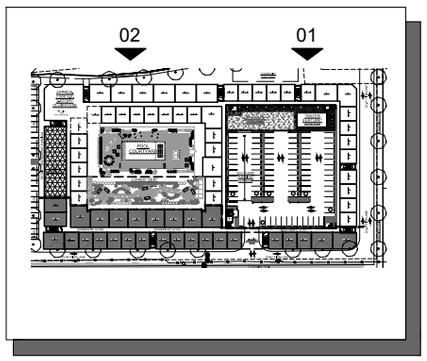
CONCEPTUAL ELEVATION - ROOF TOP RESTAURANT



01 CONCEPTUAL-EXTERIOR ELEVATION
SCALE 3/32" = 1'-0" PHASE 1



02 CONCEPTUAL-EXTERIOT ELEVATION
SCALE 3/32" = 1'-0" PHASE 1



SITE - KEY LEGEND



03 CONCEPTUAL-FRONT ELEVATION
SCALE 3/32" = 1'-0" PHASE 1

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A5.01 PHASE 1 CONCEPT ELEVATIONS

CONCEPTUAL ELEVATION - GROUND FLOOR RETAIL



01 CONCEPTUAL-EXTERIOR ELEVATION
SCALE 3/32" = 1'-0" PHASE 1

PROJECT OVERVIEW

Our Community will feature

Phases 700 Apartments divided between two phases.
Retail 8,000 sq. ft. of retail
Restaurant 6,000 sq. ft. of rooftop restaurant
Elevators The buildings will be 4/5 story Texas wrap - with structured parking
Quality will have high quality finishes, thoughtful design and incredible amenities.

Units	700
Parking Spaces	971
Avg. Unit Size	805 sq. ft.
Net Rentable sq. ft.	563,500 sq. ft.
Parcel Size	12.11 acres

Apartment Interiors:

Large master bedroom suites

Expansive walk-in closets

Vinyl flooring in kitchen, living and dining areas

Oversized soaking tubs

Working kitchen island

Modern slate GE appliances

Washer and dryer in-unit

Side-by-side refrigerators

Community Amenities:

Pool on parking structure

Meditation garden with water feature

Rooftop restaurant

Outdoor grilling area

Running Trail

Fitness Center

Food Truck area & Picnic Tables

Yoga & Spin classes

UNIT MIX			PARKING	
Phase 1	**Units**	**Sq. Ft.**		**Units**
1 BD -1 BA	245	700	Covered Spaces	475
2 BD - 2 BA	105	1050	Surface Parking	26
Total	*350*	*805*	*Total*	*501*

UNIT MIX			PARKING	
Phase 2	**Units**	**Sq. Ft**		**Units**
1 BD -1 BA	245	700	Covered Spaces	444
2 BD - 2 BA	105	1,050	Surface Parking	26
Total	*350*	*805*	*Total*	*470*

SITE PLAN - AMENITIES





Community amenities include:

Pool on top of parking structure

Meditation garden with water feature

Rooftop Restaurant

Food Truck area & Picnic Tables

Elevators

Fitness Center

Yoga & Spin classes

Recreational Areas & Courtyards

Bike Storage

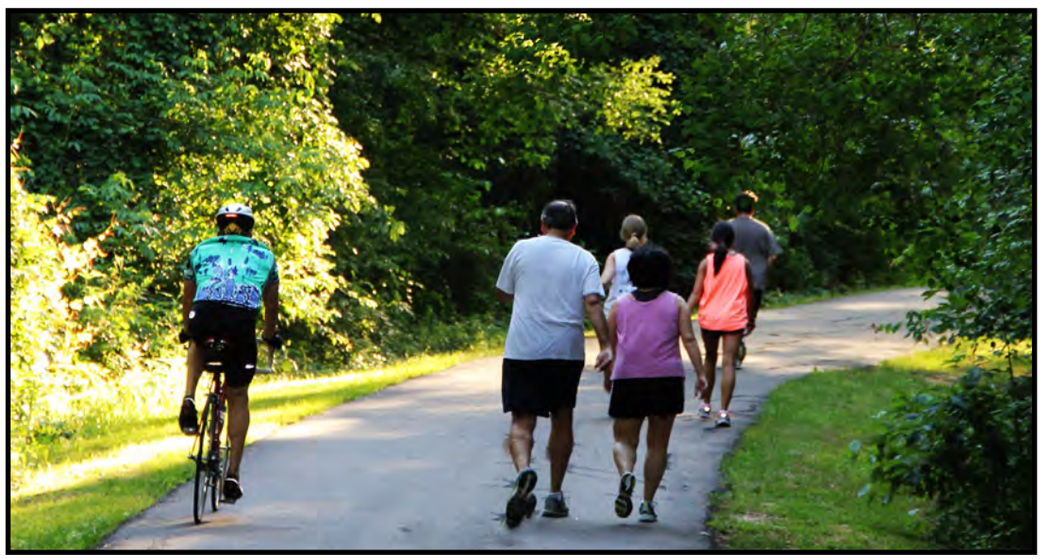
Running and Biking Trail

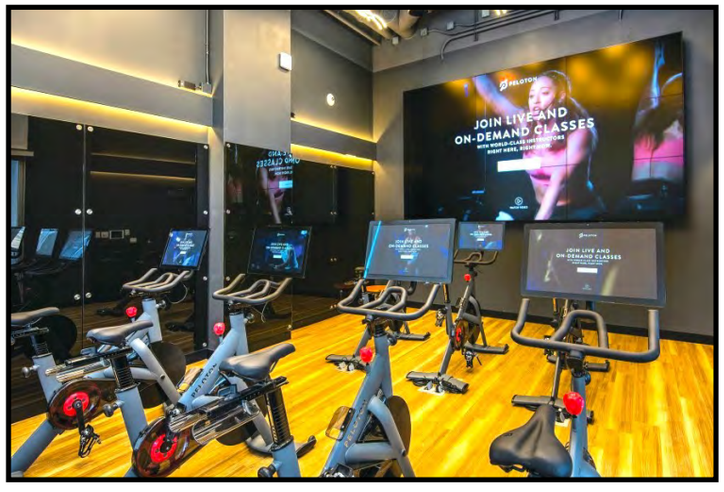
Structured Parking

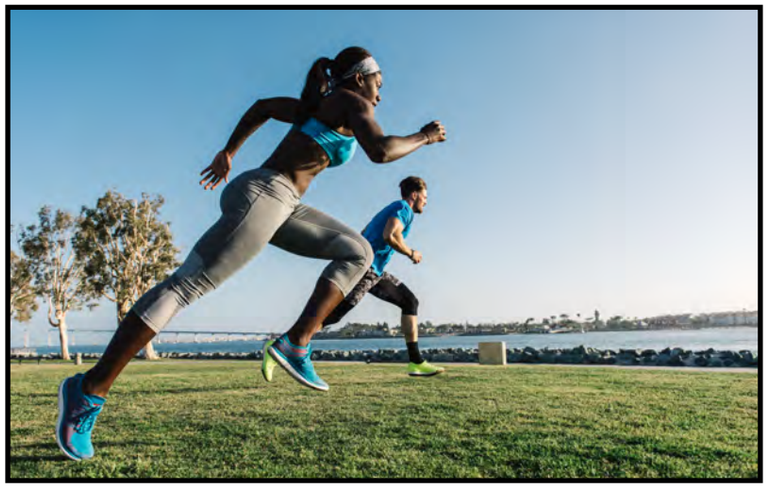
SITE PLAN - AMENITIES



















RESIDENTIAL DEVELOPMENT WILL SUPPORT LOCAL RETAILERS



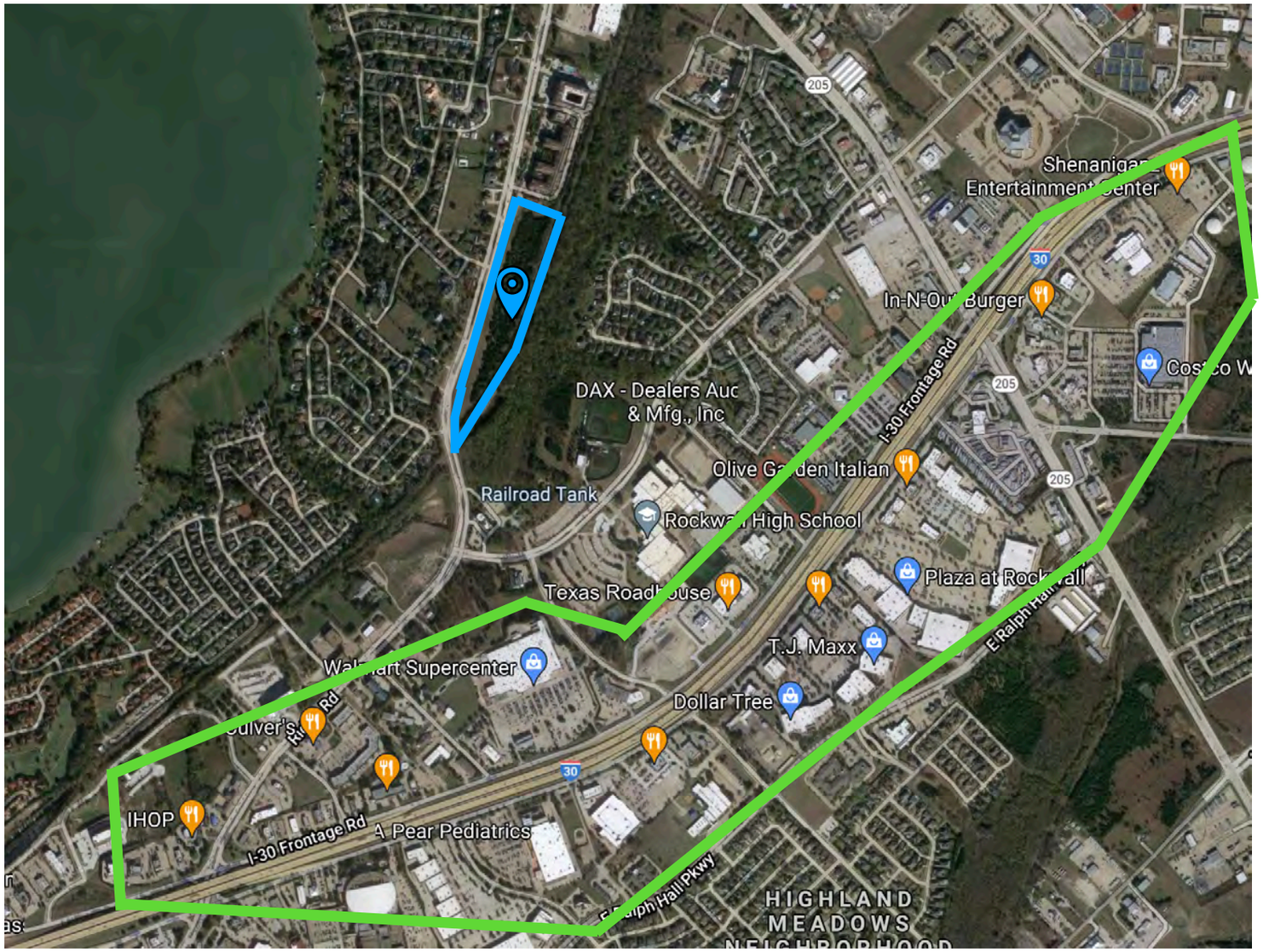
Total Sq. Ft	214,681
Vacant Sq. Ft	142,096
% Vacancy	66%

Subject Site

RESIDENTIAL DEVELOPMENT WILL SUPPORT LOCAL RETAILERS

Supporting Local Retail
Our Residents will shop locally and will be the cornerstone for retail stores!

Retail Centers
Rockwall Market Center
Steger Towne Crossing
Ridge Road Town Center
Rockwall Crossing



Subject Site

Local Shopping & Retail

OUR DEVELOPMENT IS GREEN

Design our modern building design and extensive planning compliment the beautiful location and wildlife that surrounds our community



Construction all construction is designed to be green by building more efficiently, reducing our energy footprint and reducing construction waste

Onsite Charging Stations electric vehicle charging stations are located onsite.

Onsite Community Garden the community garden will bring people together and teach the next generation about best practices for gardening.



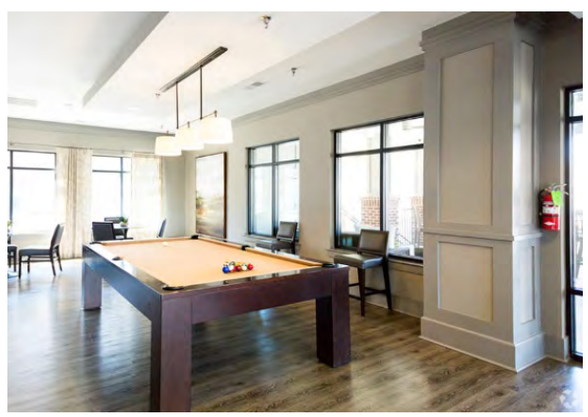
WB PORTFOLIO HIGHLIGHT

AVENTINE NORTHSHORE
KNOXVILLE, TN













WB PORTFOLIO HIGHLIGHT

AVENTINE NORTHSHORE
KNOXVILLE, TN







ABOUT

WB PROPERTY GROUP

Owner-Developer of real estate headquartered in New York City

Over 100 years of experience across all asset classes with a background in construction

Focus on ground-up development of multifamily nationwide, building to hold for the long term, with assets under current ownership for over 50 years





PROJECT COMMENTS

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

DATE: 8/27/2021

PROJECT NUMBER:	Z2021-033	CASE MANAGER:	Ryan Miller
PROJECT NAME:	Amendment to Planned Development District 4	CASE MANAGER PHONE:	972-772-6441
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	rmiller@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Robert Weinstein of WB Companies on behalf of Richard Chandler of HFS Management, Inc. for the approval of a Zoning Change amending Planned Development District 4 (PD-4) [Ordinance No. 01-26] to allow a Mixed-Use Development (i.e. Apartments, Retail/Restaurant, and Office land uses) on a 12.1148-acre tract of land identified as Tract 2 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 4 (PD-4) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, generally located in between Lakedale Drive and Becky Lane on the eastside of Ridge Road [FM-740], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	David Gonzales	08/27/2021	Needs Review

08/27/2021: Z2021-024; Zoning Amendment to PD-4 for the Edge at Rockwall Development
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of an approval of a Zoning Change amending Planned Development District 4 (PD-4) [Ordinance No. 01-26] to allow a Mixed-Use Development (i.e. Apartments, Retail/Restaurant, and Office land uses) on a 12.1148-acre tract of land identified as Tract 2 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 4 (PD-4) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, and generally located in between Lakedale Drive and Becky Lane on the eastside of Ridge Road [FM-740].

I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 771-7745 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (Z2021-033) in the lower right-hand corner of all pages on future submittals.

I.4 What is the overall height of the structure? The Scenic Overlay (SOV) District, Multi-Family 14 (MF-14) District, and the General Retail (GR) District all require an overall maximum height of 36-feet. The concept plan indicates a 4-story building, which may not conform to the height requirements.

I.5 The minimum required front yard setback within the Scenic Overlay (SOV) District is 15-feet. The minimum front yard setback for the MF-14 district is 25-feet. What is the minimum front yard setback you are proposing? The concept plan does not conform to the setback requirements.

1.6 The minimum required landscape buffer within the Scenic Overlay (SOV) District is 20-feet, and requires two (2) canopy and four (4) accent trees per 100 linear feet with a built-up berm and shrubbery. As a note, the Planned Development District standards require a minimum 30-foot landscape buffer with three (3) canopy and four (4) accent trees per 100 linear feet with a built-up berm and shrubbery. What are you proposing? The concept plan does not conform to the landscape requirements.

1.7 Density is calculated by gross acre. The highest density allowed by the Unified Development Code (UDC) is 14 dwelling units per acre [i.e. Multi-Family 14 (MF-14) District]. The concept plan indicates two (2) phases with 350 dwelling units each for a total of 700 dwelling units. This calculates to approximately 57 dwelling units per acre and is four (4) times denser than allowed. Can this be reduced? The concept plan does not conform to the density requirements.

1.8 Based on 700 dwelling units and the restaurant & general retail land uses, the total parking required per the UDC is 1,267 spaces (i.e. 1,155 apartments, 80 restaurant, and 32 retail). The concept plan indicates a total of 971 parking spaces, which is 296 parking spaces deficient. Apartment requirements: [1] One (1) bedroom apartment = 1.5 parking spaces, and [2] Two (2) bedroom apartment = 2 parking spaces. The legend indicate 3,000 SF for restaurant, the concept plan indicate 4,000 SF. The concept plan does not conform to the parking requirements.

I.9 The Planned Development District Standards of the UDC requires a minimum of 20% of the gross area as open space, which equates to approximately 2.42-acres. How much open space are you proposing?

I.10 With the proposed project being developed in two (2) phases, will you be subdividing the property?

I.11 If approved, the development is subject to parkland dedication and pro-rata equipment fees. Currently, those fees are calculated as follows: [1] Cash-in-lieu of land, $529 x 700 du = $370,300, and [2] Pro-rata equipment fees, $501 x 700 du = $350,700. As a note, these fees are subject to change on an annual basis and are due at the time of final plat.

I.12 On the concept plan please indicate the location of the dumpster enclosures or trash compactor, and if necessary demonstrate that this will be screened from all public rights-of-way and adjacent properties. Can this be located internal to the garage?

I.13 According to the Land Use Plan contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the Scenic District and is designated for Commercial/Retail land uses on the Future Land Use Plan.

I.14 Once staff has provided a copy of the Draft Ordinance, please review and provide red-lined mark-ups prior to September 7, 2021 for review.

I.15 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on September 7, 2021; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the Planning and Zoning Commission Public Hearing.

I.16 Please note the scheduled meetings for this case:

1) Planning & Zoning Work Session meeting will be held on August 31, 2021.

2) Planning & Zoning Public Hearing meeting will be held on September 14, 2021.

3) City Council Public Hearing will be held on September 20, 2021. (1st Reading of Ordinance)

4) City Council meeting will be held on October 4, 2021. (2nd Reading of Ordinance)

I.17 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. The City requires that a representative(s) be present for all meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	08/26/2021	Needs Review

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	08/23/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	08/23/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/23/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	08/27/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/23/2021	Approved

08/23/2021: no comments

Friday, July 16, 2021 11:58:54 AM

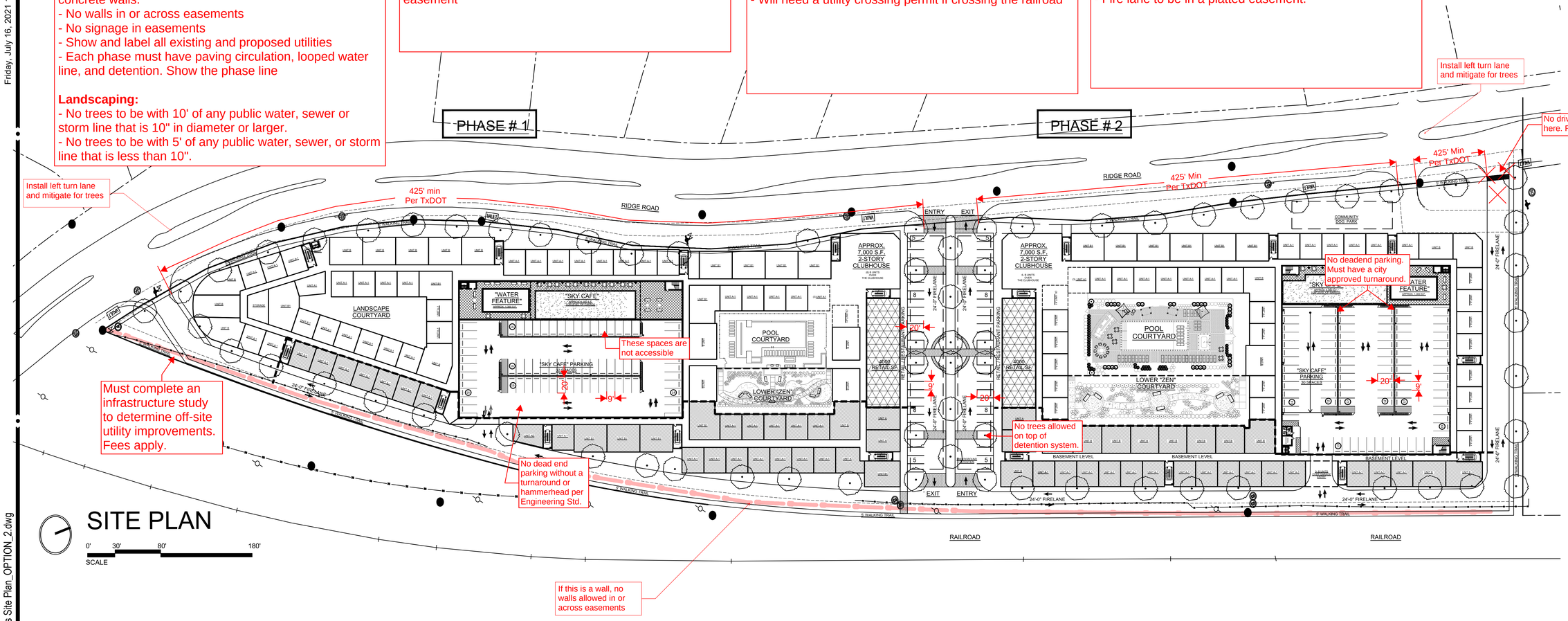
General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
-10' Utility easement on all ROW frontage.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.
- No walls in or across easements
- No signage in easements
- Show and label all existing and proposed utilities
- Each phase must have paving circulation, looped water line, and detention. Show the phase line

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

Drainage Items:
- Detention is required. Use the Modified Rational Method for acreages less than 20 acres.
- No increase of storm water is allowed to cross property lines.
- Dumpster areas to drain to oil/water separator and then to the storm lines.
- No vertical walls allowed in detention easement
- No public water or sanitary sewer allowed in detention easement

Water and Wastewater Items:
- Must loop 8" water line on site.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Must complete an infrastructure study to determine off-site utilities (water and wastewater) improvements that will be required with this developement. Fees apply.
- Minimum public sewer is 8".
- Water and sewer must be 10' apart.
- Will need a utility crossing permit if crossing the railroad

Roadway Paving Items:
- TIA required. Fee apply.
- Parking to be 20'x9' facing the building or nose-to-nose.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane to be in a platted easement.



SITE PLAN

0' 30' 80' 180'
SCALE

PHASE # 1	PHASE # 2	BASEMENT LEVEL
350 TOTAL UNITS: - 4 stories w/ basement portion	350 TOTAL UNITS: - 4 stories w/ basement portion	Basement level - shown hatched
70% "A-units" - 245 units 30% "B-units" - 105 units	72% "A-units" - 245 units 28% "B-units" - 105 units	
PARKING GARAGE: Parking Req'd:	PARKING GARAGE: Parking Req'd:	UNIT SQUARE FOOTAGES:
1.0 for 1- Bedroom = 245 x 1.0 = 245 spaces 1.5 for 2- Bedroom = 105 x 1.5 = 158 spaces 1/100 Restaurant Retail = 3,000 s.f. = 30 spaces 1/250 General Retail = 4,000 s.f. = 16 spaces (449 Total parking spaces required)	1.0 for 1- Bedroom = 245 x1.0 = 227 spaces 1.5 for 2- Bedroom = 105 x1.5 = 158 spaces 1/100 Restaurant Retail = 3,000 s.f. = 30 spaces 1/250 General Retail = 4,000 s.f. = 16 spaces (449 Total parking spaces required)	Basement level - shown hatched -Unit A1 - Approx. 700,.s.f (+-) -Unit A2 - Approx. 750 s.f. (+-) -Unit B1 - Approx. 950 s.f. (+-) -Unit B2 - Approx. 1,025 s.f. (+-) -Unit B3 - Approx. 1,100 s.f. (+-)
PARKING PROVIDED: (Garage) :Approx. 100 spaces per tier (4.5 levels) - total of approx. 475 spaces provided. (Surface): 26 spaces	PARKING PROVIDED: (Garage) :Approx. 111 spaces per tier (4 levels) - total of approx. 444 spaces provided. (Surface): 26 spaces	
Grand Total parking spaces provided: 501	Grand Total parking spaces provided: 470	

The Edge at Rockwall

ROCKWALL, TEXAS

ARRIVE ARCHITECTURE GROUP
Architecture
Planning
Project Management
2344 Highway 121 · Suite 100 · Bedford, Texas 76021 · www.ArriveAG.com
Ph 817.514.0584 · Fx 817.514.0694

SEAL

REVISION

DRAWN BY:	CHECKED BY:
AAG	JMT

ISSUED FOR: DD REVIEW SET

SUBMITTAL DATE: 04/09/2021

SHEET NO.

SCALE:

SITE PLAN

T:\WB Property Group\Future Sites\Rockwall\Pre-Design\Architecture\WB Rockwall Apartments Site Plan_OPTION_2.dwg

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☑ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($100.00)

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: FM 740, Rockwall TX

SUBDIVISION: LOT: BLOCK:

GENERAL LOCATION: Adjacent South of 1389 Ridge Rd, Rockwall, TX 75087. Parcel: 0001-0000-0002-00-0R

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: PD-4
CURRENT USE: Retail & Neighborhood Services
PROPOSED ZONING: PD-4 with residential
PROPOSED USE: Restaurant & Multifamily
ACREAGE: 12.11
LOTS [CURRENT]: 1
LOTS [PROPOSED]: 2

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

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

☐ OWNER: HFS Management Inc.	☑ APPLICANT: WB Companies
CONTACT PERSON: Richard Chandler	CONTACT PERSON: Robert Weinstein
ADDRESS: 122 W John Carpenter Frwy, Ste 400	ADDRESS: 495 Broadway, 7th Floor
CITY, STATE & ZIP: Irving, TX 75039	CITY, STATE & ZIP: New York, NY 10012
PHONE: 214-649-7187	PHONE: 212 226 6066
E-MAIL: rchandler@sei-mi.com	E-MAIL: robert@wbpropertygroup.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 28 DAY OF June 20 21. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 28 *DAY OF* June, 2021.

SHAUNTAE LANGFORD
NOTARY PUBLIC STATE OF TEXAS
MY COMM. EXP. 06/17/2023
NOTARY ID 12586548-3

OWNER'S SIGNATURE Richard P. Chandler

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Shauntae Langford

MY COMMISSION EXPIRES 6/17/2023



City of Rockwall

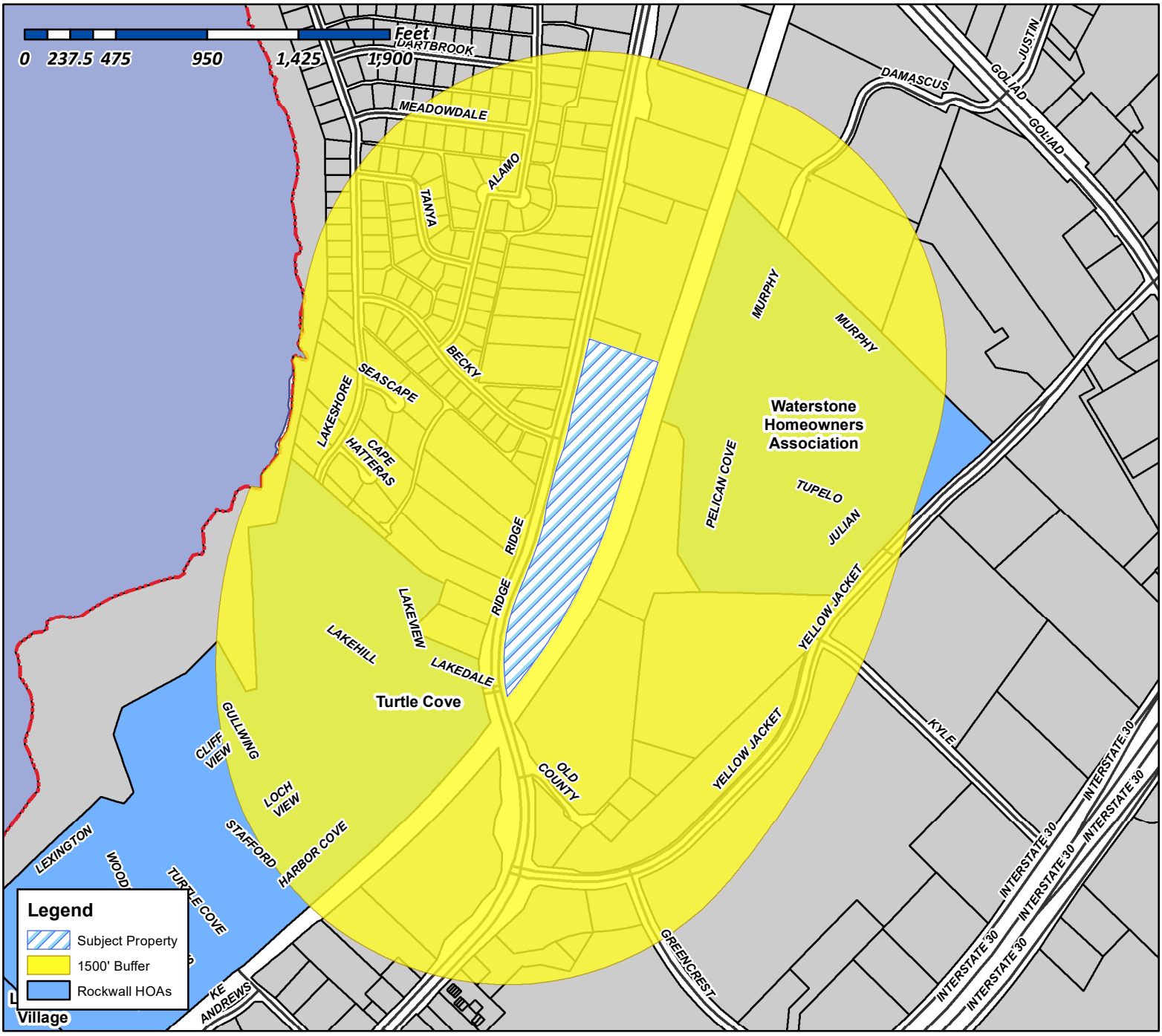
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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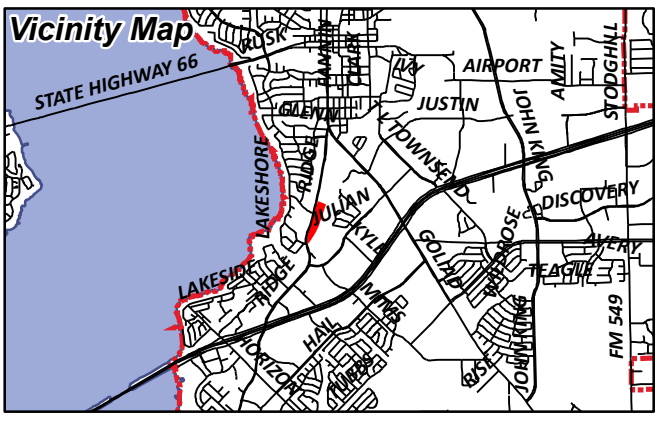
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Case Number: Z2021-033
Case Name: Amendment to PD-4
Case Type: Zoning
Zoning: Planned Development District 4 (PD-4)
Case Address: Between Lakedale Drive & Becky Lane on the East Side of Ridge Road

Date Created: *8/20/2021*

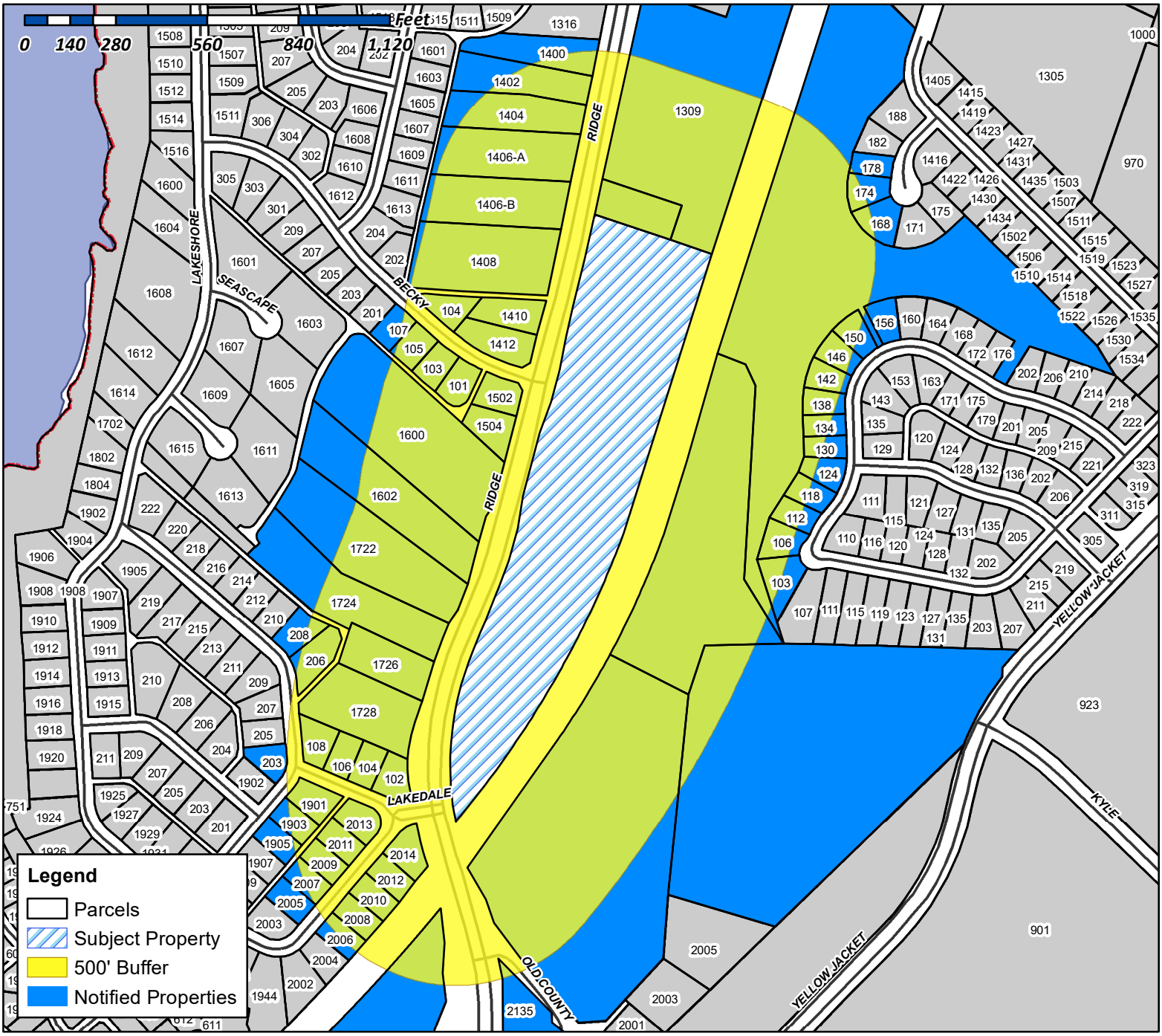
For Questions on this Case Call (972) 771-7745



City of Rockwall

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

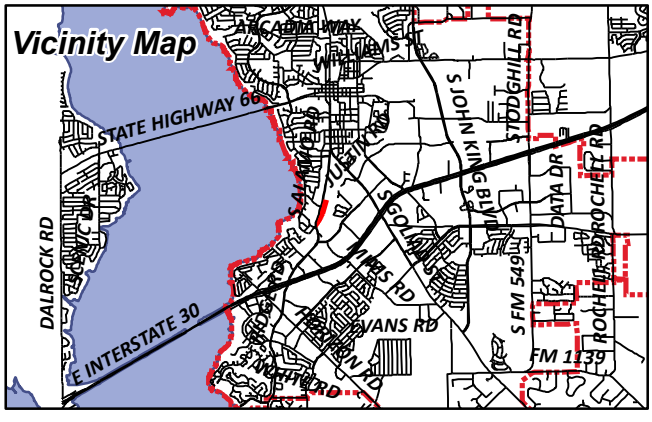
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For Questions on this Case Call (972) 771-7745



PUBLIC NOTICE

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

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

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

Case No. Z2021-033: Amendment to PD-4

Hold a public hearing to discuss and consider a request by Robert Weinstein of WB Companies on behalf of Richard Chandler of HFS Management, Inc. for the approval of a Zoning Change amending Planned Development District 4 (PD-4) [Ordinance No. 01-26] to allow a Mixed-Use Development (i.e. Apartments, Retail/Restaurant, and Office land uses) on a 12.1148-acre tract of land identified as Tract 2 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 4 (PD-4) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, generally located in between Lakedale Drive and Becky Lane on the eastside of Ridge Road [FM-740], 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, September 14, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, September 20, 2021 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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 *Monday, September 20, 2021 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2021-033: Amendment to PD-4

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

NEFF DARRYL LEE JR
101 BECKYLN
ROCKWALL, TX 75087

KJT FLYING PROPERTIES LLC
102 LAKEDALE DR
ROCKWALL, TX 75087

MARSHALL RICHARD A AND
KENNETH F WILSON
103 BECKY LN
ROCKWALL, TX 75087

STAVINOHA JIM L & MITZIE J
103 JULIAN DR
ROCKWALL, TX 75087

GARNER CASEY
104 BECKY LANE
ROCKWALL, TX 75087

MCCULLAR EMILY JEAN
104 LAKEDALE DRIVE
ROCKWALL, TX 75087

COX MARCUS D
105 BECKY LANE
ROCKWALL, TX 75087

7.1 RIDGE LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

MARTINEZ GRACE & JESSE LEE III
106 LAKEDALE DR
ROCKWALL, TX 75087

VILLASENOR HENRY ROBERT &
HAYDY E VILLASENOR
106 PELICAN COVE DR
ROCKWALL, TX 75087

HAMBRICK GARY/GRACE HAMBRICK
107 BECKY LN
ROCKWALL, TX 75087

PECK RUTH H
108 LAKEDALE DR
ROCKWALL, TX 75087

ECKERT TRUST
DAVID W & BONNIE L ECKERT
112 PELICAN COVE DRIVE
ROCKWALL, TX 75087

HAMPTON MATTHEW & CORINA
118 PELICAN COVE DR
ROCKWALL, TX 75087

HPA TEXAS SUB 2017-1 LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

HFS MANAGEMENT INC
C/O HANNA SAHLIYEH
122 W JOHN CARPENTER FWY STE 400
IRVING, TX 75039

SHUGART WILLIAM E & MERIDITH JUNE
124 PELICAN COVE DR
ROCKWALL, TX 75087

HALL STEPHANIE MCGARRY
130 PELICAN COVE DR
ROCKWALL, TX 75087

T ROCKWALL APARTMENTS TX LLC
1309 RIDGE RD
ROCKWALL, TX 75087

WILLCOXEN R GENE & MARY F
134 PELICAN COVEDR
ROCKWALL, TX 75087

ANDERSON JERRY C AND MELVA J
138 PELICAN COVE DR
ROCKWALL, TX 75087

BOBST DANIEL W AND JENNIFER L
1400 RIDGE RD
ROCKWALL, TX 75087

MASON RONALD E & GLORIA M
1402 RIDGE RD
ROCKWALL, TX 75087

ROGERS FAMILY LIVING TRUST
MICHAEL WAYNE ROGERS AND RELLA
VILLASANA ROGERS, TRUSTEES
1404 RIDGE RD
ROCKWALL, TX 75087

BURKE CASEY JOE AND ANDREA GAYDEN
1406-A RIDGERD
ROCKWALL, TX 75087

NORMAN LINDA
1406-B RIDGE RD
ROCKWALL, TX 75087

JBR2 LLC
1408 RIDGE RD
ROCKWALL, TX 75087

WONG ERIK J & ELIZABETH M
1410 RIDGE RD
ROCKWALL, TX 75087

NAJMABADI NATHAN R & JENNIFER N
1412 RIDGE ROAD
ROCKWALL, TX 75087

KROPKE JAMES & MARY
142 PELICAN COVE DR
ROCKWALL, TX 75087

CRANE ADAM T
146 PELICAN COVE DR
ROCKWALL, TX 75087

TEBBUTT BRIAN & MYLA
150 PELICAN COVE DRIVE
ROCKWALL, TX 75087

SCHWERDT JOSHUA MICHAEL
1502 RIDGE ROAD
ROCKWALL, TX 75087

BARRON ENRIQUE JR & ELIZABETH
1504 RIDGE RD
ROCKWALL, TX 75087

TEBBUTT BRIAN C
156 PELICAN COVE DR
ROCKWALL, TX 75087

MCANALLY JOHN L & CINDY N
1600 RIDGE RD
ROCKWALL, TX 75087

HENDRICKS JAMES & BARBARA
1602 RIDGE RD
ROCKWALL, TX 75087

T ROCKWALL APARTMENTS TX LLC
16600 DALLAS PARKWAY SUITE 300
DALLAS, TX 75248

UHLIG JANET KAY
168 MURPHY CT
ROCKWALL, TX 75087

UNRUH CECIL J ESTATE
TAMARA SUE HARRIS INDEPENDENT EXECUTRIX
1722 RIDGE RD
ROCKWALL, TX 75087

GREEN STEVEN T
1724 RIDGE RD
ROCKWALL, TX 75087

PALOS MICKEY SUE &
CODY S & MARIA T LOWERY
1726 RIDGE RD
ROCKWALL, TX 75087

RICKERSON CHARLES AND VIRGINIA
1728 RIDGE RD
ROCKWALL, TX 75087

AMERICAN RESIDENTIAL LEASING COMPANY LLC
174 MURPHY CT
ROCKWALL, TX 75087

UNRUH CECIL J ESTATE
TAMARA SUE HARRIS INDEPENDENT EXECUTRIX
17627 CEDAR CREEK CANYON
DALLAS, TX 75252

KELLY TANNER B
178 MURPHY CT
ROCKWALL, TX 75087

THAMES HOLDING LLC
1887 ENGLISH RD
ROCKWALL, TX 75032

PETTIGREW TERESA VIOLA
1901 LAKEVIEW DR
ROCKWALL, TX 75087

BALL DEREK AND AMANDA
1903 LAKEVIEW DR
ROCKWALL, TX 75087

VAUGHAN DANIEL J AND JESSICA
1905 LAKEVIEW DR
ROCKWALL, TX 75087

PADILLA KRIS AND JOE
2005 LAKESHORE DRIVE
ROCKWALL, TX 75087

RUSSELL CURTIS J & JENNIFER J
2006 S LAKESHORE DR
ROCKWALL, TX 75087

FRITSCH TERYL W AND JANICE L
2007 S LAKESHORE
ROCKWALL, TX 75087

CHARLES JACOB
2008 S LAKESHORE DR
ROCKWALL, TX 75087

HIGGINS BYRON STEPHEN AND
KIMBERLY LEE PETRIELLO
2009 S LAKESHORE DRIVE
ROCKWALL, TX 75087

STEBBINS ROBERT A ESTATE
ROBERT A STEBBINS II INDEPENDENT EXECUTOR
2010 LAKESHORE DR
ROCKWALL, TX 75087

HPA TEXAS SUB 2017-1 LLC
2011 LAKESHORE DR
ROCKWALL, TX 75087

SALAZAR AARON AND OLGA
2012 LAKESHORE DR
ROCKWALL, TX 75087

FREEMAN C L
2013 S LAKESHORE DR
ROCKWALL, TX 75087

THAMES HOLDING LLC
2014 LAKESHORE DR
ROCKWALL, TX 75087

RICKY LEE RIIS LIVING TRUST
TRUSTEE RICKI LEE RIIS
203 LAKEVIEW DRIVE
ROCKWALL, TX 75087

SIMS CHRISTOPHER P AND KRISTEN
206 LAKEVIEW DR
ROCKWALL, TX 75087

LAUREA ANTHONY BLAINE AND
CHRISTINE LONG
208 LAKEVIEW DR
ROCKWALL, TX 75087

MFR PROPERTIES LLC AND
YELLOW JACKET PLAZA LLC
2135 RIDGE RD
ROCKWALL, TX 75087

BOBST DANIEL W AND JENNIFER L
2701 SUNSET RIDGE SUITE 610
ROCKWALL, TX 75032

JBR2 LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

MFR PROPERTIES LLC AND
YELLOW JACKET PLAZA LLC
28632 ROADSIDE DR SUITE 270
AGOURA HILLS, CA 91301

RPSC ROCKWALL PROPERTIES LLC
3201 E PRESIDENT GEORGE BUSH HIGHWAY
SUITE 101
RICHARDSON, TX 75082

WILLCOXEN R GENE & MARY F
4820 SUTCLIFF AVE
SAN JOSE, CA 95118

SYVRUD JAMES P & MARY JEAN
519 E INTERSTATE 30
ROCKWALL, TX 75087

HENDRICKS JAMES & BARBARA
5903 VOLUNTEER PL
ROCKWALL, TX 75032

CHURCH ON THE ROCK
6005 DALROCK RD
ROWLETT, TX 75088

NEFF DARRYL LEE JR
7214 BENNINGTON DR
DALLAS, TX 75214

ROCKWALL I S D
801 E WASHINGTON ST
ROCKWALL, TX 75087

KELLY TANNER B
9801 ROYAL LN APT 708
DALLAS, TX 75231

AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT 23975
PARK SORRENTO, SUITE 300
CALABASAS, CA 91302

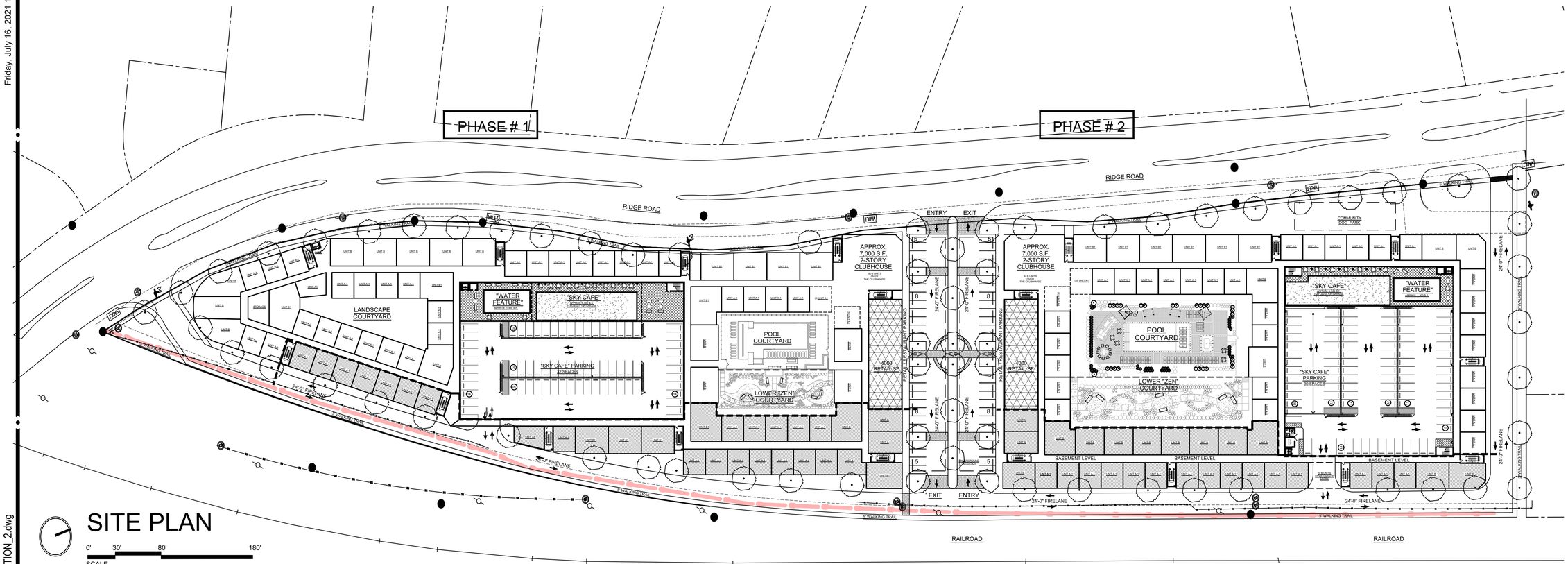
HAMBRICK GARY/GRACE HAMBRICK
P.O. BOX 907
BELMONT, TX 78604

STEBBINS ROBERT A ESTATE
ROBERT A STEBBINS II INDEPENDENT EXECUTOR
PO BOX 101
DENTON, TX 76202

KJT FLYING PROPERTIES LLC
PO BOX 1476
ROCKWALL, TX 75087

BURKE CASEY JOE AND ANDREA GAYDEN
PO BOX 2514
ROCKWALL, TX 75087

Friday, July 16, 2021 11:58:54 AM



SITE PLAN

0' 30' 80' 180'

SCALE

PHASE # 1	PHASE # 2	BASEMENT LEVEL
350 TOTAL UNITS: - 4 stories w/ basement portion	350 TOTAL UNITS: - 4 stories w/ basement portion	Basement level - shown hatched
70% "A-units" - 245 units 30% "B-units" - 105 units	72% "A-units" - 245 units 28% "B-units" - 105 units	
PARKING GARAGE: Parking Req'd:	PARKING GARAGE: Parking Req'd:	
1.0 for 1- Bedroom = 245 x 1.0 = 245 spaces 1.5 for 2- Bedroom = 105 x 1.5 = 158 spaces 1/100 Restaurant Retail = 3,000 s.f. = 30 spaces 1/250 General Retail = 4,000 s.f. = 16 spaces (449 Total parking spaces required)	1.0 for 1- Bedroom = 245 x1.0 = 227 spaces 1.5 for 2- Bedroom = 105 x1.5 = 158 spaces 1/100 Restaurant Retail = 3,000 s.f. = 30 spaces 1/250 General Retail = 4,000 s.f. = 16 spaces (449 Total parking spaces required)	UNIT SQUARE FOOTAGES:
PARKING PROVIDED:	PARKING PROVIDED:	Basement level - shown hatched
(Garage) :Approx. 100 spaces per tier (4.5 levels) - total of approx. 475 spaces provided. (Surface): 26 spaces	(Garage) :Approx. 111 spaces per tier (4 levels) - total of approx. 444 spaces provided. (Surface): 26 spaces	-Unit A1 - Approx. 700,.s.f (+-) -Unit A2 - Approx. 750 s.f. (+-) -Unit B1 - Approx. 950 s.f. (+-) -Unit B2 - Approx. 1,025 s.f. (+-) -Unit B3 - Approx. 1,100 s.f. (+-)
Grand Total parking spaces provided: 501	Grand Total parking spaces provided: 470	

The Edge at Rockwall

ROCKWALL, TEXAS

ARRIVE ARCHITECTURE GROUP
Architecture
Planning
Project Management
2344 Highway 121 · Suite 100 · Bedford, Texas 76021 · www.ArriveAG.com
Ph 817.514.0584 · fx 817.514.0694

SEAL

REVISION

DRAWN BY:	CHECKED BY:
AAG	JMT

ISSUED FOR: DD REVIEW SET

SUBMITTAL DATE: 04/09/2021

SHEET NO.

SCALE:

SITE PLAN

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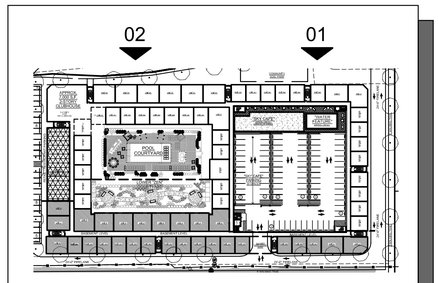
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01 CONCEPTUAL-EXTERIOR ELEVATION
SCALE 3/32" = 1'-0" PHASE 1



02 CONCEPTUAL-EXTERIOT ELEVATION
SCALE 3/32" = 1'-0" PHASE 1



SITE - KEY LEGEND



03 CONCEPTUAL-FRONT ELEVATION
SCALE 3/32" = 1'-0" PHASE 1

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SEAL

REVISION

DRAWN BY:	CHECKED BY:
AAG	JMT

ISSUED FOR: DD REVIEW SET

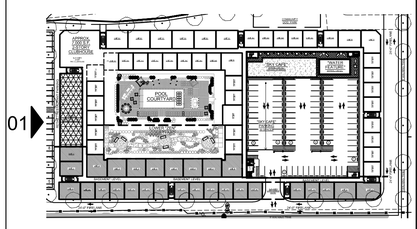
SUBMITTAL DATE: 04/09/2021

SCALE:

SHEET NO: A5.01



01 CONCEPTUAL-EXTERIOR ELEVATION
SCALE 3/32" = 1'-0" PHASE 1



SITE - KEY LEGEND

The Edge at Rockwall

ROCKWALL, TEXAS

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SEAL

REVISION

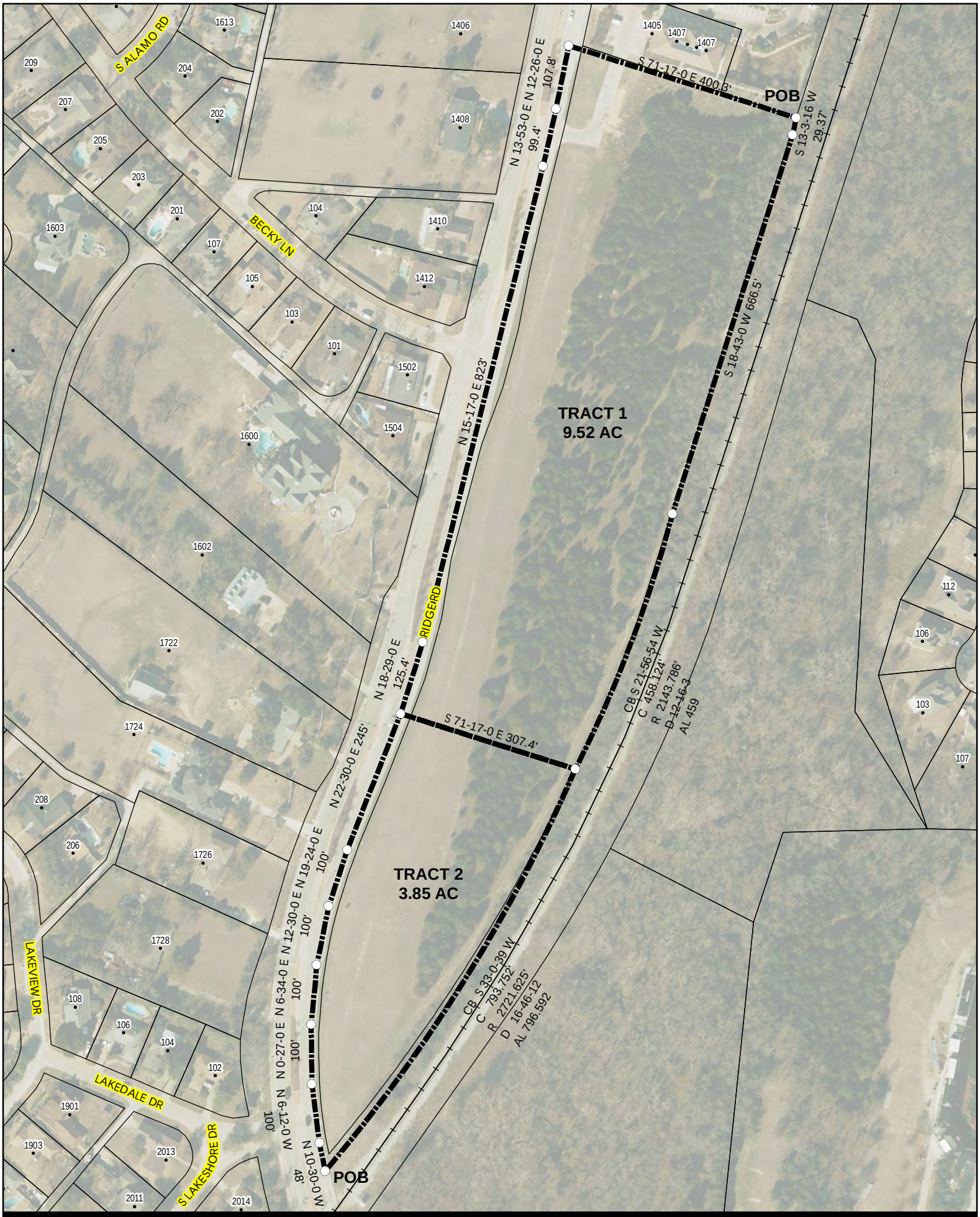
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AAG	JMT

ISSUED FOR: DD REVIEW SET

SUBMITTAL DATE:	SHEET NO.
04/09/2021	A5.02

SCALE:

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City of Rockwall

0 50 100 Feet

Date: 8/24/2021

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

PLANNED DEVELOPMENT #4

WB Companies LLC
Robert Weinstein
917-670-8267
Robert@wbpropertygroup.com
495 Broadway 7th Floor
New York, NY 10012

August 18th 2021

Dear Mr. Miller,

Thank you for your time and your feedback. Please consider this my formal application letter to rezone from PD-4 General Retail to PD-4 with Mixed Use parcel number: 0001-0000-0002-00-0R

We propose building the first **Sky Restaurants with water features** in Rockwall on top of two phases of multifamily. Each 3,000 sq. ft. restaurant will be located on the 5th floor of the Parking structure. We also propose 4,000 sq. ft of retail located on the ground floor of each building.

The restaurants and water features will be open to the public and will have unobstructed views of Lake Ray Hubbard. The public will be able to enjoy roof time meals and relaxing time by our water features for generations to come. We are currently in talks with three restaurant owners, similar to Landry's, to lease the restaurant space.

Phase I 350 Units with 3,000 sq. ft. restaurant and water feature and 4,000 sq. ft. of retail on the ground floor

Phase II 350 Units 3,000 sq. ft. restaurant and water feature and 4,000 sq. ft. of retail on the ground floor

Community Amenities Pool on parking structure Meditation garden with water feature Rooftop restaurant Outdoor grilling area Running Trail Fitness Center Food Truck area & Picnic Tables Yoga & Spin classes

Apartment Interiors Large master bedroom suites Expansive walk-in closets Vinyl flooring in kitchen, living and dining areas Oversized soaking tubs Working kitchen island Modern slate GE appliances Washer and dryer in-unit Side-by-side refrigerators

Our development exceeds, parking requirements green space and setbacks and is in compliance with fire and storm water requirements.

Thank you for your time and consideration,

Robert Weinstein

14 SCENIC DISTRICT

DISTRICT DESCRIPTION

The *Scenic District* is situated between S. Goliad Street [*SH-205*] and Ridge Road [*FM-740*], which are two (2) of the City's major north/south arterials. This district is significantly developed and has residential land uses that range from medium to high density. The area adjacent to Ridge Road represents a mixed-use district and includes one of the City's larger mixed residential/office developments (*i.e. the Commons*). In addition, this district has a large percentage (*~26.58%*) of public and quasi-public land uses, which include Rockwall High School, Yellow Jacket Park, Heritage Christian Academy and Our Lady of the Lake Catholic Church. This district should continue to function as it does today, with the vacant areas -- *designated for Commercial land uses* -- adjacent to Ridge Road [*FM-740*] eventually developing with office or neighborhood/convenience center uses that will service the residential areas on the west side of Ridge Road.

DISTRICT STRATEGIES

The *Scenic District* being significantly developed is not anticipated to change or transition in the future. As a result, the following are the strategies for this district:

1. *Live/Work*. The properties designated for *Live/Work* land uses (*i.e. at the end of Old County Road*) have limited access and low visibility making the land not suitable for retail land uses. In addition, one of the three (3) properties has already transitioned to a non-residential land use and one (1) of the properties is currently vacant. The flexibility provided by the *Live/Work* designation allows these properties to establish unique land uses that are destination type uses.
2. *Mixed-Use*. The mixed-use areas in this district are mostly established and are anticipated to continue to function as they do today. Any development of vacant land or redevelopment of these areas should generally conform to the existing land uses.
3. *Neighborhood/Convenience Centers*. The commercial in this district is intended to support the existing and proposed residential developments in and adjacent to the district, and should be compatible in scale with the adjacent residential structures. In addition, these properties should use berms, landscaping and large buffers to transition uses.
4. *Infill Development*. Infill development within this district should be compatible with the surrounding land uses or conform to the *Land Use Plan Designations* depicted on the district map.

POINTS OF REFERENCE

A. Rockwall Commons
B. Spring Sports Complex
C. Waterstone Estates Subdivision
D. Rockwall High School
E. Yellow Jacket Park

LAND USE PALETTES

Current Land Use
Future Land Use



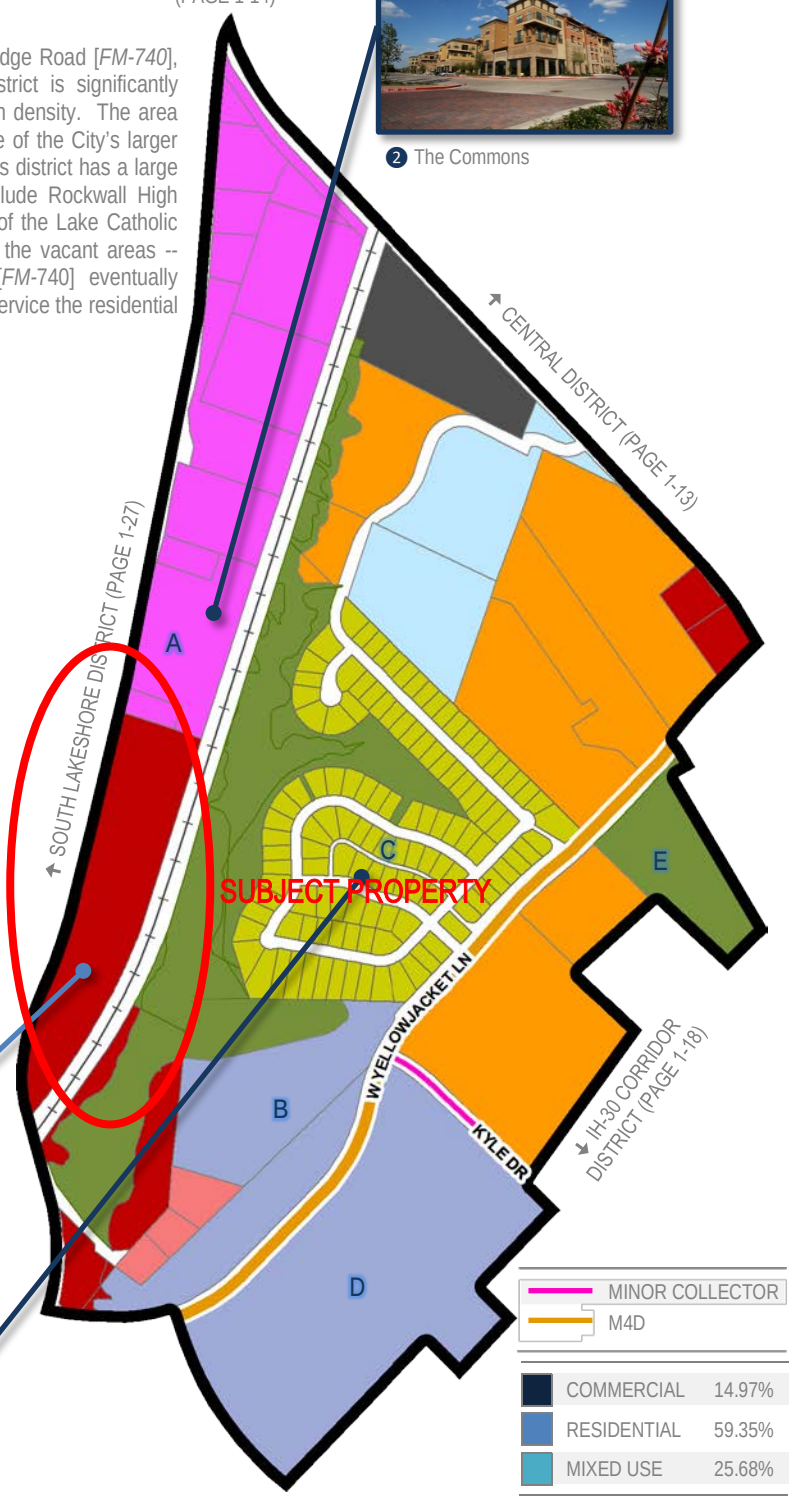
3 Future Neighborhood/ Convenience Center



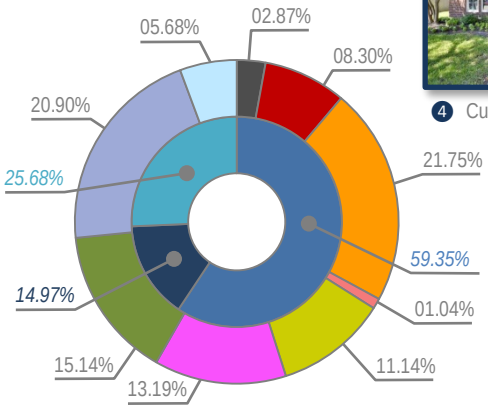
4 Current Suburban Residential



2 The Commons



COMMERCIAL	14.97%
RESIDENTIAL	59.35%
MIXED USE	25.68%



	CURRENT	BUILD OUT	% OF ROCKWALL
	1,040	1,092	5.20%
	71		3.91%
	2,309	2,424	3.88%

CEMETERY (CEM)	7.22-ACRES
COMMERCIAL/RETAIL (CR)	20.89-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	54.77-ACRES
LIVE/WORK (LW)	2.63-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	28.04-ACRES
MIXED USE (MU)	33.21-ACRES
PARKS AND OPEN SPACE (OS)	38.13-ACRES
PUBLIC (P)	52.63-ACRES
QUASI-PUBLIC (QP)	14.31-ACRES

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	September 14, 2021
APPLICANT:	Robert Weinstein; *WB Companies*
CASE NUMBER:	Z2021-033; *Amendment to Planned Development District 4* (*PD-4*)

SUMMARY

Hold a public hearing to discuss and consider a request by Robert Weinstein of WB Companies on behalf of Richard Chandler of HFS Management, Inc. for the approval of a *Zoning Change* amending Planned Development District 4 (PD-4) [*Ordinance No. 01-26*] to allow a *Mixed-Use Development* (*i.e. Apartments, Retail/Restaurant, and Office land uses*) on a 12.1148-acre tract of land identified as Tract 2 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 4 (PD-4) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, generally located in between Lakedale Drive and Becky Lane on the eastside of Ridge Road [*FM-740*], and take any action necessary.

BACKGROUND

The City Council approved *Ordinance No. 60-02* [*Case No. A1960-002*], annexing the subject property into the City of Rockwall on September 5, 1960. On January 27, 1972, the City Council approved Planned Development District 4 (PD-4) [*Ordinance No. 72-03*] allowing Neighborhood Services (NS) District and General Retail (GR) District land uses. In addition, the Planned Development District allowed *Shopping Center* land uses on the subject property. On June 18, 2001, the City Council approved a City initiated amendment to Planned Development District 4 (PD-4) [*Case No. PZ2001-053-01*] removing the Neighborhood Services (NS) District land uses from the base zoning. This changed the Planned Development District to only allow General Retail (GR) District land uses. The subject property is currently vacant and no changes have been made to it since it was annexed in 1960.

PURPOSE

The applicant -- *Robert Weinstein of WB Companies* -- is requesting to amend Planned Development District 4 (PD-4) to allow for a *Mixed-Use Development* (*i.e. Apartments, Retail/Restaurant, and Office land uses*) consisting of 600 multi-family units, 20,000 SF of retail/office space, and two (2) restaurants consisting of a total of 6,000 SF.

ADJACENT LAND USES AND ACCESS

The subject property is located between Lakedale Drive and Becky Lane on the eastside of Ridge Road [*FM-740*]. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a mixed-use development consisting of 202 urban residential units and several office/retail land uses. This property is better known as Rockwall Commons, and which is zoned Planned Development District 1 (PD-1) for General Retail (GR) District and Multi-Family 14 (MF-14) District land uses. North of this mixed-use development, is another mixed-use development consisting of 140 urban residential units and several office/retail land uses. This property is known as the Lakeview Apartments and is zoned Planned Development District 1 (PD-1) for General Retail (GR) District land uses.

South: Directly south of the subject property is Ridge Road, which is identified as a *M4D (i.e. minor collector, four [4] lane, divided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040

Comprehensive Plan. South of this thoroughfare is a 8.583-acre tract of vacant land (*i.e. Lot 1, Block A, Sky Ridge Addition*) zoned Commercial (C) District.

East: Directly east of the subject property is a 100-foot right-of-way with railroad tracks owned by the *M. K. & T. Railroad*. Beyond this are two (2) vacant tracts of land (*i.e. Tract 9 [9.24-acres] & Tract 9-1 [7-acres], of the D. Atkins Survey, Abstract No. 1*), which are situated within the 100-year floodplain and zoned Commercial (C) District. East of the two (2) vacant tracts is the Waterstone Estates Subdivision, which was platted on November 30, 1994 and consists of 123 single-family residential lots. This subdivision is zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is Ridge Road, which is identified as a *M4D (i.e. major collector, four [4] lane, divided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Continuing west are several single-family residential subdivisions (*i.e. Lake Ray Hubbard Estates [65 lots], The Estates of Coast Royal 1 [four {4} lots], The Estates of Coast Royal 2 [13 lots], and Lakeridge Park [87 lots*]), which are zoned for Single-Family 10 (SF-10) District land uses.

CHARACTERISTICS OF THE REQUEST

The applicant has submitted a concept plan, conceptual building elevations, and development standards for a proposed mixed-use development. The concept plan shows that the 12.1148-acre tract of land will be developed in two (2) phases and consist of multi-family dwelling units, general retail/office, and restaurant land uses. More specifically, the development will incorporate 600 multi-family dwelling units (*i.e. 419, 700-750 SF one (1) bedroom units & 181, 950-1,100 SF two (2) bedroom units*), ~10,000 SF of retail/office space on the lower level of each phase, and a ~3,000 SF restaurant that will be located on the upper level of each phase of the mixed-use development. It should be noted that the 600 multi-family dwelling units would translate to a density of *49.52* dwelling units per acre. The minimum dwelling unit size (*i.e. air-condition space*) will range from 700 SF to 1,100 SF. Staff has incorporated masonry standards into the proposed Planned Development District ordinance in accordance with the minimum masonry requirements stipulated by the Scenic Overlay (SOV) District. Specifically, the ordinance will require 90% masonry with a minimum of 20% natural stone to be located on each facade; however, the Planned Development District ordinance will also incorporate provisions that allow up to 50% cementitous fiberboard (*e.g. HardiBoard or Hardy Plank*) or stucco (*i.e. three [3] part stucco or a comparable material*). The proposed amendment to Planned Development District 4 (PD-4) will be subject to the land uses, and density and dimensional requirements stipulated for properties within the General Retail (GR) District with some specific restrictions to the land uses (*see the attached ordinance*). The following is a summary of the lot dimensional requirements, unit composition, and parking and loading standards contained in the proposed Planned Development District ordinance:

Table 1: Lot Dimensional Requirements

Minimum Lot Width	60'
Minimum Lot Depth	100'
Minimum Lot Area	10,000 SF
Minimum Front Yard Setback	15'
Minimum Side Yard Setback	10'
Maximum Height	75'
Minimum Rear Yard Setback	10'
Maximum Lot Coverage	90%

Table 2: Unit Composition

Unit Type	*Minimum Unit Size (SF)*	*Phase #1*	*Phase #2*	*Total Units*
A1 *A2*	700 SF 750 SF	70% or 227 Units	70% or 192 Units	419 Units
B1 *B2* *B3*	950 SF 1,025 SF 1,100 SF	30% or 98 Units	30% or 83 Units	181 Units
	Maximum Units:	325 Units	275 Units	600 Units

Table 3: Parking Requirements

Unit/Land Use Types	*Parking Space Requirements*
A1	1.25 Parking Space/Unit
A2	1.25 Parking Space/Unit
B1	1.75 Parking Space/Unit
B2	1.75 Parking Space/Unit
B3	1.75 Parking Space/Unit
Restaurant	1 Parking Space/100 SF
Retail	1 Parking Space/250 SF
Office	1 Parking Space/300 SF

The proposed concept plan indicates that the proposed development will provide a five (5) foot sidewalk along the frontage of Ridge Road that continues along the northern and eastern property lines of the subject property. This sidewalk will create a loop around the development when completed. Situated adjacent to the 5-foot walking trail on the southeast portion of the development (*i.e. Phase 1*) are three (3) landscaped courtyards that creates additional greenspace for the site; however, the applicant has not indicated the amount of open space provided with the development. Staff does estimate the open space as being less than 20% of the total site area.

INFRASTRUCTURE

Based on the applicant's submittal the following infrastructure is required to adequately serve this development:

(1) *Water & Sewer Improvements*. The development will be required to provide all water and sewer improvements per the approved infrastructure study, which will need to be completed prior to the submittal of a site plan.

(2) *Roadways*. Ridge Road is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*), which requires a minimum of an 85-foot right-of-way and a four (4) lane divided concrete street. If additional right-of-way is needed this will be required to be dedicated at the time of final plat. Additionally, all requirement called for by Traffic Impact Analysis (TIA) will need to be installed. Staff should note, that because this development calls for an increase in density from what is allowed on the Future Land Use Plan contained in the OURHometown Vision 2040 Comprehensive Plan, the Traffic Impact Analysis (TIA) will need to be completed prior to submitted for a site plan.

(3) *Drainage*. Detention will be required and sized per the Engineering Department's *Standards of Design and Construction Manual*.

CONFORMANCE WITH THE CITY'S CODES

Staff should note that the proposed Planned Development District deviates from the requirements of the Unified Development Code (UDC) and the Municipal Code of Ordinances in the following ways:

(1) *Density*. The highest density zoning district permitted by the Unified Development Code (UDC) is the Multi-Family 14 (MF-14) District, which allows a maximum of *14* dwelling units per acre [*i.e. Subsection 07.02, of Article 05, UDC*]. In this case, the applicant is requesting a total density of *49.52* dwelling units per acre, which exceeds the *14* dwelling units per acre by more than 3½ times the amount. In addition, staff should point out that the Rockwall Commons has a density of *30.40* dwelling units per acre and the Lakeview Apartments has a density of *36.84* dwelling units per acre; however, these unit counts were based on the entirety of Planned Development District 1 (PD-1), which is 39.6443-acres and equates to a total density of only *8.63* dwelling units per acre.

(2) *Parking Requirements*. According to Article 06, *Parking and Loading*, of the Unified Development Code (UDC), a *Multi-Family* development requires a minimum of 1½ parking spaces for each one (1) bedroom unit and two (2) parking spaces for each two (2) bedroom units. In this case, the applicant is requesting 1.25 parking spaces for the one (1) bedroom units and 1.75 parking spaces for the two (2) bedroom units. Based on the total number of dwelling units (*i.e. 419 one [1] bedroom & 181 two [2] bedroom units*) being requested, the Unified Development Code (UDC) would require a minimum of 991 parking spaces for the proposed multi-family units. The applicant is requesting a total of 841 parking spaces for the multi-family units. When looking at the overall parking requirements per the Unified Development Code (UDC), the development would require a total of 1,131 parking spaces (*i.e. 991 spaces for the Multi-Family Dwelling Units + 80*

spaces for the General Retail/Office + 60 spaces for the Restaurant = 1,131). The applicant is proposing a total of 995 parking spaces for the total mixed-use development, which would be *deficient* by 136 parking spaces per the City's requirements.

(3) *Maximum Building Height*. Under the *Special Use Standards* of the Scenic Overlay (SOV) District (*Subsection 06.02, of Article 05, UDC*) and the General Retail (GR) District (*Subsection 07.03, of Article 05, UDC*) of the Unified Development Code (UDC), structures that exceed 36-feet in height require the approval of a Specific Use Permit (SUP). In this case, the applicant is requesting a five (5) story structure with an overall height of 72.457', which is more than twice the height requirement for a structure in the Scenic Overlay (SOV) District.

The approval of the applicant's request would amend Planned Development District 4 (PD-4) and would effectively waive these requirements.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the OURHometown Vision 2040 Comprehensive Plan, the subject property is designated for *Commercial/Retail* land uses and is situated within the *Scenic District*. According to the *Land Use Plan*, the *Commercial/Retail* land use designation "…is characterized by single to multi-tenant commercial retail centers along major arterials at key intersections. These areas are typically considered to be convenience shopping centers and serve adjacent residential subdivisions … (t)hese areas should be designed with the pedestrian in mind and provide connections between the commercial land use and the adjacent residential subdivisions." In this case, the applicant's proposed development of high-density housing mixed with commercial, restaurant, and office land uses is more characteristic of the *Mixed-Use* land use designation, which is defined as "…developments that typically offer a mix of housing types and residential densities with integrated retail, personal services and/or office … (t)he residential component can include single-family homes, townhouses, condominiums, urban housing, lofts, or multi-family." While the *Mixed-Use* land use designation does not stipulate a density, staff should note that the proposed *49.52 units* per acre falls within the *High Density Residential* designation. This designation is defined as any development that exceeds 3½ units per gross acre. Staff should also note, that at *49.52 units* per gross acre this would be one of the densest developments within the City of Rockwall. Looking at the *District Strategies* of the *Scenic District*, *District Strategy #4* states that "(i)nfill development within this district should be compatible with the surrounding land uses or conform to the *Land Use Plan Designations* depicted on the district map." In this case, the applicant's proposed development appears to be far more intense of a land use than the existing mixed-use developments north of the subject property. Based on these facts the proposed development appears to be inconsistent with the area and therefore would *not* conform with the *Land Use Plan*.

Looking at the policies and goals for *Condominium and Apartments* contained in Chapter 08, *Housing*, of the OURHometown Vision 2040 Comprehensive Plan, the applicant's proposal potentially deviates to the following:

(1) *Section 02.05; Goal 01, Policy #3*: High-density condominium and apartment projects should be established in areas that can support a mix of land uses (*e.g. hotel, office, retail, commercial, etc.*) and have roadways that can accommodate higher volumes of traffic (*e.g. IH-30*). These areas are typically located away from existing single-family residential neighborhoods, east of John King Boulevard and are adjacent to commercial and office land uses.

Staff Response: In this case, Ridge Road [*FM-740*] does appear to be a roadway that can accommodate higher volumes of traffic; however, there are many single-family residential subdivisions along Ridge Road, which do not make it conducive to a development that is as intense as to what the applicant is proposing. The example used in the Comprehensive Plan is IH-30, which does not have any single-family residential subdivisions in close proximity to it main lanes. Based on this the applicant's request does not appear to conform to this policy.

(2) *Section 02.05; Goal 01, Policy #4*: High-density developments that incorporate more than ten (10) units per gross acre should incorporate structured parking that is visually screened from public view on all sides of the development. This can be achieved by wrapping the parking garage with buildings or creating false façades. Surface parking should be reserved to accommodate visitors, office staff, and prospective residents.

Staff Response: Based on the concept plan one (1) of the proposed parking garages will not be entirely wrapped by buildings and will have levels that are visible from the single-family subdivision east of the subject property. In addition,

the elevations provided by the applicant fail to show what this elevation of the parking garage will look like. Since staff is unable to determine if the proposed plan meets this requirement, staff has included a condition within the proposed draft ordinance that requires all structure parking to be visually screened from public view.

(3) *Section 02.05; Goal 01; Policy #6*: Additional landscaping and canopy trees in landscape buffers and open space areas should be required to reduce the scale of buildings, and increase the amount of green space provided for residents.

Staff Response: Currently, the applicant has failed to indicate the amount of open space in the development; however, staff estimates the amount of open space to be less than the 20% of the total site area, which is a recommended minimum by the OURHometown Vision 2040 Comprehensive Plan. In addition, the concept plan does not appear to incorporate increased landscape buffers (*i.e. the current landscape buffer only meets the minimum standards of the General Overlay District Standards*) or landscaped areas. Based on this the applicant's concept plan does not appear to meet this policy.

Based on the applicant's failure to conform with the Future Land Use Map and the *Housing* policies contained within the Comprehensive Plan, staff is required to point out that this request does *not* conform to the OURHometown Vision 2040 Comprehensive Plan. With this being said, zoning is discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. Should the City Council choose to approve the applicant's request, staff has incorporated a condition of approval that would change the Future Land Use Map designation for the subject property from a *Commercial/Retail* designation to a *Mixed-Use* designation.

NOTIFICATIONS

On August 26, 2021, staff mailed 80 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Turtle Cove and Waterstone Estates Homeowner's Association (HOA's), which are the only HOA's within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received the following:

(1) Three (3) property owner notifications representing four (4) properties from property owners within the notification area (*i.e. within the 500-foot buffer*) that are opposed to the applicant's request.
(2) Three (3) email notifications from property owners that are not within the notification area (*i.e. outside of the 500-foot buffer*) that are opposed to applicant's request.
(3) One (1) property owner notification representing two (2) properties from a property owner that is not within the notification area (*i.e. outside the 500-foot buffer*) that is opposed to the applicant's request.

CONDITIONS OF APPROVAL

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

1) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from a *Commercial/Retail* designation to a *Mixed-Use* designation; and,

2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☑ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($100.00)

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: FM 740, Rockwall TX

SUBDIVISION: LOT: BLOCK:

GENERAL LOCATION: Adjacent South of 1389 Ridge Rd, Rockwall, TX 75087. Parcel: 0001-0000-0002-00-0R

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: PD-4
CURRENT USE: Retail & Neighborhood Services
PROPOSED ZONING: PD-4 with residential
PROPOSED USE: Restaurant & Multifamily
ACREAGE: 12.11
LOTS [CURRENT]: 1
LOTS [PROPOSED]: 2

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

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

☐ OWNER: HFS Management Inc.	☑ APPLICANT: WB Companies
CONTACT PERSON: Richard Chandler	CONTACT PERSON: Robert Weinstein
ADDRESS: 122 W John Carpenter Frwy, Ste 400	ADDRESS: 495 Broadway, 7th Floor
CITY, STATE & ZIP: Irving, TX 75039	CITY, STATE & ZIP: New York, NY 10012
PHONE: 214-649-7187	PHONE: 212 226 6066
E-MAIL: rchandler@sei-mi.com	E-MAIL: robert@wbpropertygroup.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 28 DAY OF June 20 21. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 28 *DAY OF* June, 2021.

SHAUNTAE LANGFORD
NOTARY PUBLIC STATE OF TEXAS
MY COMM. EXP. 06/17/2023
NOTARY ID 12586548-3

OWNER'S SIGNATURE Richard P. Chandler

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Shauntae Langford

MY COMMISSION EXPIRES 6/17/2023



City of Rockwall

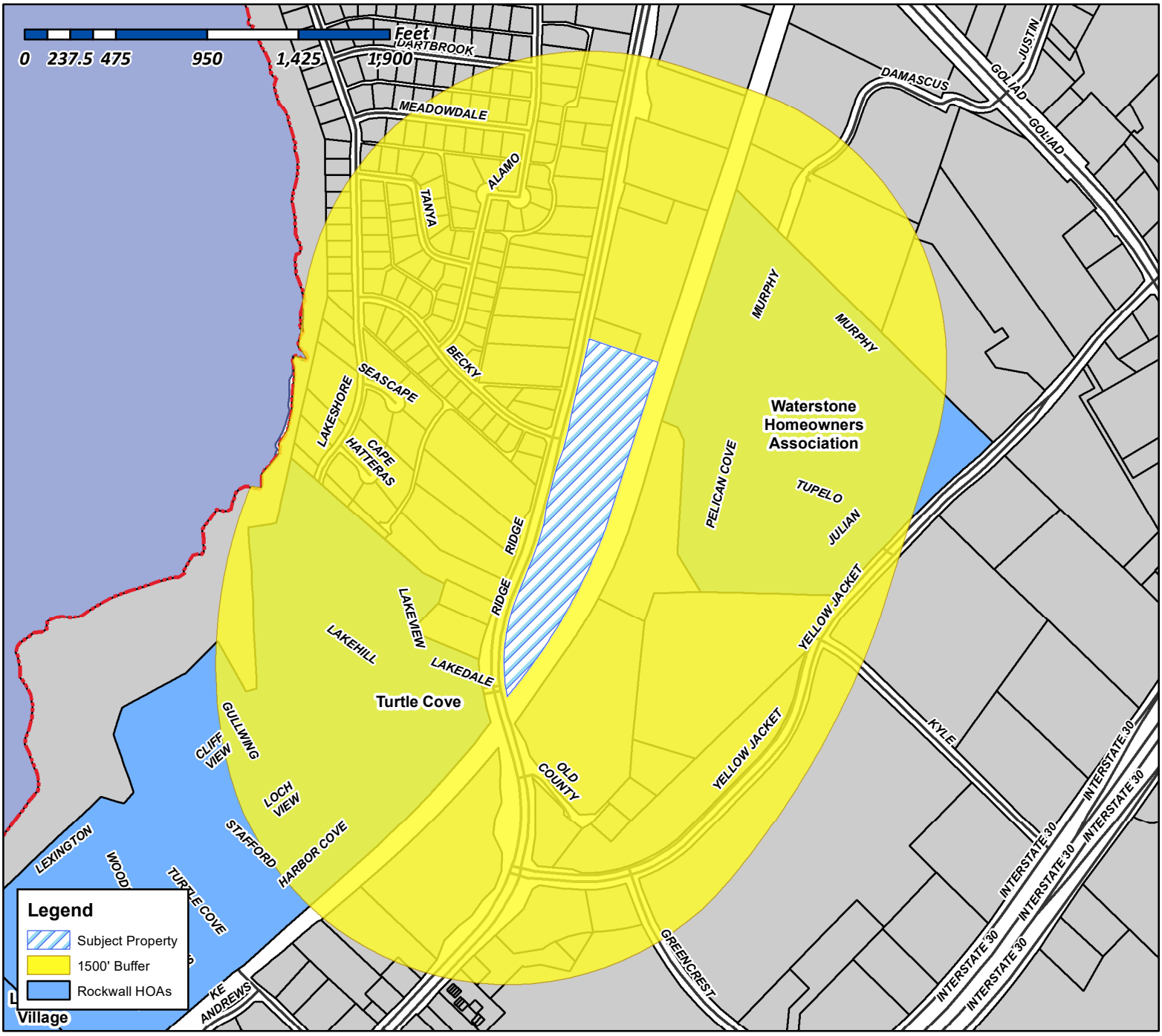
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

City of Rockwall

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

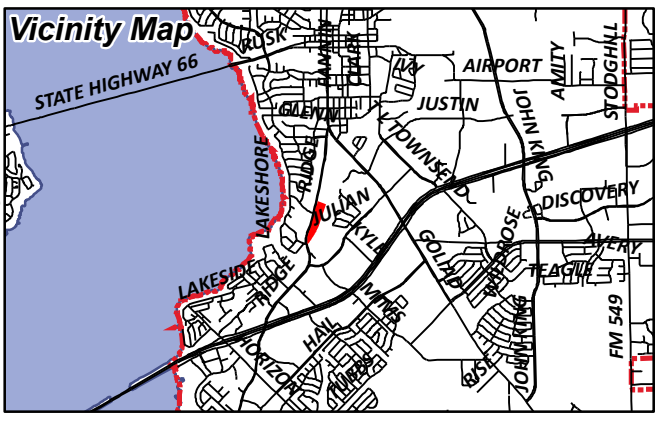
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Case Number: Z2021-033
Case Name: Amendment to PD-4
Case Type: Zoning
Zoning: Planned Development District 4 (PD-4)
Case Address: Between Lakedale Drive & Becky Lane on the East Side of Ridge Road

Date Created: *8/20/2021*

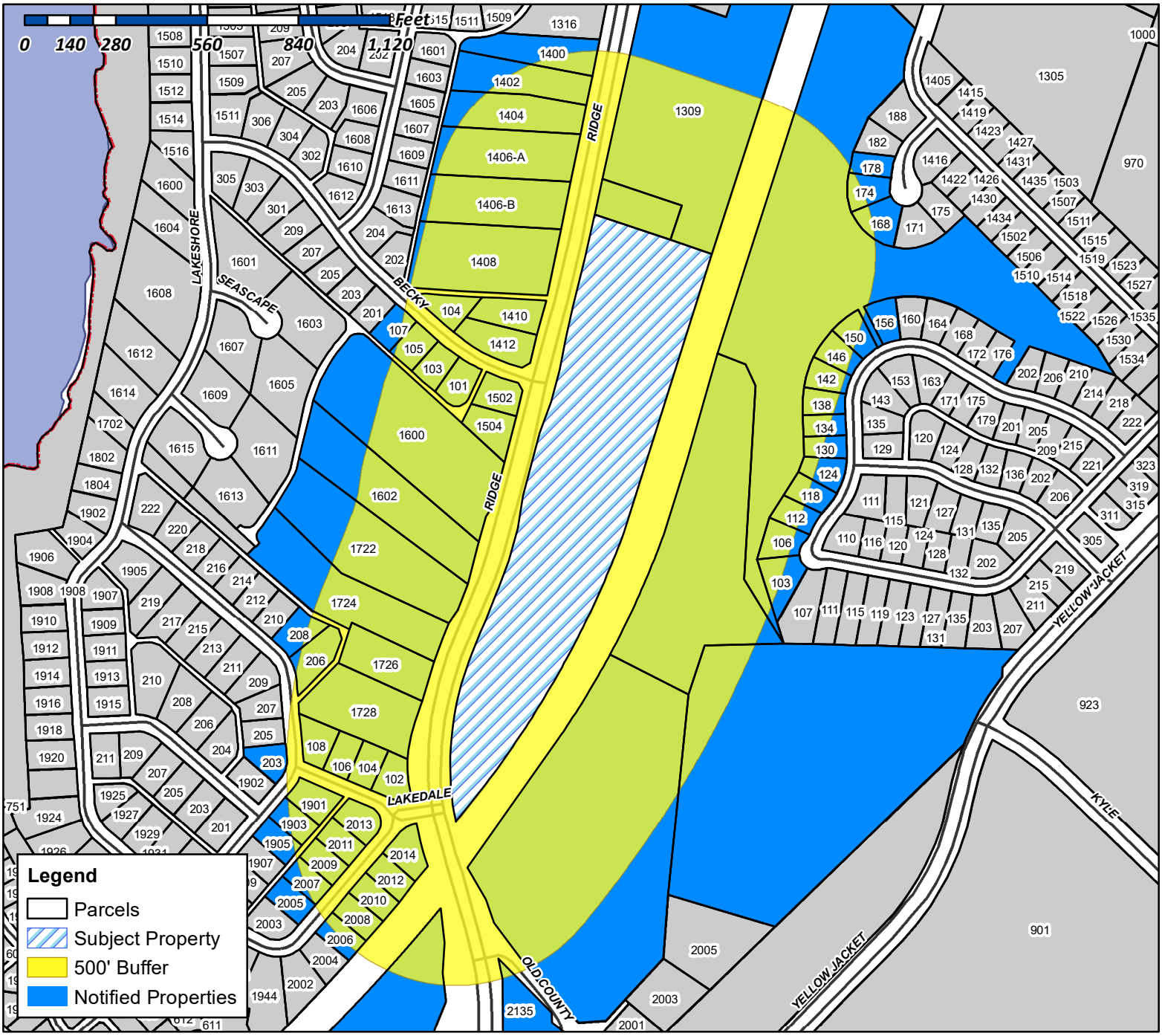
For Questions on this Case Call (972) 771-7745



City of Rockwall

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

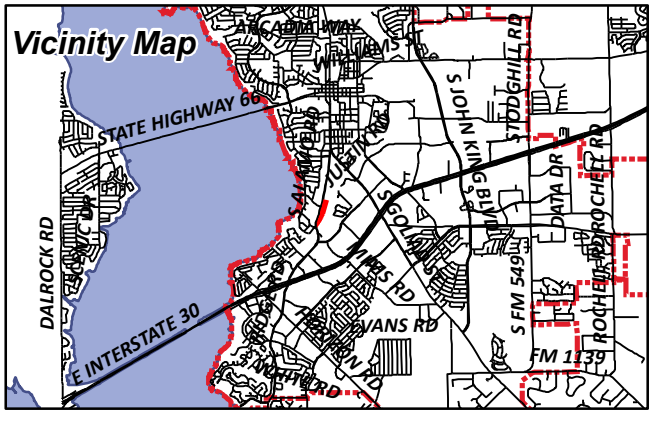
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Case Number: Z2021-033
Case Name: Amendment to PD-4
Case Type: Zoning
Zoning: Planned Development District 4 (PD-4)
Case Address: Between Lakedale Drive & Becky Lane on the East Side of Ridge Road

Date Created: *8/20/2021*

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



PUBLIC NOTICE

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

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

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

Case No. Z2021-033: Amendment to PD-4

Hold a public hearing to discuss and consider a request by Robert Weinstein of WB Companies on behalf of Richard Chandler of HFS Management, Inc. for the approval of a Zoning Change amending Planned Development District 4 (PD-4) [Ordinance No. 01-26] to allow a Mixed-Use Development (i.e. Apartments, Retail/Restaurant, and Office land uses) on a 12.1148-acre tract of land identified as Tract 2 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 4 (PD-4) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, generally located in between Lakedale Drive and Becky Lane on the eastside of Ridge Road [FM-740], 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, September 14, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, September 20, 2021 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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 *Monday, September 20, 2021 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2021-033: Amendment to PD-4

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

=RESPONSE RECEIVED

NEFF DARRYL LEE JR
101 BECKYLN
ROCKWALL, TX 75087

KJT FLYING PROPERTIES LLC
102 LAKEDALE DR
ROCKWALL, TX 75087

MARSHALL RICHARD A AND
KENNETH F WILSON
103 BECKY LN
ROCKWALL, TX 75087

STAVINOHA JIM L & MITZIE J
103 JULIAN DR
ROCKWALL, TX 75087

GARNER CASEY
104 BECKY LANE
ROCKWALL, TX 75087

MCCULLAR EMILY JEAN
104 LAKEDALE DRIVE
ROCKWALL, TX 75087

COX MARCUS D
105 BECKY LANE
ROCKWALL, TX 75087

7.1 RIDGE LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

MARTINEZ GRACE & JESSE LEE III
106 LAKEDALE DR
ROCKWALL, TX 75087

VILLASENOR HENRY ROBERT &
HAYDY E VILLASENOR
106 PELICAN COVE DR
ROCKWALL, TX 75087

HAMBRICK GARY/GRACE HAMBRICK
107 BECKY LN
ROCKWALL, TX 75087

PECK RUTH H
108 LAKEDALE DR
ROCKWALL, TX 75087

ECKERT TRUST
DAVID W & BONNIE L ECKERT
112 PELICAN COVE DRIVE
ROCKWALL, TX 75087

HAMPTON MATTHEW & CORINA
118 PELICAN COVE DR
ROCKWALL, TX 75087

HPA TEXAS SUB 2017-1 LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

HFS MANAGEMENT INC
C/O HANNA SAHLIYEH
122 W JOHN CARPENTER FWY STE 400
IRVING, TX 75039

SHUGART WILLIAM E & MERIDITH JUNE
124 PELICAN COVE DR
ROCKWALL, TX 75087

HALL STEPHANIE MCGARRY
130 PELICAN COVE DR
ROCKWALL, TX 75087

T ROCKWALL APARTMENTS TX LLC
1309 RIDGE RD
ROCKWALL, TX 75087

WILLCOXEN R GENE & MARY F
134 PELICAN COVEDR
ROCKWALL, TX 75087

ANDERSON JERRY C AND MELVA J
138 PELICAN COVE DR
ROCKWALL, TX 75087

BOBST DANIEL W AND JENNIFER L
1400 RIDGE RD
ROCKWALL, TX 75087

MASON RONALD E & GLORIA M
1402 RIDGE RD
ROCKWALL, TX 75087

ROGERS FAMILY LIVING TRUST
MICHAEL WAYNE ROGERS AND RELLA
VILLASANA ROGERS, TRUSTEES
1404 RIDGE RD
ROCKWALL, TX 75087

BURKE CASEY JOE AND ANDREA GAYDEN
1406-A RIDGERD
ROCKWALL, TX 75087

NORMAN LINDA
1406-B RIDGE RD
ROCKWALL, TX 75087

JBR2 LLC
1408 RIDGE RD
ROCKWALL, TX 75087

WONG ERIK J & ELIZABETH M
1410 RIDGE RD
ROCKWALL, TX 75087

NAJMABADI NATHAN R & JENNIFER N
1412 RIDGE ROAD
ROCKWALL, TX 75087

KROPKE JAMES & MARY
142 PELICAN COVE DR
ROCKWALL, TX 75087

CRANE ADAM T
146 PELICAN COVE DR
ROCKWALL, TX 75087

TEBBUTT BRIAN & MYLA
150 PELICAN COVE DRIVE
ROCKWALL, TX 75087

SCHWERDT JOSHUA MICHAEL
1502 RIDGE ROAD
ROCKWALL, TX 75087

BARRON ENRIQUE JR & ELIZABETH
1504 RIDGE RD
ROCKWALL, TX 75087

TEBBUTT BRIAN C
156 PELICAN COVE DR
ROCKWALL, TX 75087

MCANALLY JOHN L & CINDY N
1600 RIDGE RD
ROCKWALL, TX 75087

HENDRICKS JAMES & BARBARA
1602 RIDGE RD
ROCKWALL, TX 75087

T ROCKWALL APARTMENTS TX LLC
16600 DALLAS PARKWAY SUITE 300
DALLAS, TX 75248

UHLIG JANET KAY
168 MURPHY CT
ROCKWALL, TX 75087

UNRUH CECIL J ESTATE
TAMARA SUE HARRIS INDEPENDENT EXECUTRIX
1722 RIDGE RD
ROCKWALL, TX 75087

GREEN STEVEN T
1724 RIDGE RD
ROCKWALL, TX 75087

PALOS MICKEY SUE &
CODY S & MARIA T LOWERY
1726 RIDGE RD
ROCKWALL, TX 75087

RICKERSON CHARLES AND VIRGINIA
1728 RIDGE RD
ROCKWALL, TX 75087

AMERICAN RESIDENTIAL LEASING COMPANY LLC
174 MURPHY CT
ROCKWALL, TX 75087

UNRUH CECIL J ESTATE
TAMARA SUE HARRIS INDEPENDENT EXECUTRIX
17627 CEDAR CREEK CANYON
DALLAS, TX 75252

KELLY TANNER B
178 MURPHY CT
ROCKWALL, TX 75087

THAMES HOLDING LLC
1887 ENGLISH RD
ROCKWALL, TX 75032

PETTIGREW TERESA VIOLA
1901 LAKEVIEW DR
ROCKWALL, TX 75087

BALL DEREK AND AMANDA
1903 LAKEVIEW DR
ROCKWALL, TX 75087

VAUGHAN DANIEL J AND JESSICA
1905 LAKEVIEW DR
ROCKWALL, TX 75087

PADILLA KRIS AND JOE
2005 LAKESHORE DRIVE
ROCKWALL, TX 75087

RUSSELL CURTIS J & JENNIFER J
2006 S LAKESHORE DR
ROCKWALL, TX 75087

FRITSCH TERYL W AND JANICE L
2007 S LAKESHORE
ROCKWALL, TX 75087

CHARLES JACOB
2008 S LAKESHORE DR
ROCKWALL, TX 75087

HIGGINS BYRON STEPHEN AND
KIMBERLY LEE PETRIELLO
2009 S LAKESHORE DRIVE
ROCKWALL, TX 75087

STEBBINS ROBERT A ESTATE
ROBERT A STEBBINS II INDEPENDENT EXECUTOR
2010 LAKESHORE DR
ROCKWALL, TX 75087

HPA TEXAS SUB 2017-1 LLC
2011 LAKESHORE DR
ROCKWALL, TX 75087

SALAZAR AARON AND OLGA
2012 LAKESHORE DR
ROCKWALL, TX 75087

FREEMAN C L
2013 S LAKESHORE DR
ROCKWALL, TX 75087

THAMES HOLDING LLC
2014 LAKESHORE DR
ROCKWALL, TX 75087

RICKY LEE RIIS LIVING TRUST
TRUSTEE RICKI LEE RIIS
203 LAKEVIEW DRIVE
ROCKWALL, TX 75087

SIMS CHRISTOPHER P AND KRISTEN
206 LAKEVIEW DR
ROCKWALL, TX 75087

LAUREA ANTHONY BLAINE AND
CHRISTINE LONG
208 LAKEVIEW DR
ROCKWALL, TX 75087

MFR PROPERTIES LLC AND
YELLOW JACKET PLAZA LLC
2135 RIDGE RD
ROCKWALL, TX 75087

BOBST DANIEL W AND JENNIFER L
2701 SUNSET RIDGE SUITE 610
ROCKWALL, TX 75032

JBR2 LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

MFR PROPERTIES LLC AND
YELLOW JACKET PLAZA LLC
28632 ROADSIDE DR SUITE 270
AGOURA HILLS, CA 91301

RPSC ROCKWALL PROPERTIES LLC
3201 E PRESIDENT GEORGE BUSH HIGHWAY
SUITE 101
RICHARDSON, TX 75082

WILLCOXEN R GENE & MARY F
4820 SUTCLIFF AVE
SAN JOSE, CA 95118

SYVRUD JAMES P & MARY JEAN
519 E INTERSTATE 30
ROCKWALL, TX 75087

HENDRICKS JAMES & BARBARA
5903 VOLUNTEER PL
ROCKWALL, TX 75032

CHURCH ON THE ROCK
6005 DALROCK RD
ROWLETT, TX 75088

NEFF DARRYL LEE JR
7214 BENNINGTON DR
DALLAS, TX 75214

ROCKWALL I S D
801 E WASHINGTON ST
ROCKWALL, TX 75087

KELLY TANNER B
9801 ROYAL LN APT 708
DALLAS, TX 75231

AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT 23975
PARK SORRENTO, SUITE 300
CALABASAS, CA 91302

HAMBRICK GARY/GRACE HAMBRICK
P.O. BOX 907
BELMONT, TX 78604

STEBBINS ROBERT A ESTATE
ROBERT A STEBBINS II INDEPENDENT EXECUTOR
PO BOX 101
DENTON, TX 76202

KJT FLYING PROPERTIES LLC
PO BOX 1476
ROCKWALL, TX 75087

BURKE CASEY JOE AND ANDREA GAYDEN
PO BOX 2514
ROCKWALL, TX 75087

PLEASE RETURN THE BELOW FORM

Case No. Z2021-033: Amendment to PD-4

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.

It will create more traffic on an already busy street and will diminish property values over time.

Name: Charles Rickerson

Address: 1728 Ridge Rd, Rockwall, TX 75087

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

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PUBLIC NOTICE

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

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

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

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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PLEASE RETURN THE BELOW FORM

Case No. Z2021-033: Amendment to PD-4

Please place a check mark on the appropriate line below:

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

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

I OWN 1312, 1316, 1400 & 1408 RIDGE. THERE IS ALREADY 100+ CARS EACH DAY COMING INTO THE MEDIAN TO GET ONTO RIDGE. THIS IS DANGEROUS W/ RIDGE NOW HAVING CARS GOING 60+ MPH. MORE APTS. NOT WANTED UNLESS TRAFFIC LIGHT INSTALLED

Name: DAN W. BOAST

Address: 1400 RIDGE RD

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.

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MORE INFORMATION ON THIS CASE CAN BE FOUND

PLEASE RETURN THE BELOW FORM

Case No. Z2021-033: Amendment to PD-4

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.



This change will significantly increase traffic on Ridge Road. Therefore, we are opposed to the Zoning Change. Dr. JW Neufeld

Name: James V. Neufell / Francine Neufell : owners of record: 8-2-21

Address: 101 Becky Ln, Rockwall

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

From: Addison Ferullo
To: Planning
Subject: Rockwall: The New Downtown Dallas
Date: Tuesday, August 31, 2021 2:45:42 PM

Good afternoon,

Not sure if this email will make its way to someone's eyes, but I thought I'd give it a try. I don't have much to say other than I wish this city would stop building more apartment complexes. I know I'm not the only Rockwallian that enjoys the small bits of nature around our small city, and I am truly saddened to see yet another plan for more complexes.

Please consider keeping trees, preserving what little open space Rockwall has, and listening to those that will actually be affected by it.

Kindest regards,
Addison F.

This email was scanned by Bitdefender

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

From: Nelda Gillilan
To: Planning
Subject: Zoning change
Date: Wednesday, September 8, 2021 12:47:10 PM

Once again someone is wanting to change the zoning of the eastside of RidgeRoad between Lakedale and Becky Lane.
We have lived for 40 years this year in the west side neighborhood of this planned zoning change.
We highly encourage the planning and zoning committee to deny this zoning change.
There are already apartment buildings just north of this area. We don't need more apartments in Rockwall.
Thanks.
Nelda Gillilan
310 Stonecrest Drive
Rockwall, TX 75087

This email was scanned by Bitdefender

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

From: Sarah Freed
To: Planning
Subject: Z2021-033
Date: Tuesday, August 31, 2021 11:49:12 AM

I vehemently oppose rezoning this property to multi-family. Rockwall already has too many empty apartments in the area! Our city infrastructure cannot support the traffic, nor is this in the best interest of our community. No, no-Just NO!

Sent from my iPhone

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

Miller, Ryan

From: Bob Wacker <bobwacker@att.net>
Sent: Tuesday, September 14, 2021 3:05 AM
To: Miller, Ryan; Eric Chodun; Gonzales, David
Cc: Robert Weinstein
Subject: Z2021-033 The Edge Apartments

I did oppose The Lofts apartments site plan, SP2021-020, for many reasons.

I do support The Edge mixed use zoning change, Z2021-033, for many reasons.

I ask that you do not deny this request, and let City Council make the final decision based on a simple majority vote.

Why do I support The Edge (PD-4) request ?

1. If the PD-4 request is approved, this complex would be in compliance with the Comprehensive Plan, Scenic District land use:

DESCRIPTION - The area adjacent to Ridge Road represents a mixed-use district and includes one of the City's larger mixed residential/office developments (ie, The Commons).

STRATEGIES - Any development of vacant land or redevelopment of these areas should generally conform to the existing land uses.
- Infill development within this district should be compatible with the surrounding land uses.

2. The change in PD-4 is allowed per UDC page 5-7 but would still need an SUP.

(B) Special Use Standards.
Development within the Scenic Overlay (SOV) District and the SH-66 Overlay (SH-66 OV) District shall comply with the Land Use Schedule contained in Article 04, Permissible Uses, of this Unified Development Code (UDC); however, the following land uses may be considered on a case-by case basis through a Specific Use Permit:
(1) Retail Store with Gasoline Sales (Any Number of Dispensers or Vehicles)
(2) Car Wash (Any Type)
(3) Structures Over 36-Feet in Height

3. If approved, this change to PD-4 will have a minimum effect on the City's Mixed Use breakdown.
MU before change = 364.7 acres (1.35% of City)
MU after change = 376.9 acres (1.39% of City)

4. PD-4 should have the same 'opportunities' as PD-1 has had (per the PD-1 approved precedent-setting changes).

1972	PD-4 was GR and NS,	PD-1 was GR and MF-2
1983	PD-4 removed NS	PD-1 added OF
2002		PD-1 changed MF-15 and added TH
2012		PD-1 added UR
2016		PD-1 added BD (brewery and distillery)

This change would also negate this statement contained in the packet … "Based on these facts the proposed development appears to be inconsistent with the area". It SHOULD be even more consistent.

5. The EDGE density would be significantly less than one complex and comparable to others nearby:

Lofts =78.7 units per acre
Edge = 49.5 (ie, not "one of the densest developments within the City of Rockwall)
Lakeview = 48.6
Commons = 36.4

6. Per County Judge David Sweet (GOP meeting Sep 11), the City of Rockwall population growth currently is the lowest of the larger cities in Rockwall County. The City needs to provide affordable housing for first-time buyers wanting to move to Rockwall. Unfortunately the latest residential approvals have been for very expensive homes (eg, Saddlestar which advertises … "in the low $500's".

7. The Edge is a true multi-use development, with shops, residences, and public amenities … unlike the recently approved Lofts apartments hose amenities (eg rooftop restaurant) are for residents only.

8. The Edge will provide this district the opportunity to live up to its name, SCENIC.

9. Finally, I believe this developer has the resources to build the MU complex without any 'public or government subsidies', and has a proven track record of maintaining ownership its properties.

Again, please allow this to go forward to the Council for a simple majority vote.
I don't believe there are enough 'non-discretionary' items to justify denial of this request by P&Z.

Regards,
Bob Wacker

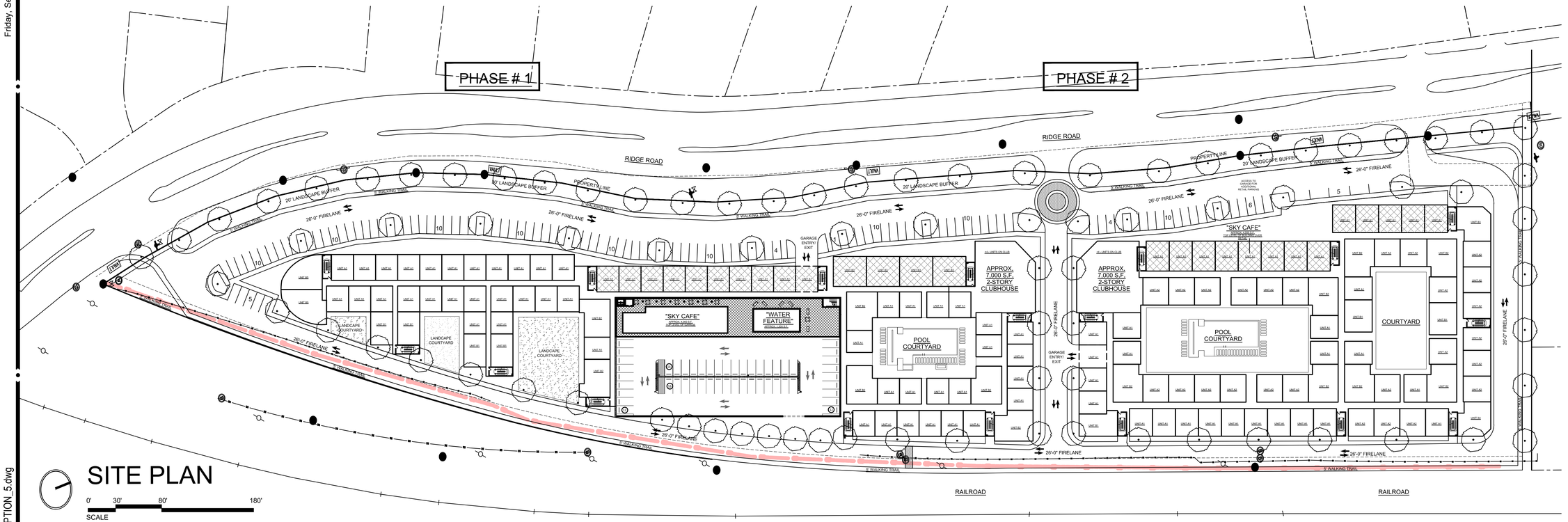
Footnotes: I know this will be in the packet, but could you please forward this email to the other members of P&Z. I don't have their addresses. Also it might allow them more time to consider my comments above.

My absence at the P&Z meeting, but not the ARB, will be because we have close relatives visiting and Tuesday at 6:30 pm is the only time we can "Sail With Scott" … unless it rains !

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Friday, September 10, 2021 8:50:35 AM



SITE PLAN

0' 30' 80' 180'

SCALE

PHASE # 1

325 TOTAL UNITS: - 5 stories w/ parking structure & retail portion

70% "A-units" - 227 units
30% "B-units" - 98 units

PARKING GARAGE:
Parking Req'd:

1.0 for 1- Bedroom = 227 x 1.25 = 284 spaces
2 for 2- Bedroom = 98 x 1.75 = 172 spaces
1/100 Restaurant Retail = 3,000 s.f. = 30 spaces
1/250 General Retail = 10,000 s.f. = 40 spaces
(526 Total parking spaces required)

PARKING PROVIDED:

(Garage) :Approx. 88 spaces per tier (5 levels)
- total of approx. 440 spaces provided.
(Surface): 90 spaces

Grand Total parking spaces provided: 530

PHASE # 2

275 TOTAL UNITS: - 4 stories on podium w/ retail portion

70% "A-units" - 192 units
30% "B-units" - 83 units

PARKING GARAGE:
Parking Req'd:

1.0 for 1- Bedroom = 192 x1.25 = 240 spaces
2 for 2- Bedroom = 83 x 1.75 = 145 spaces
1/100 Restaurant Retail = 3,000 s.f. = 30 spaces
1/250 General Retail = 10,000 s.f. = 40 spaces
(455 Total parking spaces required)

PARKING PROVIDED:

(Garage) :Approx. 440 spaces in podium.
(Surface): 25 spaces

Grand Total parking spaces provided: 465

BASEMENT LEVEL

Basement level - shown hatched

Retail Area - shown hatched

UNIT SQUARE FOOTAGES:

Basement level - shown hatched

-Unit A1 - Approx. 700,.s.f (+-)
-Unit A2 - Approx. 750 s.f. (+-)
-Unit B1 - Approx. 950 s.f. (+-)
-Unit B2 - Approx. 1,025 s.f. (+-)
-Unit B3 - Approx. 1,100 s.f. (+-)

The Edge at Rockwall

ROCKWALL, TEXAS

ARRIVE ARCHITECTURE GROUP
Architecture
Planning
Project Management
2344 Highway 121 · Suite 100 · Bedford, Texas 76021 · www.ArriveAG.com
Ph 817.514.0584 · Fx 817.514.0694

SEAL

REVISION

DRAWN BY: AAG
CHECKED BY: JMT
ISSUED FOR: DD REVIEW SET
SUBMITTAL DATE: 09/07/2021
SHEET NO.
SCALE:

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Friday, September 10, 2021 11:03:31 AM



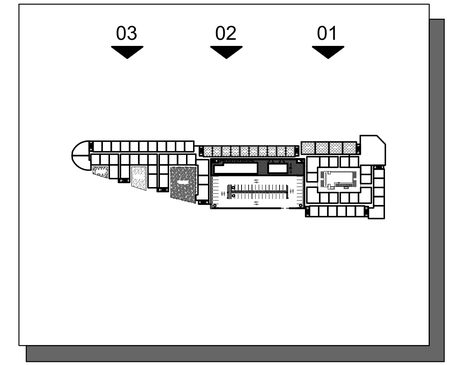
01 CONCEPTUAL-EXTERIOR ELEVATION
SCALE 3/32" = 1'-0" PHASE 1



02 CONCEPTUAL-EXTERIOT ELEVATION
SCALE 3/32" = 1'-0" PHASE 1



03 CONCEPTUAL-FRONT ELEVATION
SCALE 3/32" = 1'-0" PHASE 1



SITE - KEY LEGEND

The Edge at Rockwall

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REVISION

DRAWN BY:	CHECKED BY:
AAG	JMT

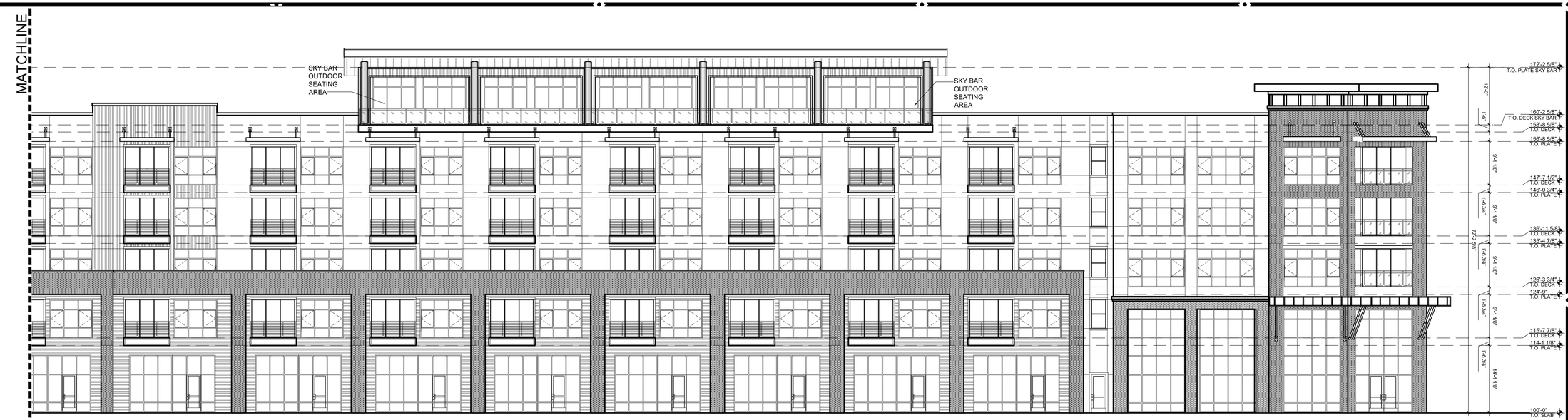
ISSUED FOR: DD REVIEW SET

SUBMITTAL DATE:	SHEET NO.
09/07/2021	A5.01

SCALE:

A5.01 PHASE 1 CONCEPT ELEVATIONS

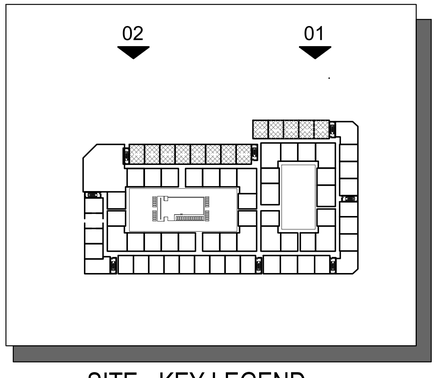
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01 CONCEPTUAL-EXTERIOR ELEVATION
SCALE 3/32" = 1'-0" PHASE 2



02 CONCEPTUAL-EXTERIOT ELEVATION
SCALE 3/32" = 1'-0" PHASE 2



SITE - KEY LEGEND



03 CONCEPTUAL-FRONT ELEVATION
SCALE 3/32" = 1'-0" PHASE 2

The Edge at Rockwall

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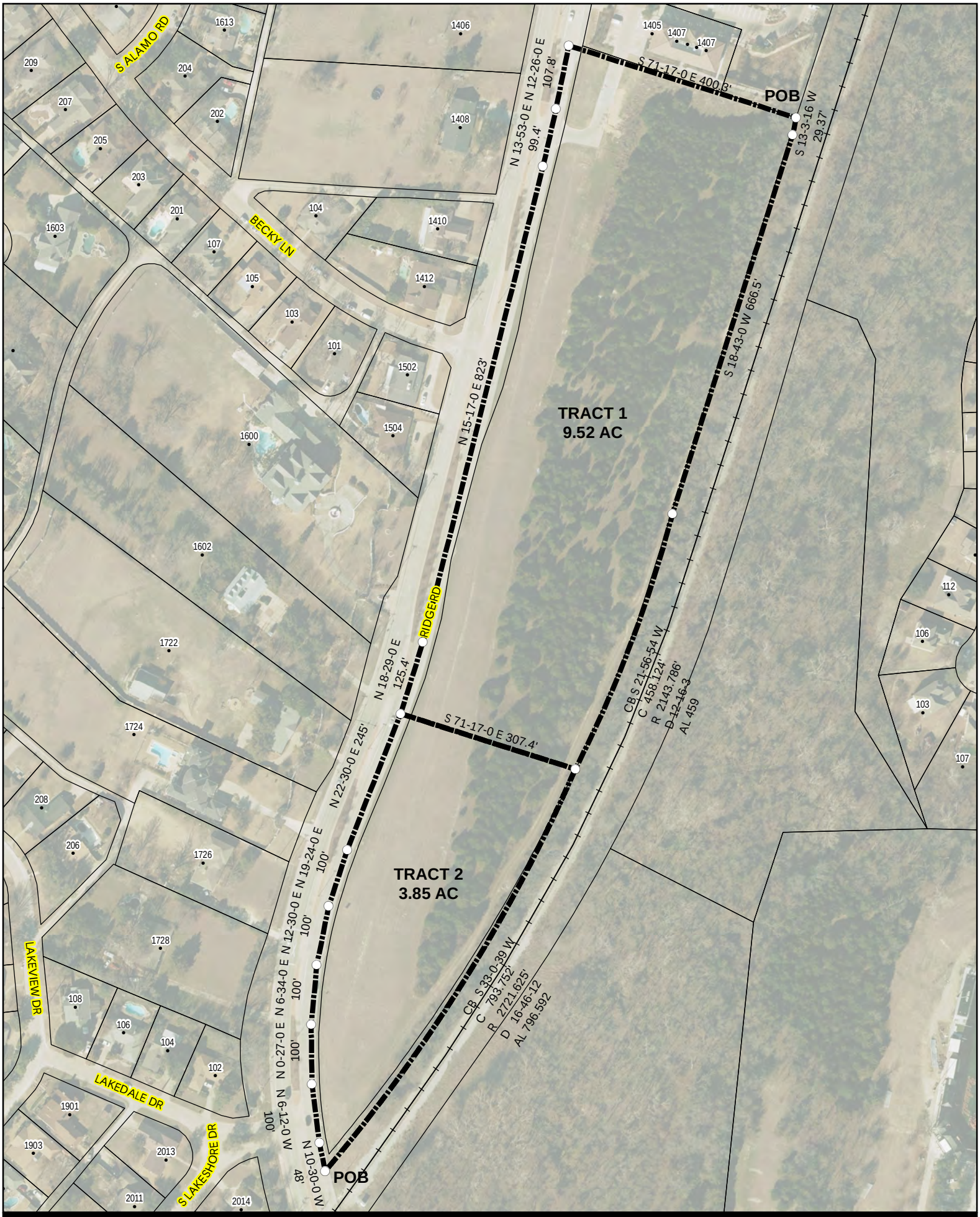
REVISION

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ISSUED FOR: DD REVIEW SET	
SUBMITTAL DATE: 09/07/2021	SHEET NO. A5.01
SCALE:	

A5.01 PHASE 1 CONCEPT ELEVATIONS

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City of Rockwall

0 50 100 Feet

Date: 8/24/2021

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

PLANNED DEVELOPMENT #4

WB Companies LLC
Robert Weinstein
917-670-8267
Robert@wbpropertygroup.com
495 Broadway 7th Floor
New York, NY 10012

August 18th 2021

Dear Mr. Miller,

Thank you for your time and your feedback. Please consider this my formal application letter to rezone from PD-4 General Retail to PD-4 with Mixed Use parcel number: 0001-0000-0002-00-0R

We propose building the first **Sky Restaurants with water features** in Rockwall on top of two phases of multifamily. Each 3,000 sq. ft. restaurant will be located on the 5th floor of the Parking structure. We also propose 4,000 sq. ft of retail located on the ground floor of each building.

The restaurants and water features will be open to the public and will have unobstructed views of Lake Ray Hubbard. The public will be able to enjoy roof time meals and relaxing time by our water features for generations to come. We are currently in talks with three restaurant owners, similar to Landry's, to lease the restaurant space.

Phase I 350 Units with 3,000 sq. ft. restaurant and water feature and 4,000 sq. ft. of retail on the ground floor

Phase II 350 Units 3,000 sq. ft. restaurant and water feature and 4,000 sq. ft. of retail on the ground floor

Community Amenities Pool on parking structure Meditation garden with water feature Rooftop restaurant Outdoor grilling area Running Trail Fitness Center Food Truck area & Picnic Tables Yoga & Spin classes

Apartment Interiors Large master bedroom suites Expansive walk-in closets Vinyl flooring in kitchen, living and dining areas Oversized soaking tubs Working kitchen island Modern slate GE appliances Washer and dryer in-unit Side-by-side refrigerators

Our development exceeds, parking requirements green space and setbacks and is in compliance with fire and storm water requirements.

Thank you for your time and consideration,

Robert Weinstein

= SUBJECT PROPERTY

14 SCENIC DISTRICT

DISTRICT DESCRIPTION

The *Scenic District* is situated between S. Goliad Street [*SH-205*] and Ridge Road [*FM-740*], which are two (2) of the City's major north/south arterials. This district is significantly developed and has residential land uses that range from medium to high density. The area adjacent to Ridge Road represents a mixed-use district and includes one of the City's larger mixed residential/office developments (*i.e. the Commons*). In addition, this district has a large percentage (*~26.58%*) of public and quasi-public land uses, which include Rockwall High School, Yellow Jacket Park, Heritage Christian Academy and Our Lady of the Lake Catholic Church. This district should continue to function as it does today, with the vacant areas -- *designated for Commercial land uses* -- adjacent to Ridge Road [*FM-740*] eventually developing with office or neighborhood/convenience center uses that will service the residential areas on the west side of Ridge Road.

DISTRICT STRATEGIES

The *Scenic District* being significantly developed is not anticipated to change or transition in the future. As a result, the following are the strategies for this district:

1. *Live/Work*. The properties designated for *Live/Work* land uses (*i.e. at the end of Old County Road*) have limited access and low visibility making the land not suitable for retail land uses. In addition, one of the three (3) properties has already transitioned to a non-residential land use and one (1) of the properties is currently vacant. The flexibility provided by the *Live/Work* designation allows these properties to establish unique land uses that are destination type uses.
2. *Mixed-Use*. The mixed-use areas in this district are mostly established and are anticipated to continue to function as they do today. Any development of vacant land or redevelopment of these areas should generally conform to the existing land uses.
3. *Neighborhood/Convenience Centers*. The commercial in this district is intended to support the existing and proposed residential developments in and adjacent to the district, and should be compatible in scale with the adjacent residential structures. In addition, these properties should use berms, landscaping and large buffers to transition uses.
4. *Infill Development*. Infill development within this district should be compatible with the surrounding land uses or conform to the *Land Use Plan Designations* depicted on the district map.

POINTS OF REFERENCE

A. Rockwall Commons
B. Spring Sports Complex
C. Waterstone Estates Subdivision
D. Rockwall High School
E. Yellow Jacket Park

LAND USE PALETTES

Current Land Use
Future Land Use



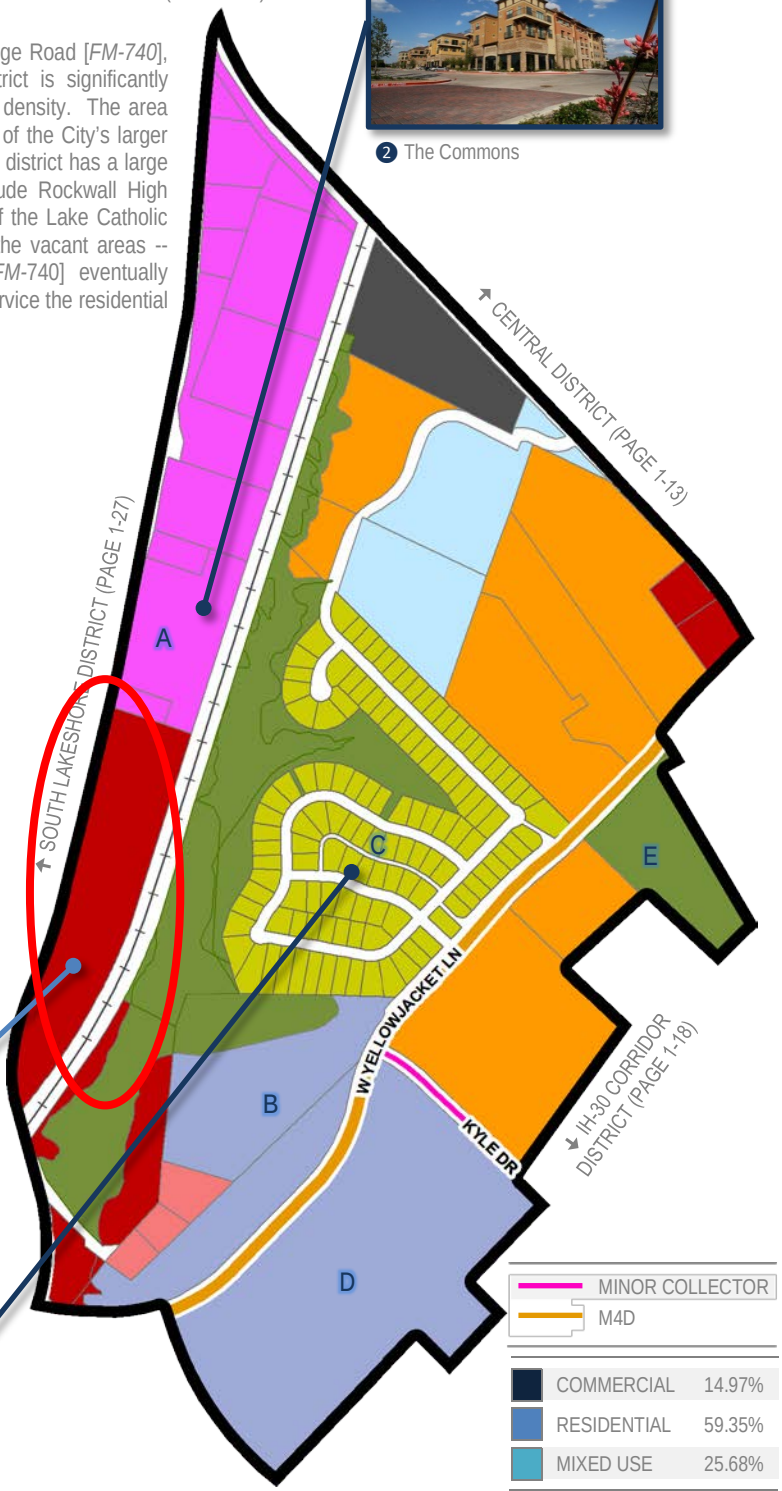
2 The Commons



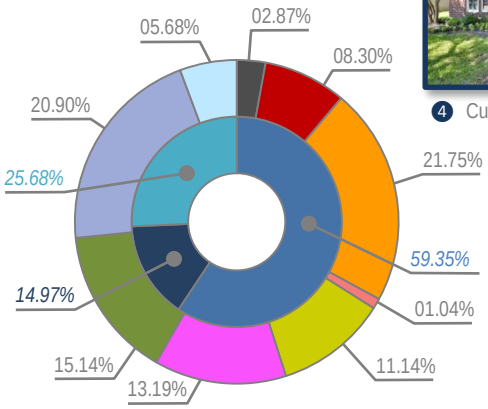
3 Future Neighborhood/ Convenience Center



4 Current Suburban Residential



COMMERCIAL	14.97%
RESIDENTIAL	59.35%
MIXED USE	25.68%



CURRENT: 1,040 | 71 | 2,309

BUILD OUT: 1,092 | 2,424

% OF ROCKWALL: 5.20% | 3.91% | 3.88%

CEMETERY (CEM)	7.22-ACRES
COMMERCIAL/RETAIL (CR)	20.89-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	54.77-ACRES
LIVE/WORK (LW)	2.63-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	28.04-ACRES
MIXED USE (MU)	33.21-ACRES
PARKS AND OPEN SPACE (OS)	38.13-ACRES
PUBLIC (P)	52.63-ACRES
QUASI-PUBLIC (QP)	14.31-ACRES

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 4 (PD-4) [*ORDINANCE NO.'S 72-03 & 01-26*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 4 (PD-4) TO ALLOW MIXED-USE DEVELOPMENT ON A 12.1148-ACRE TRACT OF LAND IDENTIFIED AS TRACT 2 OF THE D. ATKINS SURVEY, ABSTRACT NO. 1, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Rockwall has received a request from Robert Weinstein of WB Companies on behalf of Richard Chandler of HFS Management, Inc. for the approval of an amendment Planned Development District 4 (PD-4) [*Ordinance No.'s 72-03 & 01-26*] for the purpose of allowing a *Mixed-Use Development* (*i.e. Apartments, Retail/Restaurant, and Office land uses*) on a 12.1148-acre tract of land identified as Tract 2 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, which is more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, and hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 4 (PD-4) [*Ordinance No.'s 72-03 & 01-26*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No.'s 72-03 & 01-26*;

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

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

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

DRAFT 09.04.2021

SECTION 5. That development of the *Subject Property* shall generally be in accordance with the *PD Development Standards*, described in *Exhibit 'E'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'E'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 6. That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

SECTION 7. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of two thousand dollars *($2,000.00*) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 8. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 04-38*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 9. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 04-38*] of any provision of the *City Code*, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [*Ordinance No. 04-38*] (*including references to the Unified Development Code*), and references to overlay districts, in this ordinance or any of the *Exhibits* hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 10. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF OCTOBER, 2021.

_____

Kevin Fowler, *Mayor*

ATTEST:

_____

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *September 20, 2021*

2nd Reading: *October 4, 2021*

DRAFT ORDINANCE 09.04.2021

EXHIBIT 'A':
Legal Description

BEING two (2) tracts out of that certain lot, tract or parcel of land lying in and situated in the City of Rockwall, Rockwall County, Texas, a part of the Daniel Atkins Survey, and being Tracts 4 & 5 out of a subdivision of that certain 49.56-acres of land in the B. J. T. Lewis and Daniel Atkins survey as subdivided by C. F. Rhoades and wife, and conveyed to Al I. Folsom and Arthur A. Folsom by five (5) separate deeds, being numbered in Tracts 1-5 inclusive, the above described two (2) tracts being Numbers 4 & 5 of said subdivision, and being the same property conveyed by Al I. Folsom and wife, Ita H. Folsom, and Arthur A. Folsom and wife, Betty S. Folsom, to the Folsom Company by deed dated May 2, 1953, of record in *Volume 49, Page 249*, Deed of Records of Rockwall County, Texas, less a strip off the west ride of said two (2) tracts conveyed to the State of Texas for right-of-way purposes for FM-740; said two (2) tracts described as follows:

TRACT NO. 1:

BEGINNING at a stake in the west right-of-way of M.K.T. Railroad 1032-feet South 18 Degree 43' West of the northeast survey line of D. Atkins Survey;

THENCE South 13 Degrees 3' 16" West 29.37-feet for a point;

THENCE South 18 Degrees 43' West 666.5-feet to point of curve along Railroad Right-of-Way, following a curve having a radius of 2143.786 feet, a chord distance of 458.124 feet, chord bearing of S 21° 56' 54" for a corner;

THENCE North 71 Degrees 17' West 321-feet to a stake in the east margin of said FM-740;

THENCE along the east right-of-way line of said road as follows:
North 18 Degrees 29' East 125.4-feet;
North 15 Degrees 17' East 825-feet;
North 13 Degrees 53' East 99.4-feet;
North 12 Degrees 26' East 107.8-feet to a stake for a corner;

THENCE South 71 Degree 17' East 339.5-feet to the *PLACE OF BEGINNING* containing 9.52-acres.

TRACT NO. 2:

BEGINNING at a stake in the southwest intersection of the M.K.T. Railroad right-of-way and the northeast intersection of FM-740;

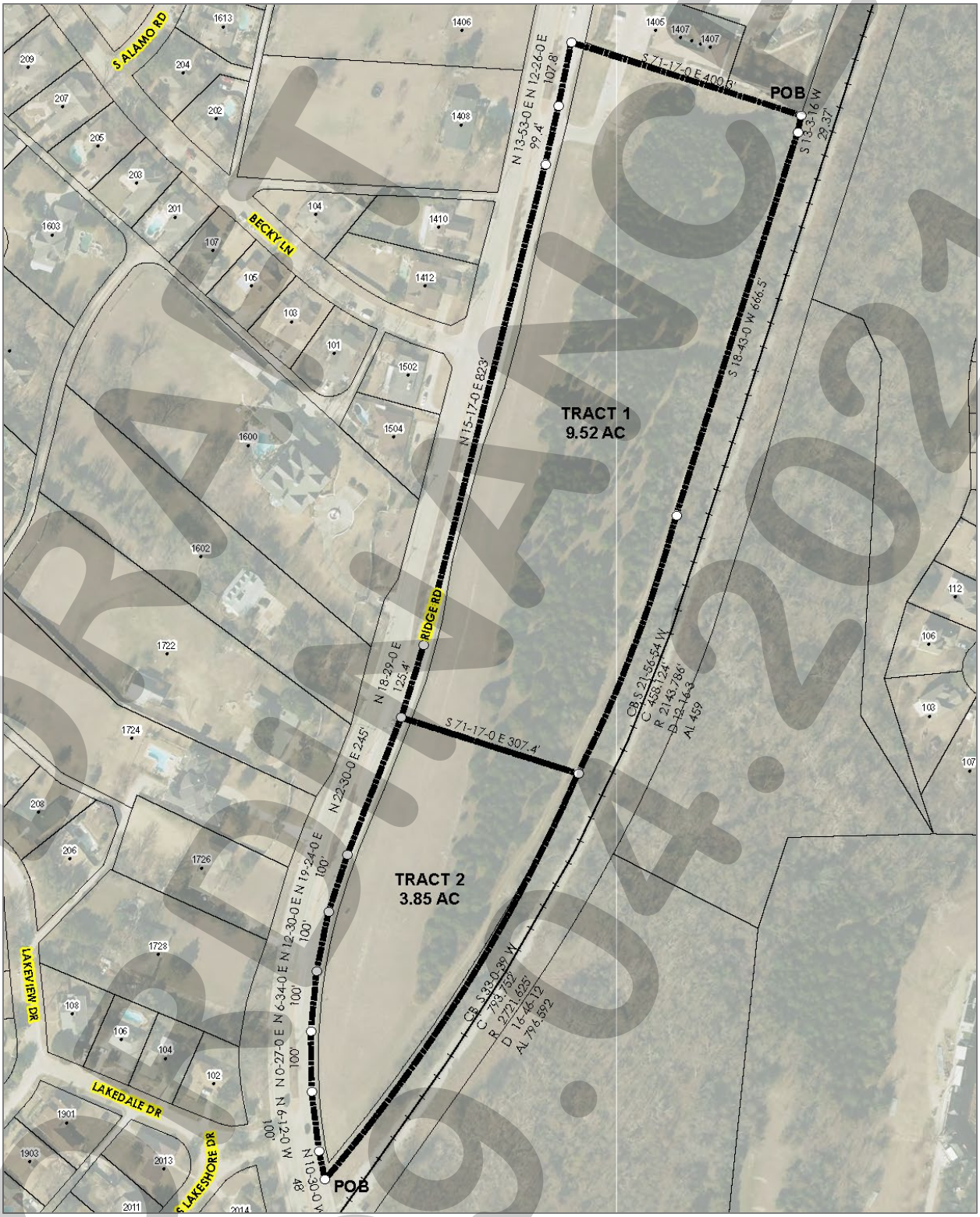
THENCE along the east right-of-way line of said road as follows:
North 10 Degrees 30' West 48-feet;
North 6 Degrees 34' East 100-feet;
North 12 Degrees 30' East 100-feet;
North 19 Degrees 24' East 100 feet;
North 22 Degrees 30' East 245-feet to a stake for a. corner;

THENCE South 71 Degrees 17' East 321-feet to a stake in the west right-of-way of said railroad;

THENCE along the west right-of-way of said Railroad Right-of-Way, following a curve having a radius of 2,721.625 feet, a chord distance of 793.752 feet, chord bearing of S 33° 0' 39" W to the *PLACE OF BEGINNING* containing 3.85 acres.

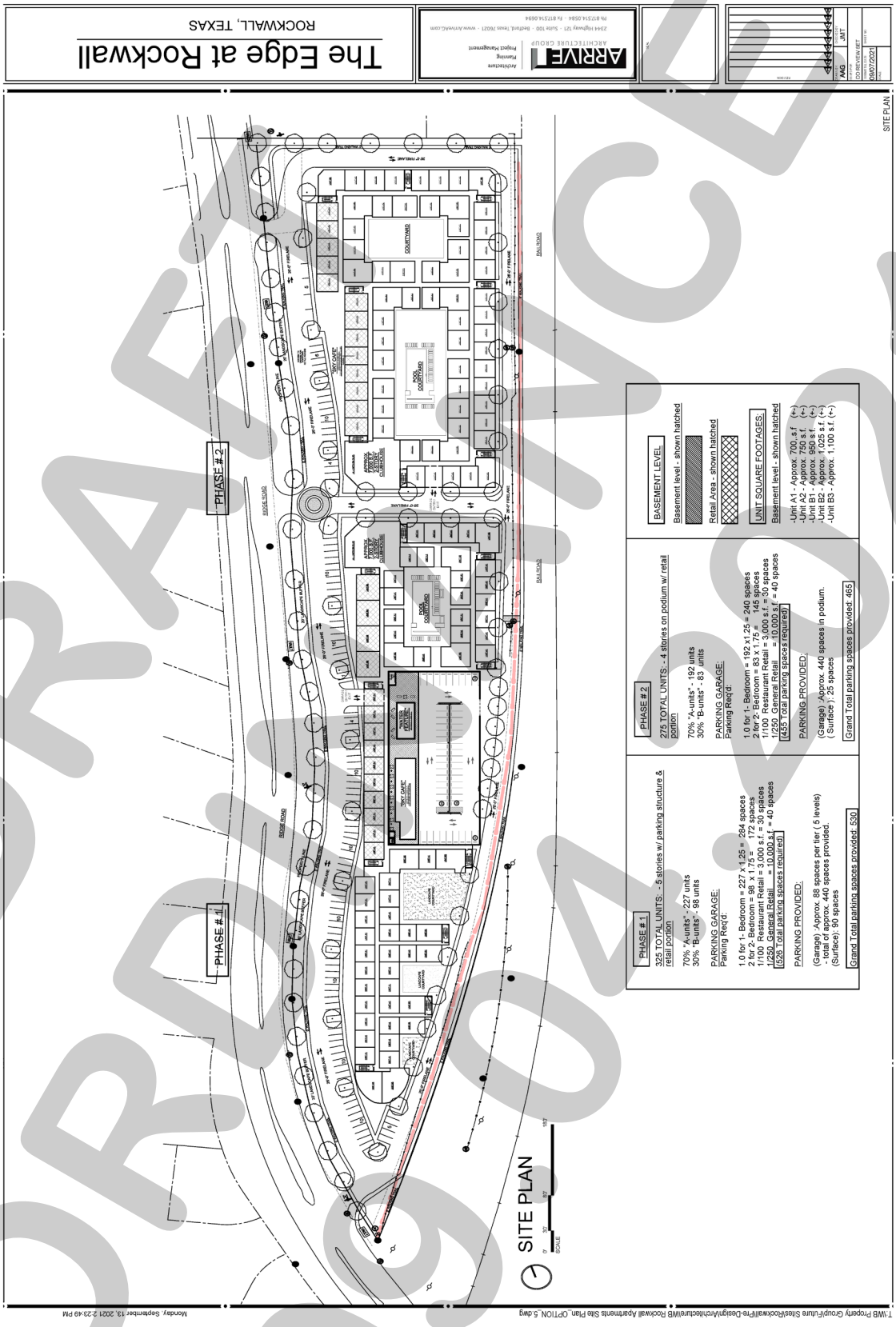
DRAFT ORDINANCE 09.04.2021

EXHIBIT 'B':
Survey

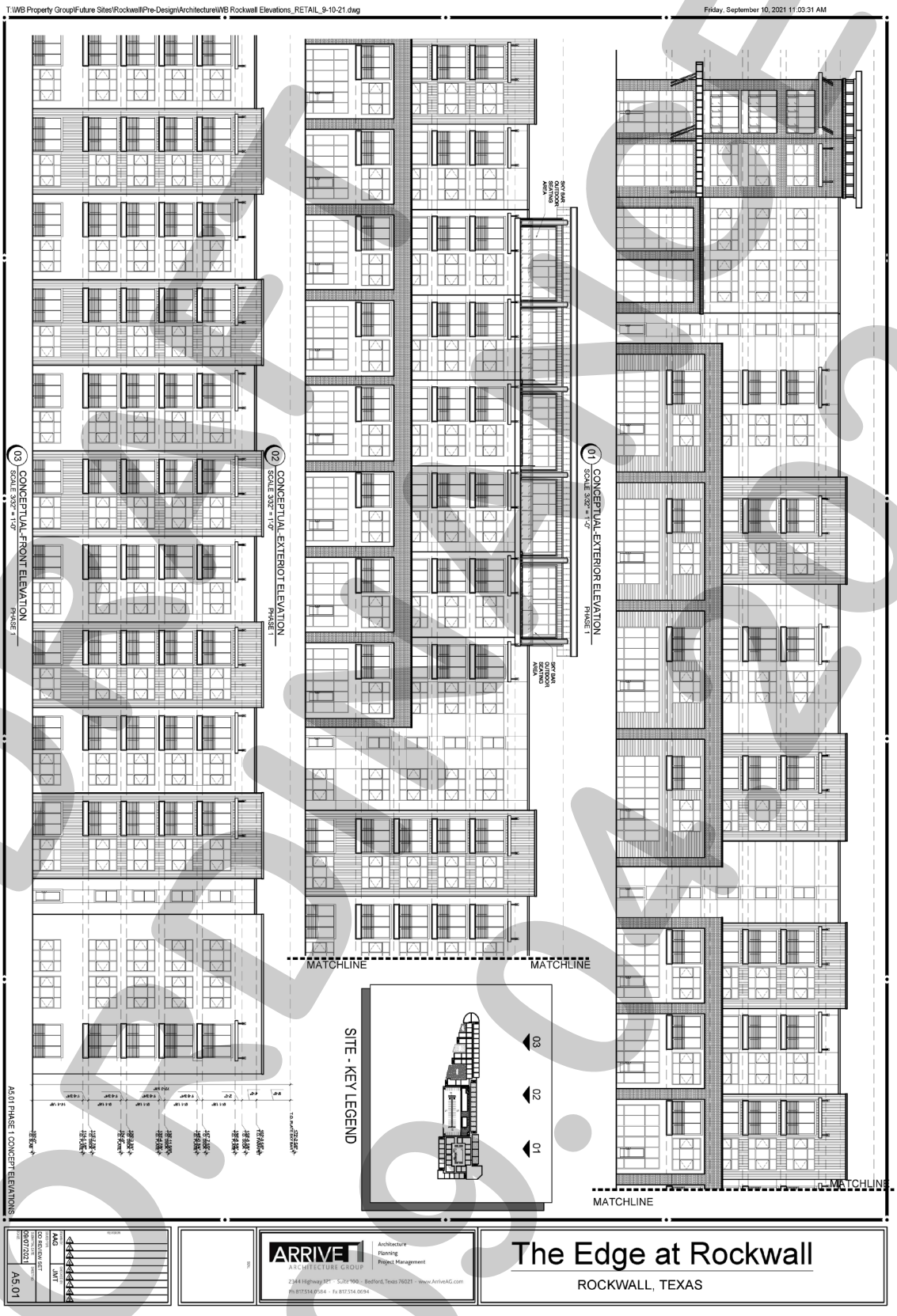


DRAFT 09.04.2021

EXHIBIT 'C':
Concept Plan

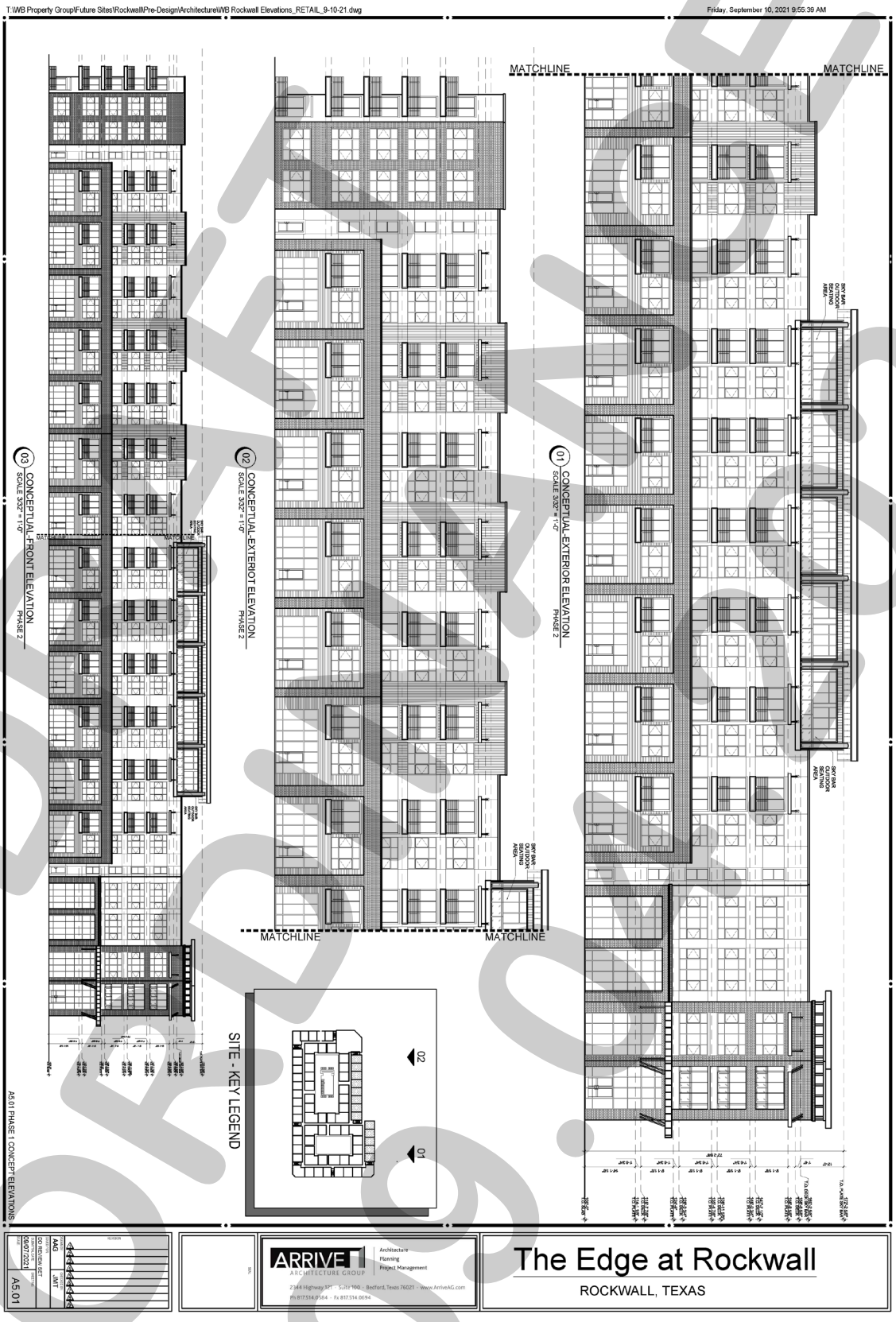


DRAFT ORDINANCE 09/04/2021



DRAFT
09.14.2021

EXHIBIT 'D':
Building Elevations



DRAFT 09.10.2021

(A) *Permitted Uses.* The *Subject Property* shall be subject to the land uses permitted in the General Retail (GR) District contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future, with the following additional land uses and restrictions:

Land Uses Permitted *By-Right*:

☑ Multi-Family Development (*as regulated by this Planned Development District Ordinance*).

Prohibited Land Uses:

☑ Animal Clinic for Small Animals without Outdoor Pens
☑ Animal Boarding/Kennel without Outside Pens
☑ Convent, Monastery, or Temple
☑ Hotel or Motel (*i.e. Limited Service, Full Service, Residence*)
☑ Hotel, Residence
☑ Caretakers Quarters/Domestic or Security Unit
☑ Convalescent Care Facility/Nursing Home
☑ Daycare with Seven (7) or More Children
☑ Emergency Ground Ambulance Service
☑ Group or Community Home
☑ Hospice
☑ Hospital
☑ Public Library, Art Gallery or Museum
☑ Local Post Office
☑ Public or Private Primary School
☑ Public or Private Secondary School
☑ Cemetery/Mausoleum
☑ Mortuary of Funeral Chapel
☑ Temporary Carnival, Circus, or Amusement Ride
☑ Outdoor Commercial Amusement/Recreation
☑ Indoor Gun Club with Skeet or Target
☑ Astrologer, Hypnotist, or Psychic
☑ Garden Supply/Plant Nursery
☑ Night Club, Discotheque, or Dance Hall
☑ Secondhand Dealer
☑ Full Service Car Wash and Auto Detail
☑ Self Service Car Wash
☑ Service Station
☑ Mining and Extraction of (Sand, Gravel, Oil and/or Other Materials)
☑ Helipad
☑ Railroad Yard or Shop
☑ Transit Passenger Facility

Land Uses that Require a *Specific Use Permit (SUP)*:

☑ Animal Hospital, Clinic
☑ Social Service Provider

(B) *Retail/Restaurant Land Use Requirements*

(1) *Restaurants.* One (1) restaurant with a minimum of 3,000 SF in area shall be constructed with each phase of the proposed development. These restaurants shall be situated on the highest floor level of each proposed building and generally conform with the *Concept Plan* and *Building Elevations* depicted in *Exhibits 'C'* & *'D'*.

(2) *Retail.* A minimum of 10,000 SF of retail area shall be constructed with each phase of the proposed development and generally conform to the *Concept Plan* depicted in *Exhibit 'C'*.

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(C) *Development Standards*. The *Subject Property* shall be developed in accordance with the *Concept Plan* and *Concept Building Elevations* depicted in *Exhibits 'C'* & *'D'* of this ordinance. In addition, development of the *Subject Property* shall adhere to the following requirements:

(1) *Density and Dimensional Requirements*. Unless specifically provided by this Planned Development District ordinance, any development of the *Subject Property* shall conform to the requirements stipulated for the General Retail (GR) District and the Scenic Overlay (SOV) District as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC). The *Multi-Family Development* land use shall be limited to a maximum permissible density of *50.00* dwelling units per gross acre of land; however, in no case should the total number of dwelling units exceed *600*. In addition, the development shall conform to the following standards:

Table 1: Lot Dimensional Requirements

Minimum Lot Width	60'
Minimum Lot Depth	100'
Minimum Lot Area	10,000 SF
Minimum Front Yard Setback	15'
Minimum Side Yard Setback	10'
Maximum Height	75'
Minimum Rear Yard Setback	10'
Maximum Lot Coverage	90%

(2) *Unit Composition*. The unit composition shall conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 2* below for the *Multi-Family Development* land use; however, in no case should the minimum unit size for any phase or building be less than 700 SF and the average unit area decrease below 805 SF.

Table 2: Unit Composition

Unit Type	*Minimum Unit Size (SF)*	*Phase #1*	*Phase #2*	*Total Units*
A1 *A2*	700 SF 750 SF	70% or 227 Units	70% or 192 Units	419 Units
B1 *B2* *B3*	950 SF 1,025 SF 1,100 SF	30% or 98 Units	30% or 83 Units	181 Units
	Maximum Units:	325 Units	275 Units	600 Units

(3) *Parking and Loading Standards*. The minimum parking requirements shall be as follows:

Table 3: Parking Requirements

Unit/Land Use Types	*Parking Space Requirements*
A1	1.25 Parking Space/Unit
A2	1.25 Parking Space/Unit
B1	1.75 Parking Space/Unit
B2	1.75 Parking Space/Unit
B3	1.75 Parking Space/Unit
Restaurant	1 Parking Space/100 SF
Retail	1 Parking Space/250 SF
Office	1 Parking Space/300 SF

(4) *Building Standards*. The building elevations shall generally conform to the *Concept Building Elevations* depicted in *Exhibit 'D'*; however, all development shall adhere to the following building standards:

(a) *Masonry Requirements*. The minimum masonry requirement for each exterior façade shall be 90%. For the purposes of this ordinance, the masonry shall be limited to full width brick, natural

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stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 50% of the exterior of the building; however, stucco may not be used within the first four (4) feet above grade on a façade visible from a public street or open space. A minimum of 20% natural stone is required on all building façades.

(b) *Roof Design Requirements.* All buildings shall be designed such that no roof mounted mechanical equipment (*i.e. HVAC, satellite, vents, etc.*) shall be visible from any direction. *Note: Screening of mechanical equipment is necessary for all equipment regardless of location (i.e. roof mounted, ground mounted, or otherwise attached to the building and/or located on the site).*

Screening of roof mounted mechanical equipment and/or other rooftop appurtenances shall be accomplished through the construction of an architectural feature, which is integral to the building's design and ensures that such equipment is not visible from adjacent public rights-of-way.

(c) *Architectural Requirements.* All buildings shall be architecturally finished on all four (4) sides with the same materials, detailing and features. In addition, all buildings shall be subject to the architectural requirements of the Scenic Overlay (SOV) District contained in Section 06, *General Overlay Districts*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC).

(d) *Parking Garage.* The development should incorporate structured parking that is visually screened from public view on all sides.

(D) *Landscaping and Hardscaping Standards*.

(1) *Landscape Requirements*. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in height at the time of planting. The tree species for this project shall be in accordance with the trees permitted within the Scenic Overlay (SOV) District as specified in Appendix C, *Landscaping Guidelines and Requirements*, of the Unified Development Code (UDC).

(2) *Landscape Buffers*. A minimum of a 20-foot landscape buffer shall be provided along the frontage of Ridge Road. Each landscape buffer shall incorporate a minimum of three (3) canopy trees and four (4) accent trees per 100-feet linear feet of buffer area. To avoid conflict with utilities, the buffer trees along Ridge Road shall be located a minimum of ten (10) feet from the existing 16-inch water line and any proposed sanitary sewer and storm lines. The developer shall also be responsible for the construction of a five (5) sidewalk along Ridge Road located two (2) feet inside the right-of-way (*i.e. setback a minimum of two [2] from the back of curb*).

(3) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect.

(4) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan* and/or *Opens Space/Amenity Plan*.

(E) *Trash Receptacles*. Trash and recycling receptacles shall be four (4) sided, with eight (8) foot walls constructed and cladded with materials matching the primary structures, and have a self-latching gate. All trash and recycling receptacles shall be internal to the site and not be situated within any established building setbacks or landscape buffers.

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(F) *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.

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CITY OF ROCKWALL
CITY COUNCIL CASE MEMO
PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Mayor and City Council
DATE:	September 20, 2021
APPLICANT:	Robert Weinstein; *WB Companies*
CASE NUMBER:	Z2021-033; *Amendment to Planned Development District 4* (*PD-4*)

SUMMARY

Hold a public hearing to discuss and consider a request by Robert Weinstein of WB Companies on behalf of Richard Chandler of HFS Management, Inc. for the approval of a *Zoning Change* amending Planned Development District 4 (PD-4) [*Ordinance No. 01-26*] to allow a *Mixed-Use Development* (*i.e. Apartments, Retail/Restaurant, and Office land uses*) on a 12.1148-acre tract of land identified as Tract 2 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 4 (PD-4) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, generally located in between Lakedale Drive and Becky Lane on the eastside of Ridge Road [*FM-740*], and take any action necessary.

BACKGROUND

The City Council approved *Ordinance No. 60-02* [*Case No. A1960-002*], annexing the subject property into the City of Rockwall on September 5, 1960. On January 27, 1972, the City Council approved Planned Development District 4 (PD-4) [*Ordinance No. 72-03*] allowing Neighborhood Services (NS) District and General Retail (GR) District land uses. In addition, the Planned Development District allowed *Shopping Center* land uses on the subject property. On June 18, 2001, the City Council approved a City initiated amendment to Planned Development District 4 (PD-4) [*Case No. PZ2001-053-01*] removing the Neighborhood Services (NS) District land uses from the base zoning. This changed the Planned Development District to only allow General Retail (GR) District land uses. The subject property is currently vacant and no changes have been made to it since it was annexed in 1960.

PURPOSE

The applicant -- *Robert Weinstein of WB Companies* -- is requesting to amend Planned Development District 4 (PD-4) to allow for a *Mixed-Use Development* (*i.e. Apartments, Retail/Restaurant, and Office land uses*) consisting of 600 multi-family units, 20,000 SF of retail/office space, and two (2) restaurants consisting of a total of 6,000 SF.

ADJACENT LAND USES AND ACCESS

The subject property is located between Lakedale Drive and Becky Lane on the eastside of Ridge Road [*FM-740*]. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a mixed-use development consisting of 202 urban residential units and several office/retail land uses. This property is better known as Rockwall Commons, and which is zoned Planned Development District 1 (PD-1) for General Retail (GR) District and Multi-Family 14 (MF-14) District land uses. North of this mixed-use development, is another mixed-use development consisting of 140 urban residential units and several office/retail land uses. This property is known as the Lakeview Apartments and is zoned Planned Development District 1 (PD-1) for General Retail (GR) District land uses.

South: Directly south of the subject property is Ridge Road, which is identified as a *M4D (i.e. minor collector, four [4] lane, divided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040

Comprehensive Plan. South of this thoroughfare is a 8.583-acre tract of vacant land (*i.e. Lot 1, Block A, Sky Ridge Addition*) zoned Commercial (C) District.

East: Directly east of the subject property is a 100-foot right-of-way with railroad tracks owned by the *M. K. & T. Railroad*. Beyond this are two (2) vacant tracts of land (*i.e. Tract 9 [9.24-acres] & Tract 9-1 [7-acres], of the D. Atkins Survey, Abstract No. 1*), which are situated within the 100-year floodplain and zoned Commercial (C) District. East of the two (2) vacant tracts is the Waterstone Estates Subdivision, which was platted on November 30, 1994 and consists of 123 single-family residential lots. This subdivision is zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is Ridge Road, which is identified as a *M4D (i.e. major collector, four [4] lane, divided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Continuing west are several single-family residential subdivisions (*i.e. Lake Ray Hubbard Estates [65 lots], The Estates of Coast Royal 1 [four {4} lots], The Estates of Coast Royal 2 [13 lots], and Lakeridge Park [87 lots*]), which are zoned for Single-Family 10 (SF-10) District land uses.

CHARACTERISTICS OF THE REQUEST

The applicant has submitted a concept plan, conceptual building elevations, and development standards for a proposed mixed-use development. The concept plan shows that the 12.1148-acre tract of land will be developed in two (2) phases and consist of multi-family dwelling units, general retail/office, and restaurant land uses. More specifically, the development will incorporate 600 multi-family dwelling units (*i.e. 419, 700-750 SF one (1) bedroom units & 181, 950-1,100 SF two (2) bedroom units*), ~10,000 SF of retail/office space on the lower level of each phase, and a ~3,000 SF restaurant that will be located on the upper level of each phase of the mixed-use development. It should be noted that the 600 multi-family dwelling units would translate to a density of *49.52* dwelling units per acre. The minimum dwelling unit size (*i.e. air-condition space*) will range from 700 SF to 1,100 SF. Staff has incorporated masonry standards into the proposed Planned Development District ordinance in accordance with the minimum masonry requirements stipulated by the Scenic Overlay (SOV) District. Specifically, the ordinance will require 90% masonry with a minimum of 20% natural stone to be located on each facade; however, the Planned Development District ordinance will also incorporate provisions that allow up to 50% cementitous fiberboard (*e.g. HardiBoard or Hardy Plank*) or stucco (*i.e. three [3] part stucco or a comparable material*). The proposed amendment to Planned Development District 4 (PD-4) will be subject to the land uses, and density and dimensional requirements stipulated for properties within the General Retail (GR) District with some specific restrictions to the land uses (*see the attached ordinance*). The following is a summary of the lot dimensional requirements, unit composition, and parking and loading standards contained in the proposed Planned Development District ordinance:

Table 1: Lot Dimensional Requirements

Minimum Lot Width	60'
Minimum Lot Depth	100'
Minimum Lot Area	10,000 SF
Minimum Front Yard Setback	15'
Minimum Side Yard Setback	10'
Maximum Height	75'
Minimum Rear Yard Setback	10'
Maximum Lot Coverage	90%

Table 2: Unit Composition

Unit Type	*Minimum Unit Size (SF)*	*Phase #1*	*Phase #2*	*Total Units*
A1 *A2*	700 SF 750 SF	70% or 227 Units	70% or 192 Units	419 Units
B1 *B2* *B3*	950 SF 1,025 SF 1,100 SF	30% or 98 Units	30% or 83 Units	181 Units
	Maximum Units:	325 Units	275 Units	600 Units

Table 3: Parking Requirements

Unit/Land Use Types	*Parking Space Requirements*
A1	1.25 Parking Space/Unit
A2	1.25 Parking Space/Unit
B1	1.75 Parking Space/Unit
B2	1.75 Parking Space/Unit
B3	1.75 Parking Space/Unit
Restaurant	1 Parking Space/100 SF
Retail	1 Parking Space/250 SF
Office	1 Parking Space/300 SF

The proposed concept plan indicates that the proposed development will provide a five (5) foot sidewalk along the frontage of Ridge Road that continues along the northern and eastern property lines of the subject property. This sidewalk will create a loop around the development when completed. Situated adjacent to the 5-foot walking trail on the southeast portion of the development (*i.e. Phase 1*) are three (3) landscaped courtyards that creates additional greenspace for the site; however, the applicant has not indicated the amount of open space provided with the development. Staff does estimate the open space as being less than 20% of the total site area.

INFRASTRUCTURE

Based on the applicant's submittal the following infrastructure is required to adequately serve this development:

(1) *Water & Sewer Improvements*. The development will be required to provide all water and sewer improvements per the approved infrastructure study, which will need to be completed prior to the submittal of a site plan.

(2) *Roadways*. Ridge Road is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*), which requires a minimum of an 85-foot right-of-way and a four (4) lane divided concrete street. If additional right-of-way is needed this will be required to be dedicated at the time of final plat. Additionally, all requirement called for by Traffic Impact Analysis (TIA) will need to be installed. Staff should note, that because this development calls for an increase in density from what is allowed on the Future Land Use Plan contained in the OURHometown Vision 2040 Comprehensive Plan, the Traffic Impact Analysis (TIA) will need to be completed prior to submitted for a site plan.

(3) *Drainage*. Detention will be required and sized per the Engineering Department's *Standards of Design and Construction Manual*.

CONFORMANCE WITH THE CITY'S CODES

Staff should note that the proposed Planned Development District deviates from the requirements of the Unified Development Code (UDC) and the Municipal Code of Ordinances in the following ways:

(1) *Density*. The highest density zoning district permitted by the Unified Development Code (UDC) is the Multi-Family 14 (MF-14) District, which allows a maximum of *14* dwelling units per acre [*i.e. Subsection 07.02, of Article 05, UDC*]. In this case, the applicant is requesting a total density of *49.52* dwelling units per acre, which exceeds the *14* dwelling units per acre by more than 3½ times the amount. In addition, staff should point out that the Rockwall Commons has a density of *30.40* dwelling units per acre and the Lakeview Apartments has a density of *36.84* dwelling units per acre; however, these unit counts were based on the entirety of Planned Development District 1 (PD-1), which is 39.6443-acres and equates to a total density of only *8.63* dwelling units per acre.

(2) *Parking Requirements*. According to Article 06, *Parking and Loading*, of the Unified Development Code (UDC), a *Multi-Family* development requires a minimum of 1½ parking spaces for each one (1) bedroom unit and two (2) parking spaces for each two (2) bedroom units. In this case, the applicant is requesting 1.25 parking spaces for the one (1) bedroom units and 1.75 parking spaces for the two (2) bedroom units. Based on the total number of dwelling units (*i.e. 419 one [1] bedroom & 181 two [2] bedroom units*) being requested, the Unified Development Code (UDC) would require a minimum of 991 parking spaces for the proposed multi-family units. The applicant is requesting a total of 841 parking spaces for the multi-family units. When looking at the overall parking requirements per the Unified Development Code (UDC), the development would require a total of 1,131 parking spaces (*i.e. 991 spaces for the Multi-Family Dwelling Units + 80*

spaces for the General Retail/Office + 60 spaces for the Restaurant = 1,131). The applicant is proposing a total of 995 parking spaces for the total mixed-use development, which would be ***deficient*** by 136 parking spaces per the City's requirements.

(3) *Maximum Building Height*. Under the *Special Use Standards* of the Scenic Overlay (SOV) District (*Subsection 06.02, of Article 05, UDC*) and the General Retail (GR) District (*Subsection 07.03, of Article 05, UDC*) of the Unified Development Code (UDC), structures that exceed 36-feet in height require the approval of a Specific Use Permit (SUP). In this case, the applicant is requesting a five (5) story structure with an overall height of 72.457', which is more than twice the height requirement for a structure in the Scenic Overlay (SOV) District.

The approval of the applicant's request would amend Planned Development District 4 (PD-4) and would effectively waive these requirements.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the OURHometown Vision 2040 Comprehensive Plan, the subject property is designated for *Commercial/Retail* land uses and is situated within the *Scenic District*. According to the *Land Use Plan*, the *Commercial/Retail* land use designation "…is characterized by single to multi-tenant commercial retail centers along major arterials at key intersections. These areas are typically considered to be convenience shopping centers and serve adjacent residential subdivisions … (t)hese areas should be designed with the pedestrian in mind and provide connections between the commercial land use and the adjacent residential subdivisions." In this case, the applicant's proposed development of high-density housing mixed with commercial, restaurant, and office land uses is more characteristic of the *Mixed-Use* land use designation, which is defined as "…developments that typically offer a mix of housing types and residential densities with integrated retail, personal services and/or office … (t)he residential component can include single-family homes, townhouses, condominiums, urban housing, lofts, or multi-family." While the *Mixed-Use* land use designation does not stipulate a density, staff should note that the proposed *49.52 units* per acre falls within the *High Density Residential* designation. This designation is defined as any development that exceeds 3½ units per gross acre. Staff should also note, that at *49.52 units* per gross acre this would be one of the densest developments within the City of Rockwall. Looking at the *District Strategies* of the *Scenic District*, *District Strategy #4* states that "(i)nfill development within this district should be compatible with the surrounding land uses or conform to the *Land Use Plan Designations* depicted on the district map." In this case, the applicant's proposed development appears to be far more intense of a land use than the existing mixed-use developments north of the subject property. Based on these facts the proposed development appears to be inconsistent with the area and therefore would *not* conform with the *Land Use Plan*.

Looking at the policies and goals for *Condominium and Apartments* contained in Chapter 08, *Housing*, of the OURHometown Vision 2040 Comprehensive Plan, the applicant's proposal potentially deviates to the following:

(1) *Section 02.05; Goal 01, Policy #3*: High-density condominium and apartment projects should be established in areas that can support a mix of land uses (*e.g. hotel, office, retail, commercial, etc.*) and have roadways that can accommodate higher volumes of traffic (*e.g. IH-30*). These areas are typically located away from existing single-family residential neighborhoods, east of John King Boulevard and are adjacent to commercial and office land uses.

Staff Response: In this case, Ridge Road [*FM-740*] does appear to be a roadway that can accommodate higher volumes of traffic; however, there are many single-family residential subdivisions along Ridge Road, which do not make it conducive to a development that is as intense as to what the applicant is proposing. The example used in the Comprehensive Plan is IH-30, which does not have any single-family residential subdivisions in close proximity to it main lanes. Based on this the applicant's request does not appear to conform to this policy.

(2) *Section 02.05; Goal 01, Policy #4*: High-density developments that incorporate more than ten (10) units per gross acre should incorporate structured parking that is visually screened from public view on all sides of the development. This can be achieved by wrapping the parking garage with buildings or creating false façades. Surface parking should be reserved to accommodate visitors, office staff, and prospective residents.

Staff Response: Based on the concept plan one (1) of the proposed parking garages will not be entirely wrapped by buildings and will have levels that are visible from the single-family subdivision east of the subject property. In addition,

the elevations provided by the applicant fail to show what this elevation of the parking garage will look like. Since staff is unable to determine if the proposed plan meets this requirement, staff has included a condition within the proposed draft ordinance that requires all structure parking to be visually screened from public view.

(3) *Section 02.05; Goal 01; Policy #6*: Additional landscaping and canopy trees in landscape buffers and open space areas should be required to reduce the scale of buildings, and increase the amount of green space provided for residents.

Staff Response: Currently, the applicant has failed to indicate the amount of open space in the development; however, staff estimates the amount of open space to be less than the 20% of the total site area, which is a recommended minimum by the OURHometown Vision 2040 Comprehensive Plan. In addition, the concept plan does not appear to incorporate increased landscape buffers (*i.e. the current landscape buffer only meets the minimum standards of the General Overlay District Standards*) or landscaped areas. Based on this the applicant's concept plan does not appear to meet this policy.

Based on the applicant's failure to conform with the Future Land Use Map and the *Housing* policies contained within the Comprehensive Plan, staff is required to point out that this request does *not* conform to the OURHometown Vision 2040 Comprehensive Plan. With this being said, zoning is discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. Should the City Council choose to approve the applicant's request, staff has incorporated a condition of approval that would change the Future Land Use Map designation for the subject property from a *Commercial/Retail* designation to a *Mixed-Use* designation.

NOTIFICATIONS

On August 26, 2021, staff mailed 80 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Turtle Cove and Waterstone Estates Homeowner's Association (HOA's), which are the only HOA's within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received the following:

(1) Three (3) property owner notifications representing four (4) properties from property owners within the notification area (*i.e. within the 500-foot buffer*) that are opposed to the applicant's request.
(2) One (1) notification from the City's website portal from a property owner within the notification area (*i.e. within the 500-foot buffer*) that is opposed to the applicant's request.
(3) Four (4) notifications from the City's website portal from property owners that are not within the notification area (*i.e. outside of the 500-foot buffer*) that are opposed to applicant's request.
(4) Three (3) email notifications from property owners that are not within the notification area (*i.e. outside of the 500-foot buffer*) that are opposed to applicant's request.
(5) One (1) property owner notification representing two (2) properties from a property owner that is not within the notification area (*i.e. outside the 500-foot buffer*) that is opposed to the applicant's request.
(6) One (1) letter from the Waterstone Estates Homeowners Association representing property owners that are within and not within the notification area (*i.e. inside and outside of the 500-foot buffer*) that are opposed to applicant's request.
(7) One (1) email from a property owner that is not within the notification area (*i.e. outside of the 500-foot buffer*) that is in favor of the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request then staff would propose the following conditions of approval:

1) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from a *Commercial/Retail* designation to a *Mixed-Use* designation; and,

2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city

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

PLANNING AND ZONING COMMISSION:

On September 14, 2021, the Planning and Zoning Commission failed to approve a motion for the zoning amendment with a motion to approve failing by a vote of 3-3, with Commissioners Deckard, Thomas, and Welch dissenting and Commissioner Moeller absent. According to Subsection 02.04(E), *Failure to Approve a Motion*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(i)f the Planning and Zoning Commission fails to approve a motion by a majority vote for any zoning application (*i.e. zoning change, Specific Use Permit, or text amendment*), then a recommendation for denial shall be forwarded to the City Council." In addition, Subsection 02.03(G), *Protest of a Zoning Change*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), states "… if such change is recommended for denial by the Planning and Zoning Commission, such zoning change or Specific Use Permit (SUP) shall require a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval."

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☑ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($100.00)

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: FM 740, Rockwall TX

SUBDIVISION: LOT: BLOCK:

GENERAL LOCATION: Adjacent South of 1389 Ridge Rd, Rockwall, TX 75087. Parcel: 0001-0000-0002-00-0R

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: PD-4
CURRENT USE: Retail & Neighborhood Services
PROPOSED ZONING: PD-4 with residential
PROPOSED USE: Restaurant & Multifamily
ACREAGE: 12.11
LOTS [CURRENT]: 1
LOTS [PROPOSED]: 2

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

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

☐ OWNER: HFS Management Inc.	☑ APPLICANT: WB Companies
CONTACT PERSON: Richard Chandler	CONTACT PERSON: Robert Weinstein
ADDRESS: 122 W John Carpenter Frwy, Ste 400	ADDRESS: 495 Broadway, 7th Floor
CITY, STATE & ZIP: Irving, TX 75039	CITY, STATE & ZIP: New York, NY 10012
PHONE: 214-649-7187	PHONE: 212 226 6066
E-MAIL: rchandler@sei-mi.com	E-MAIL: robert@wbpropertygroup.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 28 DAY OF June 20 21. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 28 *DAY OF* June, 2021.

SHAUNTAE LANGFORD
NOTARY PUBLIC STATE OF TEXAS
MY COMM. EXP. 06/17/2023
NOTARY ID 12586548-3

OWNER'S SIGNATURE Richard P. Chandler

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Shauntae Langford

MY COMMISSION EXPIRES 6/17/2023



City of Rockwall

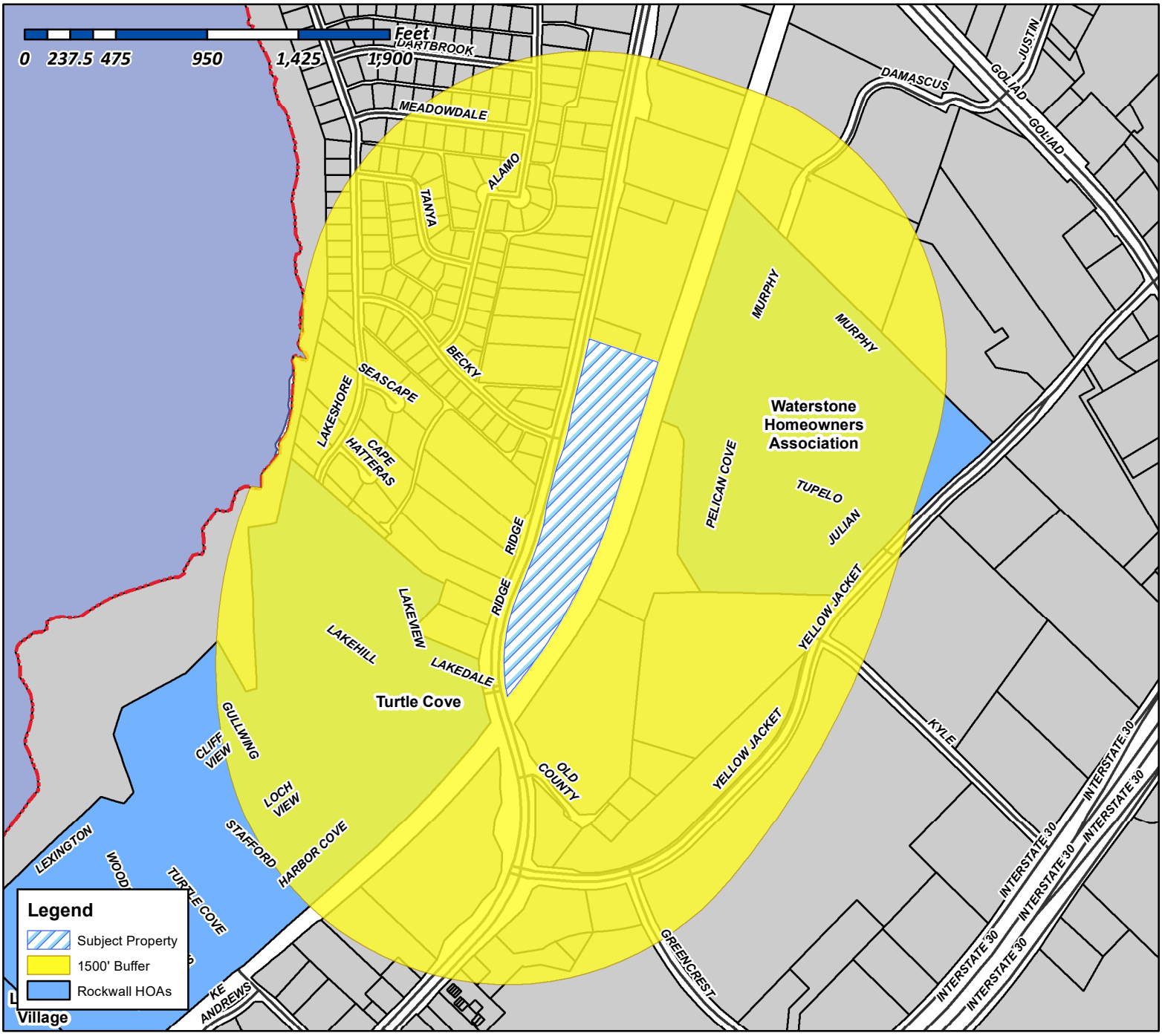
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

City of Rockwall

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

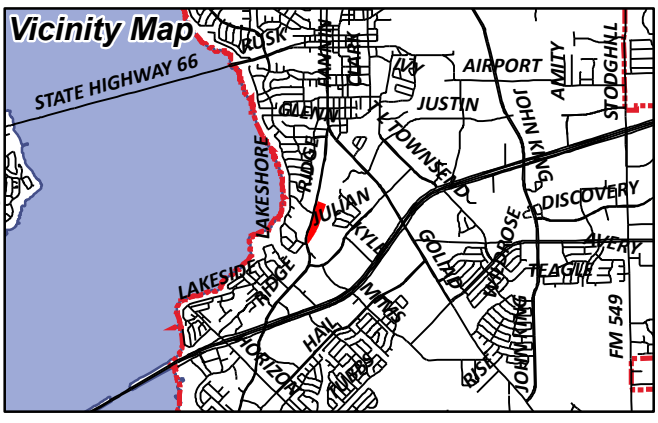
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Case Number: Z2021-033
Case Name: Amendment to PD-4
Case Type: Zoning
Zoning: Planned Development District 4 (PD-4)
Case Address: Between Lakedale Drive & Becky Lane on the East Side of Ridge Road

Date Created: *8/20/2021*

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



From: Gamez, Angelica
Cc: Miller, Ryan; Gonzales, David; Lee, Henry
Subject: Neighborhood Notification Program [Z2021-033]
Date: Thursday, August 26, 2021 3:19:10 PM
Attachments: Public Notice (08.26.2021).pdf
HOA Map (08.20.2021).pdf

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on August 27, 2021. The Planning and Zoning Commission will hold a public hearing on Tuesday, September 14, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 20, 2021 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2021-033 Amendment to PD-4
Hold a public hearing to discuss and consider a request by Robert Weinstein of WB Companies on behalf of Richard Chandler of HFS Management, Inc. for the approval of a Zoning Change amending Planned Development District 4 (PD-4) [Ordinance No. 01-26] to allow a Mixed-Use Development (i.e. Apartments, Retail/Restaurant, and Office land uses) on a 12.1148-acre tract of land identified as Tract 2 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 4 (PD-4) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, generally located in between Lakedale Drive and Becky Lane on the eastside of Ridge Road [FM-740], and take any action necessary.

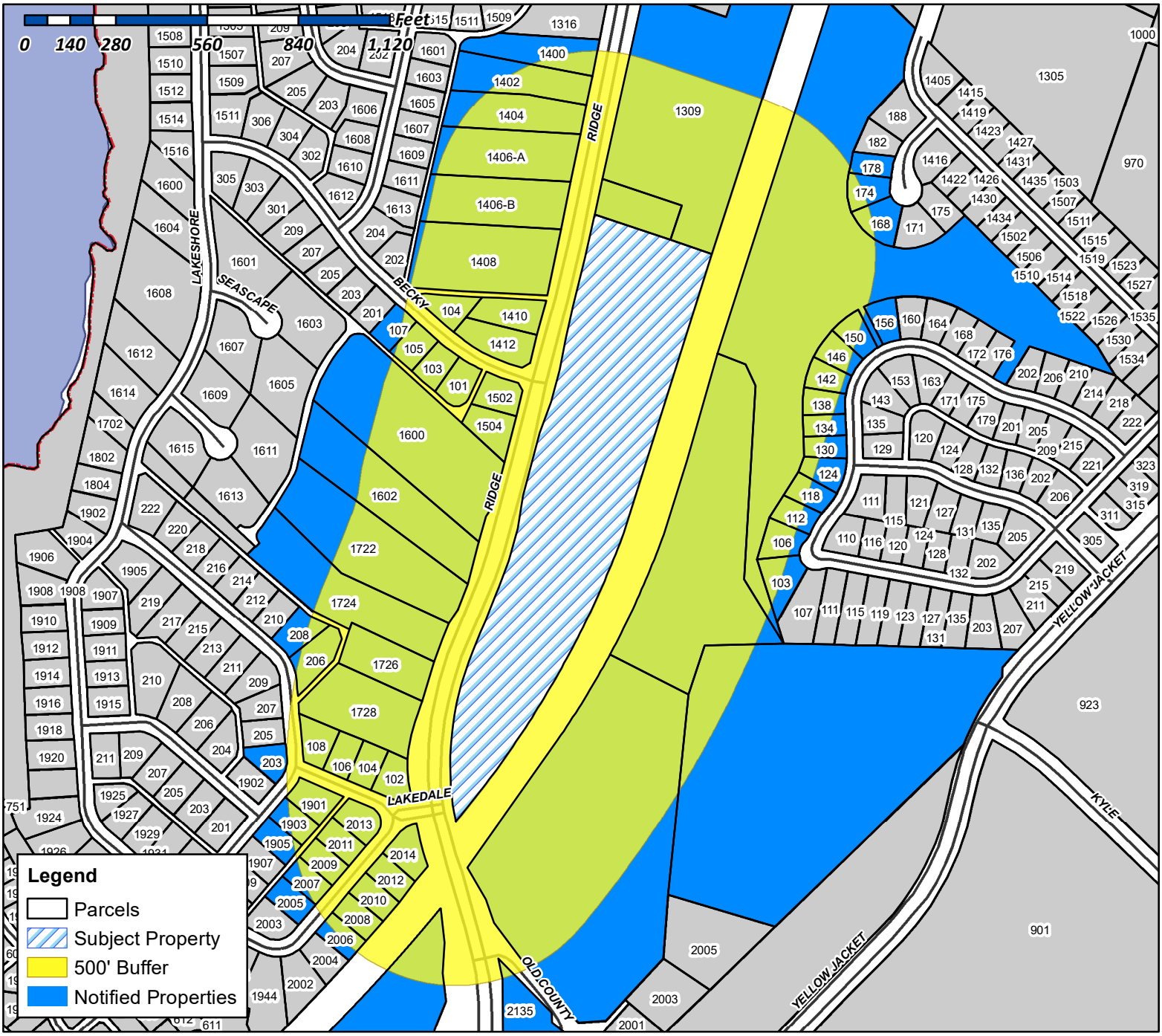
Thank you,

Angelica Gamez
Planning & Zoning Coordinator
City of Rockwall
972.771.7745 Office
972.772.6438 Direct
http://www.rockwall.com/planning/

City of Rockwall

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

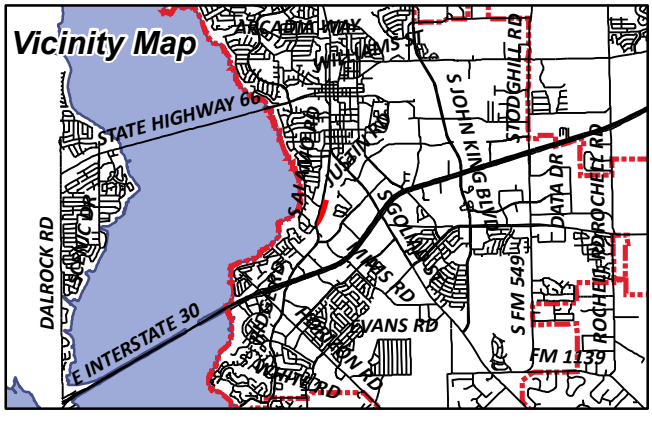
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Case Number: Z2021-033
Case Name: Amendment to PD-4
Case Type: Zoning
Zoning: Planned Development District 4 (PD-4)
Case Address: Between Lakedale Drive & Becky Lane on the East Side of Ridge Road

Date Created: *8/20/2021*

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



=RESPONSE RECEIVED

NEFF DARRYL LEE JR
101 BECKYLN
ROCKWALL, TX 75087

KJT FLYING PROPERTIES LLC
102 LAKEDALE DR
ROCKWALL, TX 75087

MARSHALL RICHARD A AND
KENNETH F WILSON
103 BECKY LN
ROCKWALL, TX 75087

STAVINOHA JIM L & MITZIE J
103 JULIAN DR
ROCKWALL, TX 75087

GARNER CASEY
104 BECKY LANE
ROCKWALL, TX 75087

MCCULLAR EMILY JEAN
104 LAKEDALE DRIVE
ROCKWALL, TX 75087

COX MARCUS D
105 BECKY LANE
ROCKWALL, TX 75087

7.1 RIDGE LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

MARTINEZ GRACE & JESSE LEE III
106 LAKEDALE DR
ROCKWALL, TX 75087

VILLASENOR HENRY ROBERT &
HAYDY E VILLASENOR
106 PELICAN COVE DR
ROCKWALL, TX 75087

HAMBRICK GARY/GRACE HAMBRICK
107 BECKY LN
ROCKWALL, TX 75087

PECK RUTH H
108 LAKEDALE DR
ROCKWALL, TX 75087

ECKERT TRUST
DAVID W & BONNIE L ECKERT
112 PELICAN COVE DRIVE
ROCKWALL, TX 75087

HAMPTON MATTHEW & CORINA
118 PELICAN COVE DR
ROCKWALL, TX 75087

HPA TEXAS SUB 2017-1 LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

HFS MANAGEMENT INC
C/O HANNA SAHLIYEH
122 W JOHN CARPENTER FWY STE 400
IRVING, TX 75039

SHUGART WILLIAM E & MERIDITH JUNE
124 PELICAN COVE DR
ROCKWALL, TX 75087

HALL STEPHANIE MCGARRY
130 PELICAN COVE DR
ROCKWALL, TX 75087

T ROCKWALL APARTMENTS TX LLC
1309 RIDGE RD
ROCKWALL, TX 75087

WILLCOXEN R GENE & MARY F
134 PELICAN COVEDR
ROCKWALL, TX 75087

ANDERSON JERRY C AND MELVA J
138 PELICAN COVE DR
ROCKWALL, TX 75087

BOBST DANIEL W AND JENNIFER L
1400 RIDGE RD
ROCKWALL, TX 75087

MASON RONALD E & GLORIA M
1402 RIDGE RD
ROCKWALL, TX 75087

ROGERS FAMILY LIVING TRUST
MICHAEL WAYNE ROGERS AND RELLA
VILLASANA ROGERS, TRUSTEES
1404 RIDGE RD
ROCKWALL, TX 75087

BURKE CASEY JOE AND ANDREA GAYDEN
1406-A RIDGERD
ROCKWALL, TX 75087

NORMAN LINDA
1406-B RIDGE RD
ROCKWALL, TX 75087

JBR2 LLC
1408 RIDGE RD
ROCKWALL, TX 75087

WONG ERIK J & ELIZABETH M
1410 RIDGE RD
ROCKWALL, TX 75087

NAJMABADI NATHAN R & JENNIFER N
1412 RIDGE ROAD
ROCKWALL, TX 75087

KROPKE JAMES & MARY
142 PELICAN COVE DR
ROCKWALL, TX 75087

CRANE ADAM T
146 PELICAN COVE DR
ROCKWALL, TX 75087

TEBBUTT BRIAN & MYLA
150 PELICAN COVE DRIVE
ROCKWALL, TX 75087

SCHWERDT JOSHUA MICHAEL
1502 RIDGE ROAD
ROCKWALL, TX 75087

BARRON ENRIQUE JR & ELIZABETH
1504 RIDGE RD
ROCKWALL, TX 75087

TEBBUTT BRIAN C
156 PELICAN COVE DR
ROCKWALL, TX 75087

MCANALLY JOHN L & CINDY N
1600 RIDGE RD
ROCKWALL, TX 75087

HENDRICKS JAMES & BARBARA
1602 RIDGE RD
ROCKWALL, TX 75087

T ROCKWALL APARTMENTS TX LLC
16600 DALLAS PARKWAY SUITE 300
DALLAS, TX 75248

UHLIG JANET KAY
168 MURPHY CT
ROCKWALL, TX 75087

UNRUH CECIL J ESTATE
TAMARA SUE HARRIS INDEPENDENT EXECUTRIX
1722 RIDGE RD
ROCKWALL, TX 75087

GREEN STEVEN T
1724 RIDGE RD
ROCKWALL, TX 75087

PALOS MICKEY SUE &
CODY S & MARIA T LOWERY
1726 RIDGE RD
ROCKWALL, TX 75087

RICKERSON CHARLES AND VIRGINIA
1728 RIDGE RD
ROCKWALL, TX 75087

AMERICAN RESIDENTIAL LEASING COMPANY LLC
174 MURPHY CT
ROCKWALL, TX 75087

UNRUH CECIL J ESTATE
TAMARA SUE HARRIS INDEPENDENT EXECUTRIX
17627 CEDAR CREEK CANYON
DALLAS, TX 75252

KELLY TANNER B
178 MURPHY CT
ROCKWALL, TX 75087

THAMES HOLDING LLC
1887 ENGLISH RD
ROCKWALL, TX 75032

PETTIGREW TERESA VIOLA
1901 LAKEVIEW DR
ROCKWALL, TX 75087

BALL DEREK AND AMANDA
1903 LAKEVIEW DR
ROCKWALL, TX 75087

VAUGHAN DANIEL J AND JESSICA
1905 LAKEVIEW DR
ROCKWALL, TX 75087

PADILLA KRIS AND JOE
2005 LAKESHORE DRIVE
ROCKWALL, TX 75087

RUSSELL CURTIS J & JENNIFER J
2006 S LAKESHORE DR
ROCKWALL, TX 75087

FRITSCH TERYL W AND JANICE L
2007 S LAKESHORE
ROCKWALL, TX 75087

CHARLES JACOB
2008 S LAKESHORE DR
ROCKWALL, TX 75087

HIGGINS BYRON STEPHEN AND
KIMBERLY LEE PETRIELLO
2009 S LAKESHORE DRIVE
ROCKWALL, TX 75087

STEBBINS ROBERT A ESTATE
ROBERT A STEBBINS II INDEPENDENT EXECUTOR
2010 LAKESHORE DR
ROCKWALL, TX 75087

HPA TEXAS SUB 2017-1 LLC
2011 LAKESHORE DR
ROCKWALL, TX 75087

SALAZAR AARON AND OLGA
2012 LAKESHORE DR
ROCKWALL, TX 75087

FREEMAN C L
2013 S LAKESHORE DR
ROCKWALL, TX 75087

THAMES HOLDING LLC
2014 LAKESHORE DR
ROCKWALL, TX 75087

RICKY LEE RIIS LIVING TRUST
TRUSTEE RICKI LEE RIIS
203 LAKEVIEW DRIVE
ROCKWALL, TX 75087

SIMS CHRISTOPHER P AND KRISTEN
206 LAKEVIEW DR
ROCKWALL, TX 75087

LAUREA ANTHONY BLAINE AND
CHRISTINE LONG
208 LAKEVIEW DR
ROCKWALL, TX 75087

MFR PROPERTIES LLC AND
YELLOW JACKET PLAZA LLC
2135 RIDGE RD
ROCKWALL, TX 75087

BOBST DANIEL W AND JENNIFER L
2701 SUNSET RIDGE SUITE 610
ROCKWALL, TX 75032

JBR2 LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

MFR PROPERTIES LLC AND
YELLOW JACKET PLAZA LLC
28632 ROADSIDE DR SUITE 270
AGOURA HILLS, CA 91301

RPSC ROCKWALL PROPERTIES LLC
3201 E PRESIDENT GEORGE BUSH HIGHWAY
SUITE 101
RICHARDSON, TX 75082

WILLCOXEN R GENE & MARY F
4820 SUTCLIFF AVE
SAN JOSE, CA 95118

SYVRUD JAMES P & MARY JEAN
519 E INTERSTATE 30
ROCKWALL, TX 75087

HENDRICKS JAMES & BARBARA
5903 VOLUNTEER PL
ROCKWALL, TX 75032

CHURCH ON THE ROCK
6005 DALROCK RD
ROWLETT, TX 75088

NEFF DARRYL LEE JR
7214 BENNINGTON DR
DALLAS, TX 75214

ROCKWALL I S D
801 E WASHINGTON ST
ROCKWALL, TX 75087

KELLY TANNER B
9801 ROYAL LN APT 708
DALLAS, TX 75231

AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT 23975
PARK SORRENTO, SUITE 300
CALABASAS, CA 91302

HAMBRICK GARY/GRACE HAMBRICK
P.O. BOX 907
BELMONT, TX 78604

STEBBINS ROBERT A ESTATE
ROBERT A STEBBINS II INDEPENDENT EXECUTOR
PO BOX 101
DENTON, TX 76202

KJT FLYING PROPERTIES LLC
PO BOX 1476
ROCKWALL, TX 75087

BURKE CASEY JOE AND ANDREA GAYDEN
PO BOX 2514
ROCKWALL, TX 75087

PUBLIC NOTICE

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

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

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

Case No. Z2021-033: Amendment to PD-4

Hold a public hearing to discuss and consider a request by Robert Weinstein of WB Companies on behalf of Richard Chandler of HFS Management, Inc. for the approval of a Zoning Change amending Planned Development District 4 (PD-4) [Ordinance No. 01-26] to allow a Mixed-Use Development (i.e. Apartments, Retail/Restaurant, and Office land uses) on a 12.1148-acre tract of land identified as Tract 2 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 4 (PD-4) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, generally located in between Lakedale Drive and Becky Lane on the eastside of Ridge Road [FM-740], 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, September 14, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, September 20, 2021 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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 *Monday, September 20, 2021 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2021-033: Amendment to PD-4

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

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Case No. Z2021-033: Amendment to PD-4

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.

It will create more traffic on an already busy street and will diminish property values over time.

Name: Charles Rickerson

Address: 1728 Ridge Rd, Rockwall, TX 75087

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

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EMAIL: PLANNING@ROCKWALL.COM

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Ryan Miller, AICP
Director of Planning & Zoning

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PLEASE RETURN THE BELOW FORM

Case No. Z2021-033: Amendment to PD-4

Please place a check mark on the appropriate line below:

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

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

I OWN 1312, 1316, 1400 & 1408 RIDGE. THERE IS ALREADY 100+ CARS EACH DAY COMING INTO THE MEDIAN TO GET ONTO RIDGE. THIS IS DANGEROUS W/ RIDGE NOW HAVING CARS GOING 60+ MPH. MORE APTS. NOT WANTED UNLESS TRAFFIC LIGHT INSTALLED

Name: DAN W. BOAST

Address: 1400 RIDGE RD

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.

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MORE INFORMATION ON THIS CASE CAN BE FOUND

PLEASE RETURN THE BELOW FORM

Case No. Z2021-033: Amendment to PD-4

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.



This change will significantly increase traffic on Ridge Road. Therefore, we are opposed to the Zoning Change. Dr. JW Neufeld

Name: James V. Neufell / Francine Neufell : owners of record: 8-2-21

Address: 101 Becky Ln, Rockwall

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

From: Addison Ferullo
To: Planning
Subject: Rockwall: The New Downtown Dallas
Date: Tuesday, August 31, 2021 2:45:42 PM

Good afternoon,

Not sure if this email will make its way to someone's eyes, but I thought I'd give it a try. I don't have much to say other than I wish this city would stop building more apartment complexes. I know I'm not the only Rockwallian that enjoys the small bits of nature around our small city, and I am truly saddened to see yet another plan for more complexes.

Please consider keeping trees, preserving what little open space Rockwall has, and listening to those that will actually be affected by it.

Kindest regards,
Addison F.

This email was scanned by Bitdefender

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

From: Nelda Gillilan
To: Planning
Subject: Zoning change
Date: Wednesday, September 8, 2021 12:47:10 PM

Once again someone is wanting to change the zoning of the eastside of RidgeRoad between Lakedale and Becky Lane.
We have lived for 40 years this year in the west side neighborhood of this planned zoning change.
We highly encourage the planning and zoning committee to deny this zoning change.
There are already apartment buildings just north of this area. We don't need more apartments in Rockwall.
Thanks.
Nelda Gillilan
310 Stonecrest Drive
Rockwall, TX 75087

This email was scanned by Bitdefender

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

From: Sarah Freed
To: Planning
Subject: Z2021-033
Date: Tuesday, August 31, 2021 11:49:12 AM

I vehemently oppose rezoning this property to multi-family. Rockwall already has too many empty apartments in the area! Our city infrastructure cannot support the traffic, nor is this in the best interest of our community. No, no-Just NO!

Sent from my iPhone

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

Miller, Ryan

From: Bob Wacker <bobwacker@att.net>
Sent: Tuesday, September 14, 2021 3:05 AM
To: Miller, Ryan; Eric Chodun; Gonzales, David
Cc: Robert Weinstein
Subject: Z2021-033 The Edge Apartments

I did oppose The Lofts apartments site plan, SP2021-020, for many reasons.

I do support The Edge mixed use zoning change, Z2021-033, for many reasons.

I ask that you do not deny this request, and let City Council make the final decision based on a simple majority vote.

Why do I support The Edge (PD-4) request ?

1. If the PD-4 request is approved, this complex would be in compliance with the Comprehensive Plan, Scenic District land use:

DESCRIPTION - The area adjacent to Ridge Road represents a mixed-use district and includes one of the City's larger mixed residential/office developments (ie, The Commons).

STRATEGIES - Any development of vacant land or redevelopment of these areas should generally conform to the existing land uses.
- Infill development within this district should be compatible with the surrounding land uses.

2. The change in PD-4 is allowed per UDC page 5-7 but would still need an SUP.

(B) Special Use Standards.
Development within the Scenic Overlay (SOV) District and the SH-66 Overlay (SH-66 OV) District shall comply with the Land Use Schedule contained in Article 04, Permissible Uses, of this Unified Development Code (UDC); however, the following land uses may be considered on a case-by case basis through a Specific Use Permit:
(1) Retail Store with Gasoline Sales (Any Number of Dispensers or Vehicles)
(2) Car Wash (Any Type)
(3) Structures Over 36-Feet in Height

3. If approved, this change to PD-4 will have a minimum effect on the City's Mixed Use breakdown.
MU before change = 364.7 acres (1.35% of City)
MU after change = 376.9 acres (1.39% of City)

4. PD-4 should have the same 'opportunities' as PD-1 has had (per the PD-1 approved precedent-setting changes).

1972	PD-4 was GR and NS,	PD-1 was GR and MF-2
1983	PD-4 removed NS	PD-1 added OF
2002		PD-1 changed MF-15 and added TH
2012		PD-1 added UR
2016		PD-1 added BD (brewery and distillery)

This change would also negate this statement contained in the packet … "Based on these facts the proposed development appears to be inconsistent with the area". It SHOULD be even more consistent.

5. The EDGE density would be significantly less than one complex and comparable to others nearby:

Lofts =78.7 units per acre
Edge = 49.5 (ie, not "one of the densest developments within the City of Rockwall)
Lakeview = 48.6
Commons = 36.4

6. Per County Judge David Sweet (GOP meeting Sep 11), the City of Rockwall population growth currently is the lowest of the larger cities in Rockwall County. The City needs to provide affordable housing for first-time buyers wanting to move to Rockwall. Unfortunately the latest residential approvals have been for very expensive homes (eg, Saddlestar which advertises … "in the low $500's".

7. The Edge is a true multi-use development, with shops, residences, and public amenities … unlike the recently approved Lofts apartments hose amenities (eg rooftop restaurant) are for residents only.

8. The Edge will provide this district the opportunity to live up to its name, SCENIC.

9. Finally, I believe this developer has the resources to build the MU complex without any 'public or government subsidies', and has a proven track record of maintaining ownership its properties.

Again, please allow this to go forward to the Council for a simple majority vote.
I don't believe there are enough 'non-discretionary' items to justify denial of this request by P&Z.

Regards,
Bob Wacker

Footnotes: I know this will be in the packet, but could you please forward this email to the other members of P&Z. I don't have their addresses. Also it might allow them more time to consider my comments above.

My absence at the P&Z meeting, but not the ARB, will be because we have close relatives visiting and Tuesday at 6:30 pm is the only time we can "Sail With Scott" … unless it rains !

This email was scanned by Bitdefender

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

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

JOHNNY

Last Name *

LUNGER

Address *

1015 Richmond dr

City *

Rockwall

State *

Texas

Zip Code *

75087

Email Address *

jalunger@yahoo.com

Phone Number

972-983-1466

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Google Forms

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Z2021-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Lori

Last Name *

Hainline

Address *

1441 Riverside Oaks Dr

City *

Rockwall

State *

Texas

Zip Code *

75087

Email Address *

lohaonline@gmail.com

Phone Number

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

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- (•) My neighbors told me about the request.
- ( ) Other: _____

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Google Forms

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Traffic is already very heavy on Ridge. This would increase it.

Respondent Information

Please provide your information.

First Name *

Marcine

Last Name *

McCulley

Address *

1451 Stewart Dr

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

jerry.marcine@att.net

Phone Number

214-796-8159

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- (•) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Google Forms

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Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Michelle

Last Name *

Roberts

Address *

614 Angela Crescent

City *

Rockwall

State *

Texas

Zip Code *

75088

Email Address *

tdrmdr@yahoo.com

Phone Number

972-979-9506

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

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- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Word of Mouth

This content is neither created nor endorsed by Google.

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Zoning & Specific Use Permit Input Form

Case Number *

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Z2021-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Should be a park, greenspace, or memorial. Will overburden the area with more traffic, noise, cut down trees,.

Respondent Information

Please provide your information.

First Name *

nathan

Last Name *

najmabadi

Address *

1412 ridge road

City *

rockwall

State *

TX

Zip Code *

75087

Email Address *

findnaj@yahoo.com

Phone Number

214-498-6066

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: I live directly across from property

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- (●) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other:

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Google Forms



WATERSTONE HOMEOWNERS ASSOCIATION

P.O. Box 1956
Rockwall, TX 75087
http://www.waterstone-estates.org
whoarockwall@gmail.com

September 14, 2021

Planning & Zoning Commission
Rockwall, Texas

Dear Commissioners,

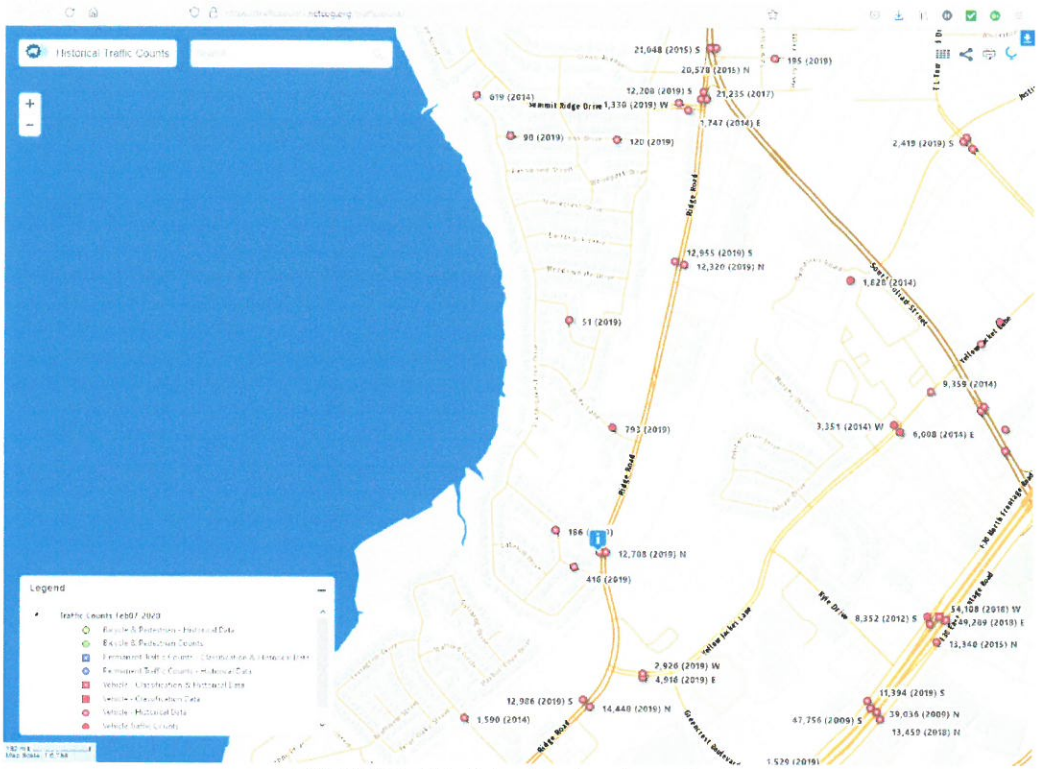
The Waterstone Homeowners Association (WHOA) Board has voted unanimously to oppose the proposed zoning change connected with P&Z action Z2021-033. The WHOA Boards objections are based on complaints from our homeowners, along with the expected excess traffic created by 600 multifamily units. Each apartment unit would add about 7 additional roadway vehicles per day (per Mike Spack, PE, PTOE), for an additional total of 4,200 vehicles per day. The TXDOT 2020 Annual Average Daily Traffic (AADT) on Ridge Road (FM740) near Becky Lane is 24,624 vehicles per day, and TXDOT projects this traffic level to increase to 34.474 vehicles per day by 2040 (see Appendix). The proposed 600 apartment increase in traffic would increase the 24,624 to 28824 vehicles per day. This data is almost a year old, and does not include the additional 4,000+ vehicles from the 640 apartments near downtown Rockwall. The planning daily traffic capacity for a 4-lane roadway with left turn lanes is about 36,800 vehicles per day (per Mike Spack, PE, PTOE). Given the above analysis, it is expected that Rockwall would need to widen Ridge Road soon after the completion of the proposed Ridge Road apartment, retail, and restaurant complex, or perhaps sooner. This analysis also does not include the additional impact of the restaurant and retail traffic, which would further exacerbate the traffic problem.

Regards,

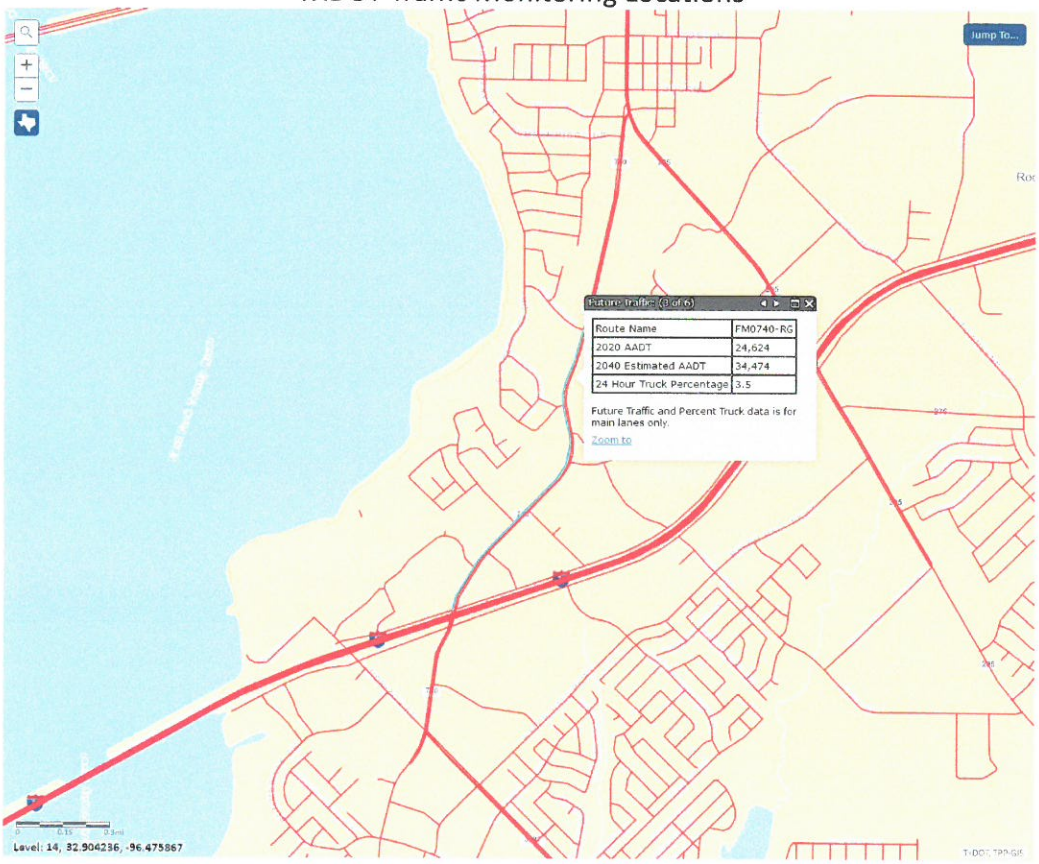
Harold L. Snyder Jr.

Harold L. Snyder, Jr.
WHOA Board Chairperson
Waterstone Homeowners Association
Phone: 972-772-2651
HaroldLSJ@aol.com

APPENDIX



TXDOT Traffic Monitoring Locations



TXDOT 2020 AADT and 2040 Estimated AADT (Annual Average Daily Traffic)

WB Companies LLC
Robert Weinstein
917-670-8267
Robert@wbpropertygroup.com
495 Broadway 7th Floor
New York, NY 10012

August 18th 2021

Dear Mr. Miller,

Thank you for your time and your feedback. Please consider this my formal application letter to rezone from PD-4 General Retail to PD-4 with Mixed Use parcel number: 0001-0000-0002-00-0R

We propose building the first **Sky Restaurants with water features** in Rockwall on top of two phases of multifamily. Each 3,000 sq. ft. restaurant will be located on the 5th floor of the Parking structure. We also propose 4,000 sq. ft of retail located on the ground floor of each building.

The restaurants and water features will be open to the public and will have unobstructed views of Lake Ray Hubbard. The public will be able to enjoy roof time meals and relaxing time by our water features for generations to come. We are currently in talks with three restaurant owners, similar to Landry's, to lease the restaurant space.

Phase I 350 Units with 3,000 sq. ft. restaurant and water feature and 4,000 sq. ft. of retail on the ground floor

Phase II 350 Units 3,000 sq. ft. restaurant and water feature and 4,000 sq. ft. of retail on the ground floor

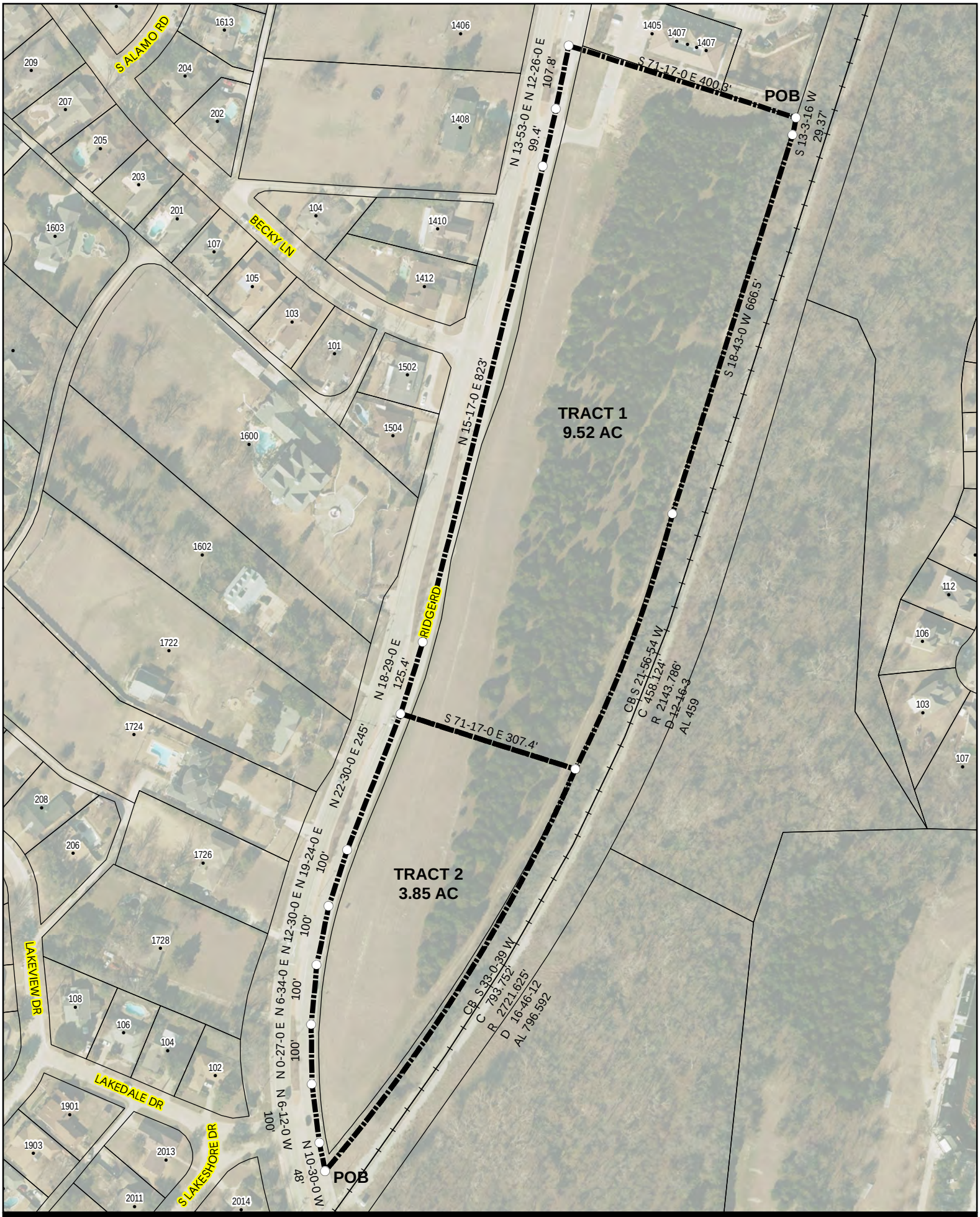
Community Amenities Pool on parking structure Meditation garden with water feature Rooftop restaurant Outdoor grilling area Running Trail Fitness Center Food Truck area & Picnic Tables Yoga & Spin classes

Apartment Interiors Large master bedroom suites Expansive walk-in closets Vinyl flooring in kitchen, living and dining areas Oversized soaking tubs Working kitchen island Modern slate GE appliances Washer and dryer in-unit Side-by-side refrigerators

Our development exceeds, parking requirements green space and setbacks and is in compliance with fire and storm water requirements.

Thank you for your time and consideration,

Robert Weinstein



City of Rockwall

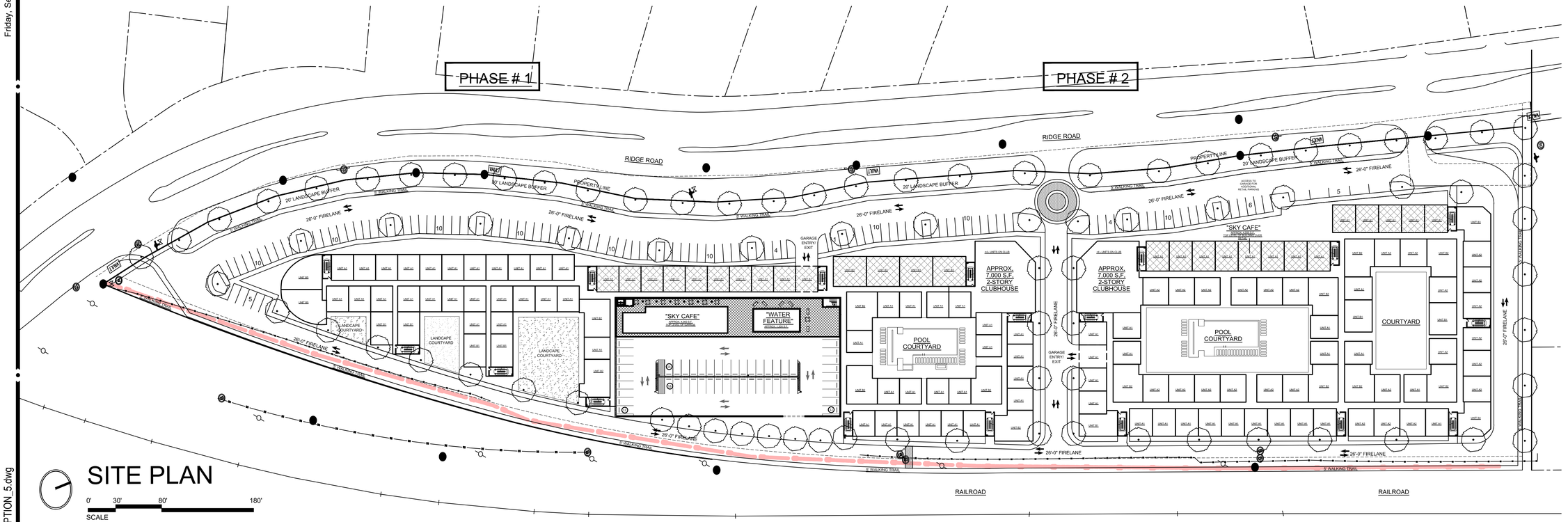
0 50 100 Feet

Date: 8/24/2021

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

PLANNED DEVELOPMENT #4

Friday, September 10, 2021 8:50:35 AM



SITE PLAN

0' 30' 80' 180'

SCALE

PHASE # 1

325 TOTAL UNITS: - 5 stories w/ parking structure & retail portion

70% "A-units" - 227 units
30% "B-units" - 98 units

PARKING GARAGE:
Parking Req'd:

1.0 for 1- Bedroom = 227 x 1.25 = 284 spaces
2 for 2- Bedroom = 98 x 1.75 = 172 spaces
1/100 Restaurant Retail = 3,000 s.f. = 30 spaces
1/250 General Retail = 10,000 s.f. = 40 spaces
(526 Total parking spaces required)

PARKING PROVIDED:

(Garage) :Approx. 88 spaces per tier (5 levels)
- total of approx. 440 spaces provided.
(Surface): 90 spaces

Grand Total parking spaces provided: 530

PHASE # 2

275 TOTAL UNITS: - 4 stories on podium w/ retail portion

70% "A-units" - 192 units
30% "B-units" - 83 units

PARKING GARAGE:
Parking Req'd:

1.0 for 1- Bedroom = 192 x1.25 = 240 spaces
2 for 2- Bedroom = 83 x 1.75 = 145 spaces
1/100 Restaurant Retail = 3,000 s.f. = 30 spaces
1/250 General Retail = 10,000 s.f. = 40 spaces
(455 Total parking spaces required)

PARKING PROVIDED:

(Garage) :Approx. 440 spaces in podium.
(Surface): 25 spaces

Grand Total parking spaces provided: 465

BASEMENT LEVEL

Basement level - shown hatched

Retail Area - shown hatched

UNIT SQUARE FOOTAGES:

Basement level - shown hatched

-Unit A1 - Approx. 700,.s.f (+-)
-Unit A2 - Approx. 750 s.f. (+-)
-Unit B1 - Approx. 950 s.f. (+-)
-Unit B2 - Approx. 1,025 s.f. (+-)
-Unit B3 - Approx. 1,100 s.f. (+-)

The Edge at Rockwall

ROCKWALL, TEXAS

ARRIVE ARCHITECTURE GROUP
Architecture
Planning
Project Management
2344 Highway 121 · Suite 100 · Bedford, Texas 76021 · www.ArriveAG.com
Ph 817.514.0584 · Fx 817.514.0694

SEAL

REVISION

DRAWN BY: AAG
CHECKED BY: JMT
ISSUED FOR: DD REVIEW SET
SUBMITTAL DATE: 09/07/2021
SHEET NO.
SCALE:

T:\WB Property Group\Future Sites\Rockwall\Pre-Design\Architecture\WB Rockwall Apartments Site Plan_OPTION_5.dwg

Friday, September 10, 2021 11:03:31 AM



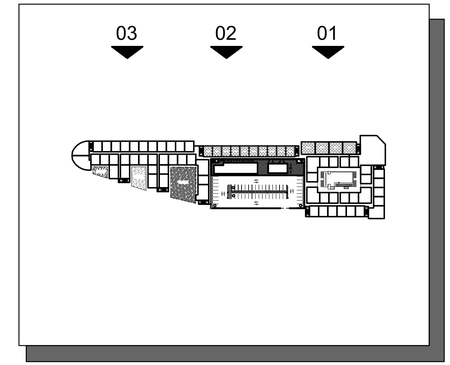
01 CONCEPTUAL-EXTERIOR ELEVATION
SCALE 3/32" = 1'-0" PHASE 1



02 CONCEPTUAL-EXTERIOT ELEVATION
SCALE 3/32" = 1'-0" PHASE 1



03 CONCEPTUAL-FRONT ELEVATION
SCALE 3/32" = 1'-0" PHASE 1



SITE - KEY LEGEND

The Edge at Rockwall

ROCKWALL, TEXAS

ARRIVE ARCHITECTURE GROUP
Architecture
Planning
Project Management
2344 Highway 121 · Suite 100 · Bedford, Texas 76021 · www.ArriveAG.com
Ph 817.514.0584 · fx 817.514.0694

SEAL

REVISION

DRAWN BY:	CHECKED BY:
AAG	JMT

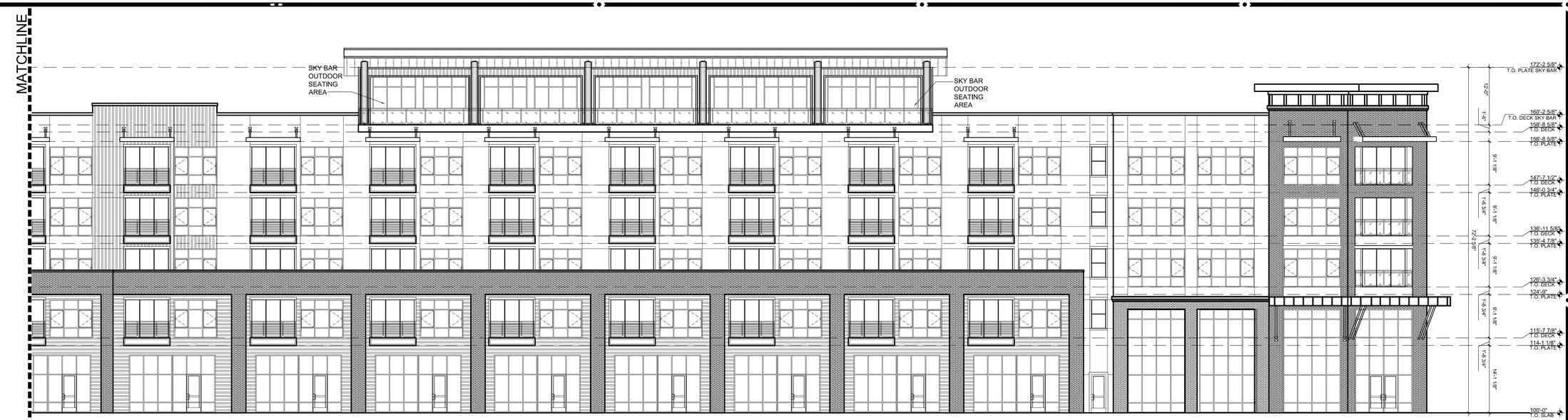
ISSUED FOR: DD REVIEW SET

SUBMITTAL DATE:	SHEET NO.
09/07/2021	A5.01

SCALE:

A5.01 PHASE 1 CONCEPT ELEVATIONS

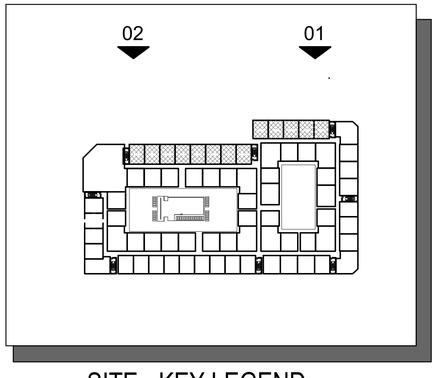
T:\WB Property Group\Future Sites\Rockwall\Pre-Design\Architecture\WB Rockwall Elevations_RETAIL_9-10-21.dwg



01 CONCEPTUAL-EXTERIOR ELEVATION
SCALE 3/32" = 1'-0" PHASE 2



02 CONCEPTUAL-EXTERIOT ELEVATION
SCALE 3/32" = 1'-0" PHASE 2



SITE - KEY LEGEND



03 CONCEPTUAL-FRONT ELEVATION
SCALE 3/32" = 1'-0" PHASE 2

The Edge at Rockwall

ROCKWALL, TEXAS

ARRIVE ARCHITECTURE GROUP
Architecture
Planning
Project Management
2344 Highway 121 - Suite 100 - Bedford, Texas 76021 - www.ArriveAG.com
Ph 817.514.0584 - Fx 817.514.0694

SEAL

REVISION

DRAWN BY: AAG	CHECKED BY: JMT
ISSUED FOR: DD REVIEW SET	
SUBMITTAL DATE: 09/07/2021	SHEET NO. A5.01
SCALE:	

A5.01 PHASE 1 CONCEPT ELEVATIONS

Friday, September 10, 2021 9:55:39 AM

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= SUBJECT PROPERTY

14 SCENIC DISTRICT

DISTRICT DESCRIPTION

The *Scenic District* is situated between S. Goliad Street [*SH-205*] and Ridge Road [*FM-740*], which are two (2) of the City's major north/south arterials. This district is significantly developed and has residential land uses that range from medium to high density. The area adjacent to Ridge Road represents a mixed-use district and includes one of the City's larger mixed residential/office developments (*i.e. the Commons*). In addition, this district has a large percentage (*~26.58%*) of public and quasi-public land uses, which include Rockwall High School, Yellow Jacket Park, Heritage Christian Academy and Our Lady of the Lake Catholic Church. This district should continue to function as it does today, with the vacant areas -- *designated for Commercial land uses* -- adjacent to Ridge Road [*FM-740*] eventually developing with office or neighborhood/convenience center uses that will service the residential areas on the west side of Ridge Road.

DISTRICT STRATEGIES

The *Scenic District* being significantly developed is not anticipated to change or transition in the future. As a result, the following are the strategies for this district:

1. *Live/Work*. The properties designated for *Live/Work* land uses (*i.e. at the end of Old County Road*) have limited access and low visibility making the land not suitable for retail land uses. In addition, one of the three (3) properties has already transitioned to a non-residential land use and one (1) of the properties is currently vacant. The flexibility provided by the *Live/Work* designation allows these properties to establish unique land uses that are destination type uses.
2. *Mixed-Use*. The mixed-use areas in this district are mostly established and are anticipated to continue to function as they do today. Any development of vacant land or redevelopment of these areas should generally conform to the existing land uses.
3. *Neighborhood/Convenience Centers*. The commercial in this district is intended to support the existing and proposed residential developments in and adjacent to the district, and should be compatible in scale with the adjacent residential structures. In addition, these properties should use berms, landscaping and large buffers to transition uses.
4. *Infill Development*. Infill development within this district should be compatible with the surrounding land uses or conform to the *Land Use Plan Designations* depicted on the district map.

POINTS OF REFERENCE

A. Rockwall Commons
B. Spring Sports Complex
C. Waterstone Estates Subdivision
D. Rockwall High School
E. Yellow Jacket Park

LAND USE PALETTES

Current Land Use
Future Land Use



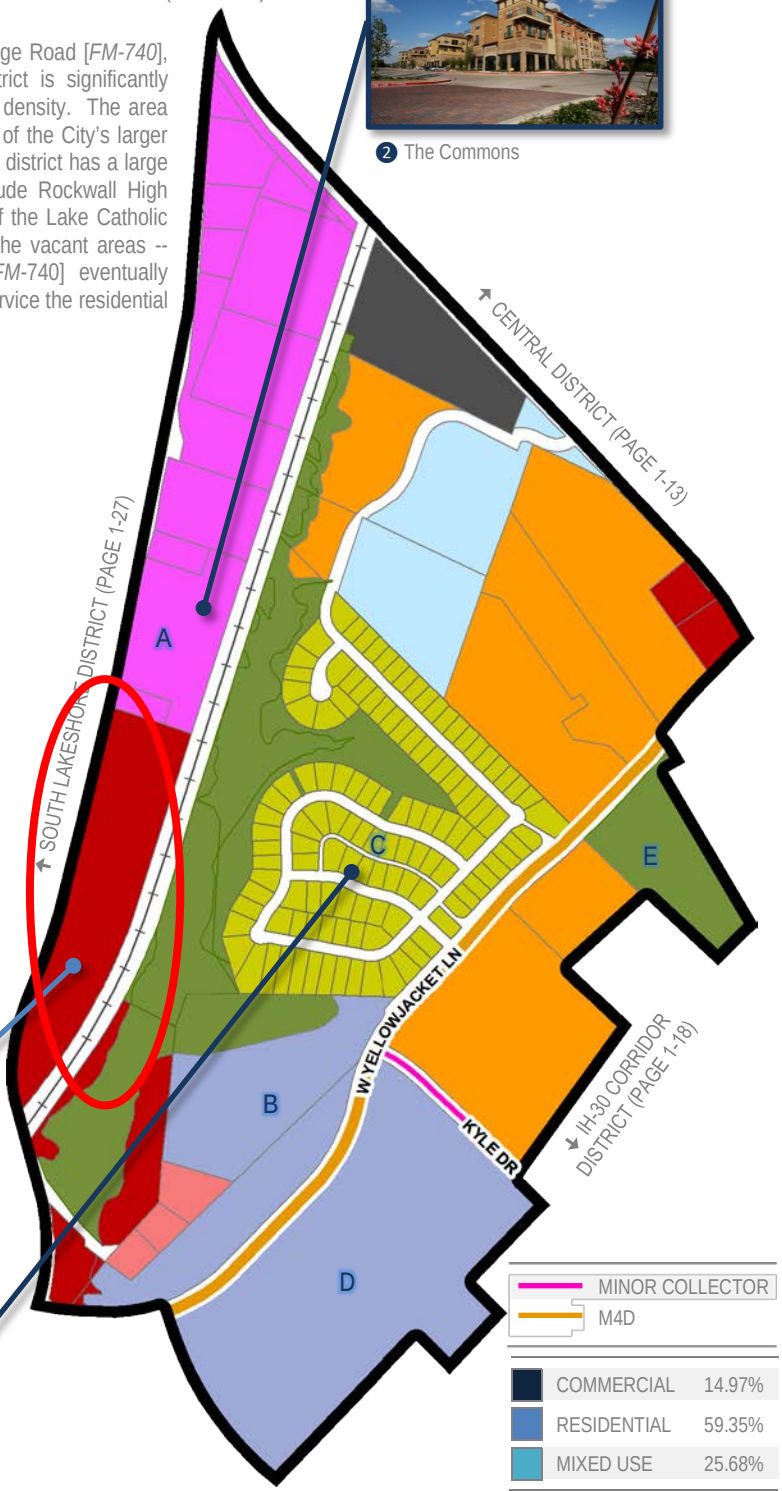
2 The Commons



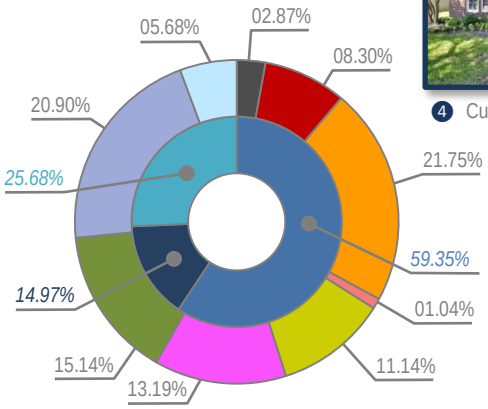
3 Future Neighborhood/ Convenience Center



4 Current Suburban Residential



COMMERCIAL	14.97%
RESIDENTIAL	59.35%
MIXED USE	25.68%



CURRENT: 1,040 | 71 | 2,309

BUILD OUT: 1,092 | 2,424

% OF ROCKWALL: 5.20% | 3.91% | 3.88%

CEMETERY (CEM)	7.22-ACRES
COMMERCIAL/RETAIL (CR)	20.89-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	54.77-ACRES
LIVE/WORK (LW)	2.63-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	28.04-ACRES
MIXED USE (MU)	33.21-ACRES
PARKS AND OPEN SPACE (OS)	38.13-ACRES
PUBLIC (P)	52.63-ACRES
QUASI-PUBLIC (QP)	14.31-ACRES

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 4 (PD-4) [*ORDINANCE NO.'S 72-03 & 01-26*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 4 (PD-4) TO ALLOW MIXED-USE DEVELOPMENT ON A 12.1148-ACRE TRACT OF LAND IDENTIFIED AS TRACT 2 OF THE D. ATKINS SURVEY, ABSTRACT NO. 1, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Rockwall has received a request from Robert Weinstein of WB Companies on behalf of Richard Chandler of HFS Management, Inc. for the approval of an amendment Planned Development District 4 (PD-4) [*Ordinance No.'s 72-03 & 01-26*] for the purpose of allowing a *Mixed-Use Development* (*i.e. Apartments, Retail/Restaurant, and Office land uses*) on a 12.1148-acre tract of land identified as Tract 2 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, which is more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, and hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 4 (PD-4) [*Ordinance No.'s 72-03 & 01-26*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No.'s 72-03 & 01-26*;

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

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

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

DRAFT 09.20.21

SECTION 5. That development of the *Subject Property* shall generally be in accordance with the *PD Development Standards*, described in *Exhibit 'E'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'E'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 6. That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

SECTION 7. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of two thousand dollars *($2,000.00*) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 8. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 04-38*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 9. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 04-38*] of any provision of the *City Code*, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [*Ordinance No. 04-38*] (*including references to the Unified Development Code*), and references to overlay districts, in this ordinance or any of the *Exhibits* hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 10. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF OCTOBER, 2021.

_____

Kevin Fowler, *Mayor*

ATTEST:

_____

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *September 20, 2021*

2nd Reading: *October 4, 2021*

DRAFT ORDINANCE 09.20.2021

EXHIBIT 'A':
Legal Description

BEING two (2) tracts out of that certain lot, tract or parcel of land lying in and situated in the City of Rockwall, Rockwall County, Texas, a part of the Daniel Atkins Survey, and being Tracts 4 & 5 out of a subdivision of that certain 49.56-acres of land in the B. J. T. Lewis and Daniel Atkins survey as subdivided by C. F. Rhoades and wife, and conveyed to Al I. Folsom and Arthur A. Folsom by five (5) separate deeds, being numbered in Tracts 1-5 inclusive, the above described two (2) tracts being Numbers 4 & 5 of said subdivision, and being the same property conveyed by Al I. Folsom and wife, Ita H. Folsom, and Arthur A. Folsom and wife, Betty S. Folsom, to the Folsom Company by deed dated May 2, 1953, of record in *Volume 49, Page 249*, Deed of Records of Rockwall County, Texas, less a strip off the west ride of said two (2) tracts conveyed to the State of Texas for right-of-way purposes for FM-740; said two (2) tracts described as follows:

TRACT NO. 1:

BEGINNING at a stake in the west right-of-way of M.K.T. Railroad 1032-feet South 18 Degree 43' West of the northeast survey line of D. Atkins Survey;

THENCE South 13 Degrees 3' 16" West 29.37-feet for a point;

THENCE South 18 Degrees 43' West 666.5-feet to point of curve along Railroad Right-of-Way, following a curve having a radius of 2143.786 feet, a chord distance of 458.124 feet, chord bearing of S 21° 56' 54" for a corner;

THENCE North 71 Degrees 17' West 321-feet to a stake in the east margin of said FM-740;

THENCE along the east right-of-way line of said road as follows:
North 18 Degrees 29' East 125.4-feet;
North 15 Degrees 17' East 825-feet;
North 13 Degrees 53' East 99.4-feet;
North 12 Degrees 26' East 107.8-feet to a stake for a corner;

THENCE South 71 Degree 17' East 339.5-feet to the *PLACE OF BEGINNING* containing 9.52-acres.

TRACT NO. 2:

BEGINNING at a stake in the southwest intersection of the M.K.T. Railroad right-of-way and the northeast intersection of FM-740;

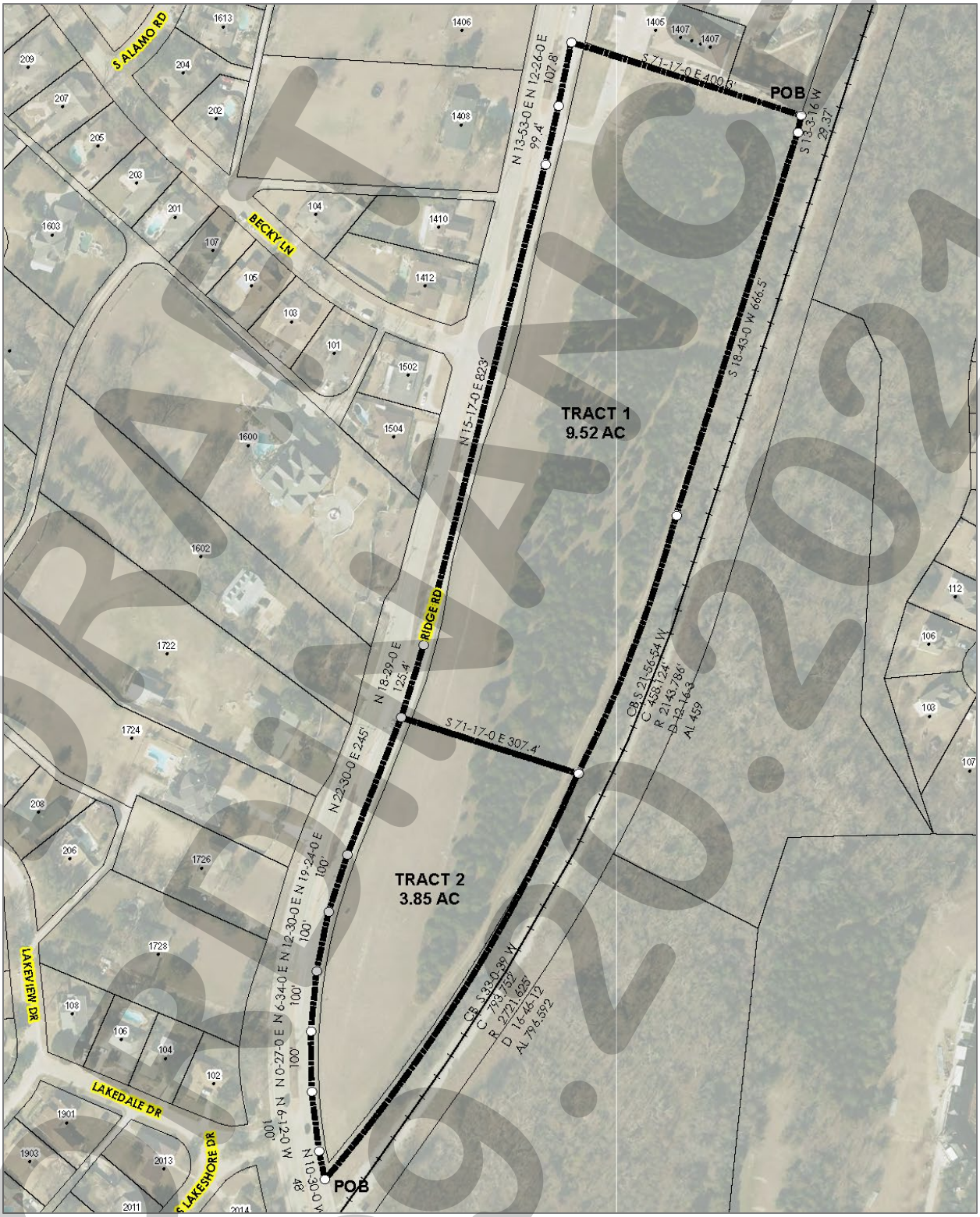
THENCE along the east right-of-way line of said road as follows:
North 10 Degrees 30' West 48-feet;
North 6 Degrees 34' East 100-feet;
North 12 Degrees 30' East 100-feet;
North 19 Degrees 24' East 100 feet;
North 22 Degrees 30' East 245-feet to a stake for a. corner;

THENCE South 71 Degrees 17' East 321-feet to a stake in the west right-of-way of said railroad;

THENCE along the west right-of-way of said Railroad Right-of-Way, following a curve having a radius of 2,721.625 feet, a chord distance of 793.752 feet, chord bearing of S 33° 0' 39" W to the *PLACE OF BEGINNING* containing 3.85 acres.

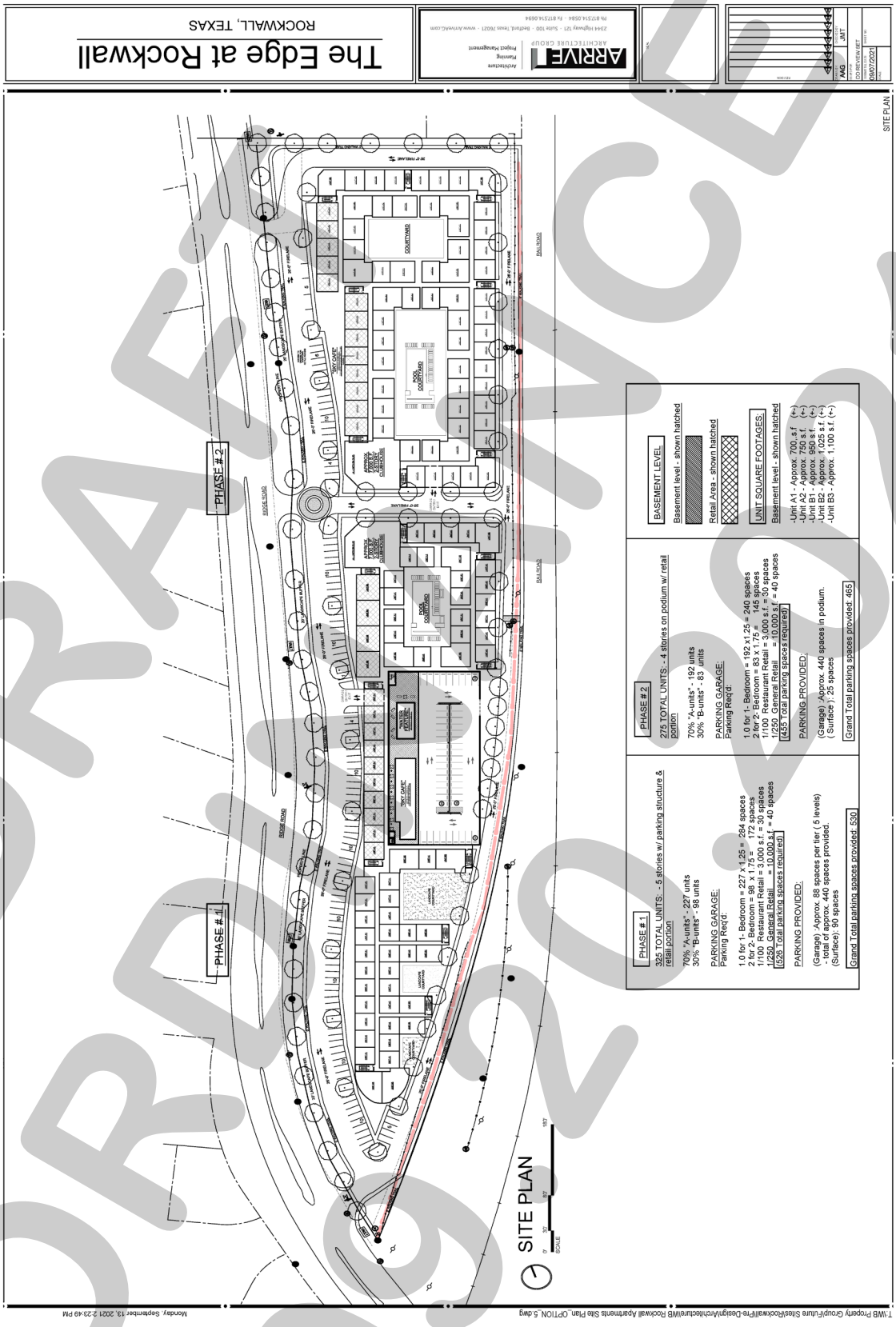
DRAFT ORDINANCE 09.20.2021

EXHIBIT 'B':
Survey

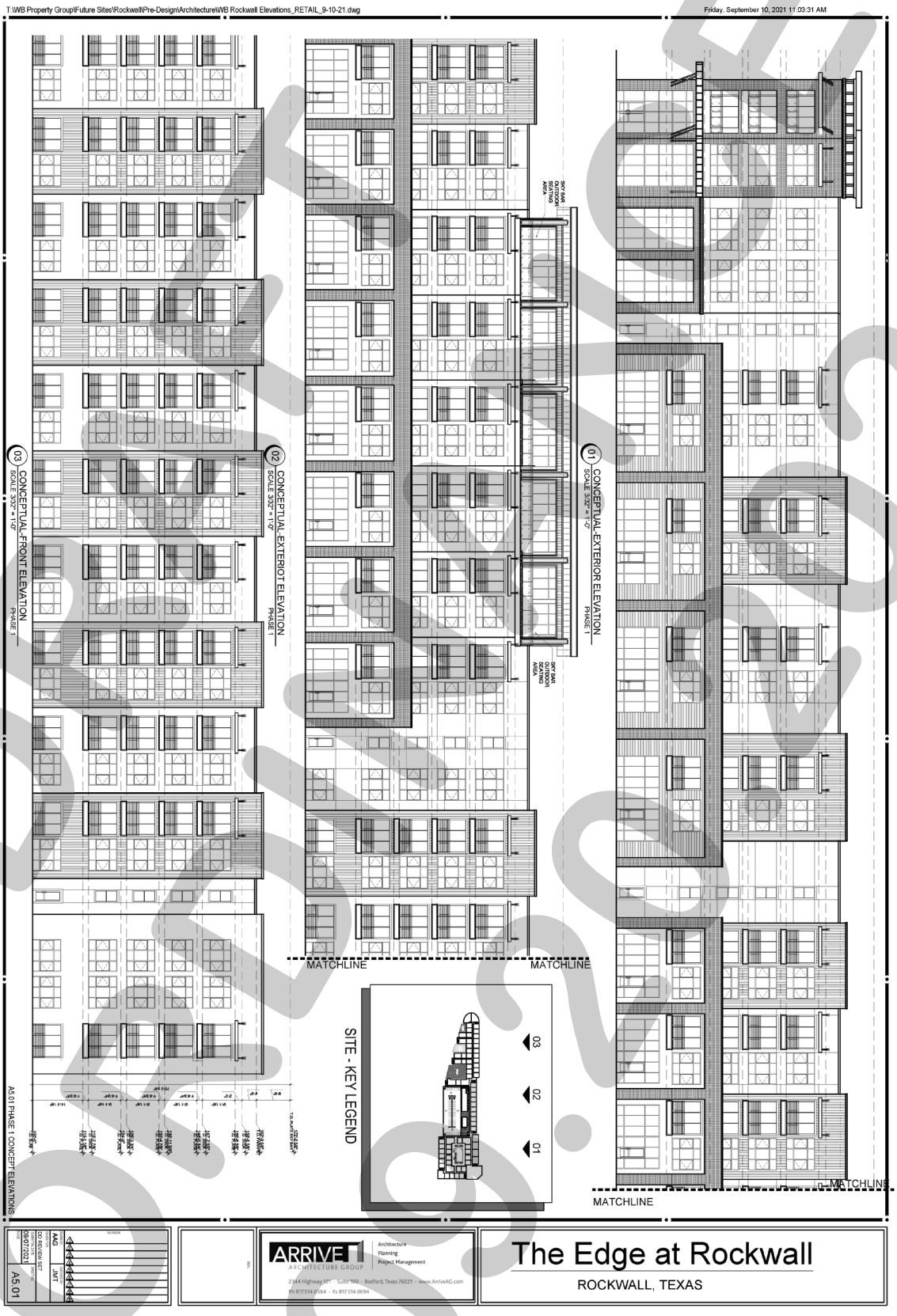


DRAFT 09.20.2021

EXHIBIT 'C':
Concept Plan

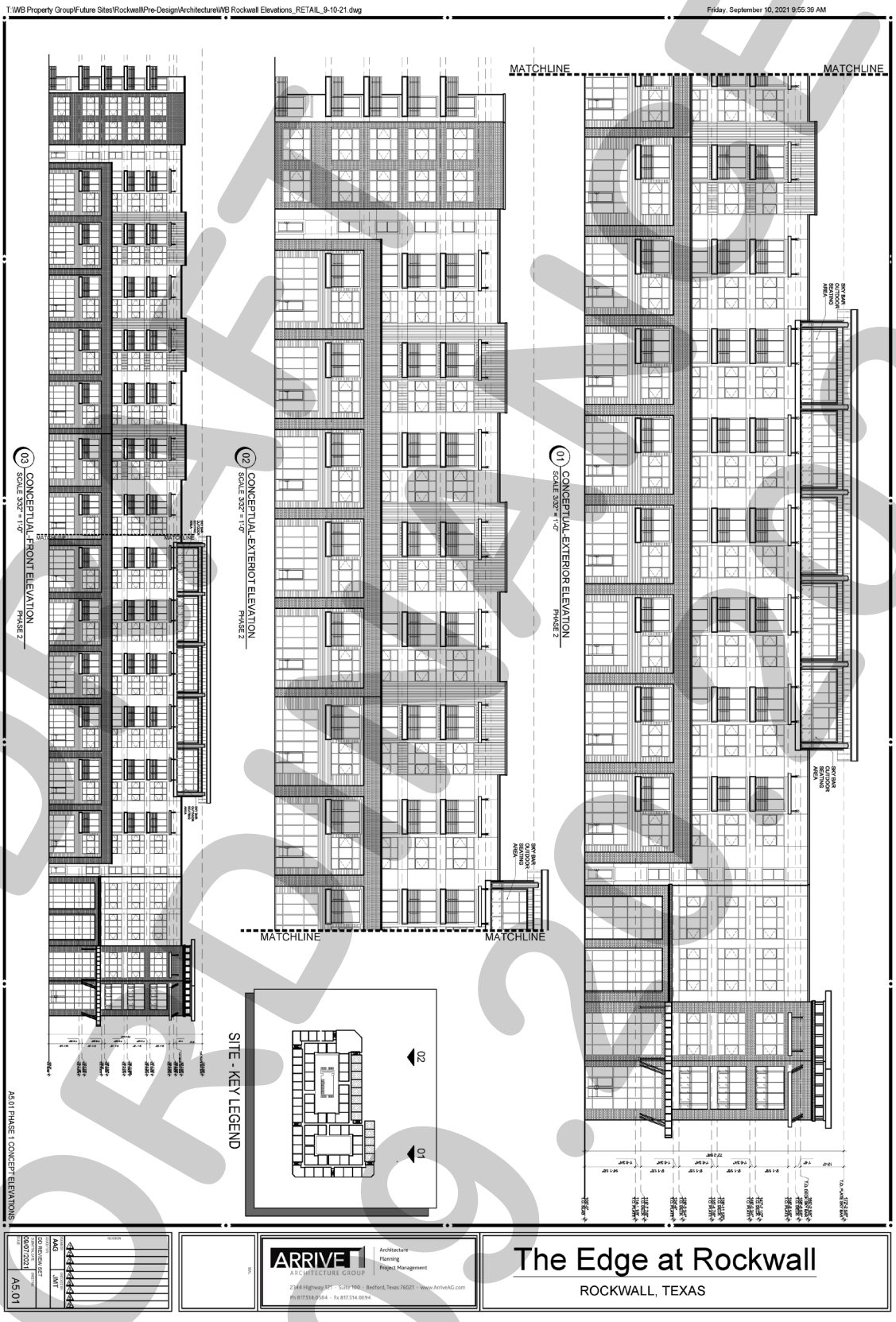


DRAFT ORDINANCE 09/20/2021



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09.21.2021

EXHIBIT 'D':
Building Elevations



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09.21.2021

EXHIBIT 'E':
PD Development Standards

(A) *Permitted Uses.* The *Subject Property* shall be subject to the land uses permitted in the General Retail (GR) District contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future, with the following additional land uses and restrictions:

Land Uses Permitted *By-Right*:

☑ Multi-Family Development (*as regulated by this Planned Development District Ordinance*).

Prohibited Land Uses:

☑ Animal Clinic for Small Animals without Outdoor Pens
☑ Animal Boarding/Kennel without Outside Pens
☑ Convent, Monastery, or Temple
☑ Hotel or Motel (*i.e. Limited Service, Full Service, Residence*)
☑ Hotel, Residence
☑ Caretakers Quarters/Domestic or Security Unit
☑ Convalescent Care Facility/Nursing Home
☑ Daycare with Seven (7) or More Children
☑ Emergency Ground Ambulance Service
☑ Group or Community Home
☑ Hospice
☑ Hospital
☑ Public Library, Art Gallery or Museum
☑ Local Post Office
☑ Public or Private Primary School
☑ Public or Private Secondary School
☑ Cemetery/Mausoleum
☑ Mortuary of Funeral Chapel
☑ Temporary Carnival, Circus, or Amusement Ride
☑ Outdoor Commercial Amusement/Recreation
☑ Indoor Gun Club with Skeet or Target
☑ Astrologer, Hypnotist, or Psychic
☑ Garden Supply/Plant Nursery
☑ Night Club, Discotheque, or Dance Hall
☑ Secondhand Dealer
☑ Full Service Car Wash and Auto Detail
☑ Self Service Car Wash
☑ Service Station
☑ Mining and Extraction of (Sand, Gravel, Oil and/or Other Materials)
☑ Helipad
☑ Railroad Yard or Shop
☑ Transit Passenger Facility

Land Uses that Require a *Specific Use Permit (SUP)*:

☑ Animal Hospital, Clinic
☑ Social Service Provider

(B) *Retail/Restaurant Land Use Requirements*

(1) *Restaurants.* One (1) restaurant with a minimum of 3,000 SF in area shall be constructed with each phase of the proposed development. These restaurants shall be situated on the highest floor level of each proposed building and generally conform with the *Concept Plan* and *Building Elevations* depicted in *Exhibits 'C'* & *'D'*.

(2) *Retail.* A minimum of 10,000 SF of retail area shall be constructed with each phase of the proposed development and generally conform to the *Concept Plan* depicted in *Exhibit 'C'*.

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(C) *Development Standards*. The *Subject Property* shall be developed in accordance with the *Concept Plan* and *Concept Building Elevations* depicted in *Exhibits 'C'* & *'D'* of this ordinance. In addition, development of the *Subject Property* shall adhere to the following requirements:

(1) *Density and Dimensional Requirements*. Unless specifically provided by this Planned Development District ordinance, any development of the *Subject Property* shall conform to the requirements stipulated for the General Retail (GR) District and the Scenic Overlay (SOV) District as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC). The *Multi-Family Development* land use shall be limited to a maximum permissible density of *50.00* dwelling units per gross acre of land; however, in no case should the total number of dwelling units exceed *600*. In addition, the development shall conform to the following standards:

Table 1: Lot Dimensional Requirements

Minimum Lot Width	60'
Minimum Lot Depth	100'
Minimum Lot Area	10,000 SF
Minimum Front Yard Setback	15'
Minimum Side Yard Setback	10'
Maximum Height	75'
Minimum Rear Yard Setback	10'
Maximum Lot Coverage	90%

(2) *Unit Composition*. The unit composition shall conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 2* below for the *Multi-Family Development* land use; however, in no case should the minimum unit size for any phase or building be less than 700 SF and the average unit area decrease below 805 SF.

Table 2: Unit Composition

Unit Type	*Minimum Unit Size (SF)*	*Phase #1*	*Phase #2*	*Total Units*
A1 *A2*	700 SF 750 SF	70% or 227 Units	70% or 192 Units	419 Units
B1 *B2* *B3*	950 SF 1,025 SF 1,100 SF	30% or 98 Units	30% or 83 Units	181 Units
	Maximum Units:	325 Units	275 Units	600 Units

(3) *Parking and Loading Standards*. The minimum parking requirements shall be as follows:

Table 3: Parking Requirements

Unit/Land Use Types	*Parking Space Requirements*
A1	1.25 Parking Space/Unit
A2	1.25 Parking Space/Unit
B1	1.75 Parking Space/Unit
B2	1.75 Parking Space/Unit
B3	1.75 Parking Space/Unit
Restaurant	1 Parking Space/100 SF
Retail	1 Parking Space/250 SF
Office	1 Parking Space/300 SF

(4) *Building Standards*. The building elevations shall generally conform to the *Concept Building Elevations* depicted in *Exhibit 'D'*; however, all development shall adhere to the following building standards:

(a) *Masonry Requirements*. The minimum masonry requirement for each exterior façade shall be 90%. For the purposes of this ordinance, the masonry shall be limited to full width brick, natural

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stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 50% of the exterior of the building; however, stucco may not be used within the first four (4) feet above grade on a façade visible from a public street or open space. A minimum of 20% natural stone is required on all building façades.

(b) *Roof Design Requirements.* All buildings shall be designed such that no roof mounted mechanical equipment (*i.e. HVAC, satellite, vents, etc.*) shall be visible from any direction. *Note: Screening of mechanical equipment is necessary for all equipment regardless of location (i.e. roof mounted, ground mounted, or otherwise attached to the building and/or located on the site).*

Screening of roof mounted mechanical equipment and/or other rooftop appurtenances shall be accomplished through the construction of an architectural feature, which is integral to the building's design and ensures that such equipment is not visible from adjacent public rights-of-way.

(c) *Architectural Requirements.* All buildings shall be architecturally finished on all four (4) sides with the same materials, detailing and features. In addition, all buildings shall be subject to the architectural requirements of the Scenic Overlay (SOV) District contained in Section 06, *General Overlay Districts*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC).

(d) *Parking Garage.* The development should incorporate structured parking that is visually screened from public view on all sides.

(D) *Landscaping and Hardscaping Standards*.

(1) *Landscape Requirements*. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in height at the time of planting. The tree species for this project shall be in accordance with the trees permitted within the Scenic Overlay (SOV) District as specified in Appendix C, *Landscaping Guidelines and Requirements*, of the Unified Development Code (UDC).

(2) *Landscape Buffers*. A minimum of a 20-foot landscape buffer shall be provided along the frontage of Ridge Road. Each landscape buffer shall incorporate a minimum of three (3) canopy trees and four (4) accent trees per 100-feet linear feet of buffer area. To avoid conflict with utilities, the buffer trees along Ridge Road shall be located a minimum of ten (10) feet from the existing 16-inch water line and any proposed sanitary sewer and storm lines. The developer shall also be responsible for the construction of a five (5) sidewalk along Ridge Road located two (2) feet inside the right-of-way (*i.e. setback a minimum of two [2] from the back of curb*).

(3) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect.

(4) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan* and/or *Opens Space/Amenity Plan*.

(E) *Trash Receptacles*. Trash and recycling receptacles shall be four (4) sided, with eight (8) foot walls constructed and cladded with materials matching the primary structures, and have a self-latching gate. All trash and recycling receptacles shall be internal to the site and not be situated within any established building setbacks or landscape buffers.

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(F) *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.

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WATERSTONE ESTATES PETITION IN OPPOSITION TO THE ZONING CHANGE OF PD-4 ON TRACT 2 of D. ATKINS SURVEY ABSTRACT #1

As a Citizen of legal age and reside in Waterstone Estates in the City of Rockwall, Texas, and by signing this Petition, I declare, assert, and state my opposition to the proposed zoning change that would allow a Mixed-Use Development, referred to as Z2021-033, on or near Tract 2 of the D. Atkins Survey, Abstract #1, located near and east of Ridge Road and north of Yellow Jacket Lane in the City of Rockwall, Rockwall County, in the State of Texas.

#	SIGNATURE	PRINTED NAME	STREET ADDRESS	DATE OF BIRTH	DATE OF SIGNING
1		PHIL BECKETT	1515 MURPHY DR	08-01-86	09-16-21
2		ALAN W BECKETT	1515 MURPHY DR	12-18-54	09-16-21
3		Wendy Malowski	1514 Murphy Dr.	7-2-61	09-16-2021
4		Monica L. Roth	1435 murphy Dr.	2-21-77	09-16-2021
5		Travis Roth	1435 murphy Dr.	2-10-67	09-16-2021
6		JAMES L. RAE	1503 MURPHY DR	9-13-43	09-16-2021
7		Carmen Willard	1427 " "	9-5-65	9-16-2021
8		Roger Nix	1427 " "	4-6-63	9-16-2021
9		Sharon Gooby	1419 Murphy Dr.	3/22/67	9/16/21
10		Sharon Brock	1419 Murphy Dr	6/26/60	9/16/21
11		JASON PIERATT	171 MURPHY COURT Rock	11/30/76	9/16/21
12		JOHN MAXWELL	174 MURPHY ct	12/8/64	9/16/21
13		Jeff Jolley	168 Murphy ct	6-10-77	9-16-21
14		WILLY ORTIZ	1416 Murphy Dr		09/16/21
15		MARIO SUAZO	1426 Murphy DR	11-03-66	09-16-21
16		DINO SUAZO	1422 Murphy DR	05-15-70	9-16-21
17		MARK WORRELL	1430 MURPHY DR.	8-18-55	9/16/21
18		Donald W. Moore	1434 Murphy Dr.	10-7[illegible]-1933	9-16-21
19		CAROL CHILDRESS	1507 murphy DR.	[illegible]-10-48	9-16-21
20		RICHARD SHEROKE	1510 MURPHY DRIVE	12 APRIL 1959	9-16-2021

THE STATE OF TEXAS, COUNTY OF ROCKWALL; I, Alan W Beckett (Print Name) ALAN W BECKETT (Signature), say that I am one of the signers of this petition; and that each signature appearing hereto was made in my presence on the date it purports to have been made.

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#	SIGNATURE	PRINTED NAME	STREET ADDRESS	DATE OF BIRTH	DATE OF SIGNING
1	Teresa Sheroke	Teresa Sheroke	1510 Murphy Dr Rockwall, Tx	9-5-65	9-16-21
2	Linda D Markle	Linda D Markle	1511 Murphy Dr Rockwall TX	06-04-1949	9-16-21
3	Nancy LeMay	NANCY LEMAY	1511 MURPHY DR, ROCKWALL	12-31-46	9-16-21
4	Tagga Robinson	Tagga Robinson	1518 Murphy DR, Rockwall	2-7-77	9-16-21
5	Rebecca Jonczak	Rebecca Jonczak	1530 MURPHY DR ROCKWALL	9-1-58	9-16-21
6	Bruce Jeffrey	BRUCE JEFFREY	206 PELICAN COVE ROCKWALL	9-30-55	9-16-21
7	Louise Jeffrey	LOUISE JEFFREY	206 Pelican Cove Rockwall	—	9-16-21
8	Lynn Nancarrow	LYNN NANCARROW	202 Pelican Cove, Rockwall	1/5/52	9-16-21
9	Lilly Fisher	Lilly Fisher	172 Pelican Cove Rockwall	7/4/48	9-16-21
10	John V Howard	JOHN V HOWARD	164 PELICAN DR ROCKWALL	8-5-44	9-16-21
11	Christine M Nash	Christine Nash	160 Pelican Dr. Rockwall	—	9-16-21
12	Ruth Howard	RUTH HOWARD	164 PELICAN COVE DR ROCKWALL	1-15-48	9-16-21
13	Adam T Crane	ADAM T CRANE	146 Pelican Cove Dr.	1-28-84	9-16-21
14	Dennis Hillery	DENNIS HILLERY	143 PELICAN COVE DR.		9-16-21
15	Phyllis Hillery	PHYLLIS HILLERY	143 PELICAN COVE DR		9-16-21
16	Brian Braman	BRIAN Braman	209 Pelican Cove	.59	~~9/16/21~~ BB
17	Liz Braman	Liz Braman	209 Pelican Cove	62	9/16/21
18	Gail Crawford	Gail Crawford	218 Pelican Cove	10-22 52	9-16-21
19	Jason Chadwick	319 JULIAN DRIVE	ROCKWALL TX 75087	5/14/73	9-16-21
20	Mary Clubb	322 Pelican Cove Dr	Rockwall Tx 75087	2-16-61	9-16-21

THE STATE OF TEXAS, COUNTY OF ROCKWALL; I, Alan W Beckett (Print Name) ALAN W BECKETT (Signature), say that I am one of the signers of this petition; and that each signature appearing hereto was made in my presence on the date it purports to have been made.

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#	SIGNATURE	PRINTED NAME	STREET ADDRESS	DATE OF BIRTH	DATE OF SIGNING
1		Leah Jonczak	331 Julian Drive Rockwall, TX 75087	4/29/91	9/16/21
2		Mitul Patel.	335 11 11 Rockwall.	8/10/53.	9/16/21
3	Mukesh Patel.	Mukesh Patel.	335 Julian Drive. Rockwall	9/26/51.	9/16/21
4	Colleen Durham	Colleen DURHAM	1547 MURPHY DR. ROCKWALL	12/04/33	9-16-21
5	Krysta Wardell	Krysta Wardell	1543 Murphy Dr. Rockwall	06/14/1991	9-16-21
6	Chase Wardell	Chase Wardell	1543 Murphy Dr. Rockwall	02/18/1985	9-16-21
7	David Martin	David Martin	Pelican cove, Rockwall	02/18/1964	9-16-21
8	LouJean Beckett	LouJean Beckett	1515 Murphy Dr	11/04/1954	9/16-21
9		LAWRENCE J. JONCZAK	1530 MURPHY DRIVE, ROCKWALL	7/30/1957	9-16-21
10		Christine Allen	1531 Murphy Dr. Rockwall	1/23/64	9/16/21
11		David Jonczak	1530 MURPHY DRIVE ROCKWALL	3/31/94	9/16/21
12		Kew Alvarez	1534 Murphy Dr Rock	1/5/67	9/19/21
13		JoAnna Alvarez	1534 Murphy Dr. Rockwall	1-6-65	9-19-21
14	Dr. Lisa A. Gonzales	Lisa A Gonzales	221 Pelican Cove Dr	5-2-61	9-20-21
15		DANNY GONZALES	221 PELICAN COVE DR	7-3-64	9-20-21
16		LANA SNYDER	1519 murphy Dr.		9-20-21
17		HAROLD SNYDER	1519 MURPHY DR.	12-28-49	9-20-21
18					
19					
20					

THE STATE OF TEXAS, COUNTY OF ROCKWALL; I, Alan W Beckett (Print Name) ALAN W BECKETT (Signature), say that I am one of the signers of this petition; and that each signature appearing hereto was made in my presence on the date it purports to have been made.

WATERSTONE ESTATES PETITION IN OPPOSITION TO THE ZONING CHANGE OF PD-4 ON TRACT 2 of D. ATKINS SURVEY ABSTRACT #1

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#	SIGNATURE	PRINTED NAME	STREET ADDRESS	DATE OF BIRTH	DATE OF SIGNING
1		JAMES MICHAEL KROEKE	142 PELICAN COVE	3/17/69	9/17/21
2	For Stephanie Hall	STEPHANIE HALL	128 PELICAN COVE	9/17/1948	9/16/21
3	Meredith June Shugart	MEREDITH JUNE SHUGART	124 PELICAN COVE	3-19-1931	9/17/21
4		MATTHEW HAMPTON	118 Pelican Cove	8-28-1985	9/17/21
5	Mel + Jerry Anderson	Mel + Jerry Anderson	138 PELICAN COVE	12-21-45	9/18/21
6		Martin Garcia Reyes	106 Pelican COVE	11/08/1993	9-20-21
7		HENRY R. VILLASENOR	106 PELICAN COVE DR	8/14/1945	9-20-21
8	Graciela Villasenor	Graciela Villasenor	106 Pelican Cove Dr	4-25-76	9-20-21
9		Kelly E. Jaramillo	106 Pelican cove Dr.	03-02-1998	9-20-21
10		JIM STAVINOHA	103 JULIAN DR.	06-15-1955	9-20-21
11					
12					
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18					
19					
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THE STATE OF TEXAS, COUNTY OF ROCKWALL; I, James Michael Kroeke (Print Name) _____ (Signature), say that I am one of the signers of this petition; and that each signature appearing hereto was made in my presence on the date it purports to have been made.

September 21, 2021

TO: WB Companies
Robert Weinstein
495 Broadway, 7th Floor
New York, NY 10012

COPY: HFS Management Inc.
Richard Chandler
122 W John Carpenter Frwy, Ste. 400
Irving, TX 75039

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

SUBJECT: Z2021-033; *Amendment to Planned Development District 4 (PD-4)*

Robert Weinstein:

This letter serves to notify you that the above referenced zoning case, that you submitted for consideration by the City of Rockwall, was denied by the City Council on *September 20, 2021*. The following is a record of all voting records:

Planning and Zoning Commission
On September 14, 2021, the Planning and Zoning Commission failed to approve a motion for the zoning amendment with a motion to approve failing by a vote of 3-3, with Commissioners Deckard, Thomas, and Welch dissenting and Commissioner Moeller absent. According to Subsection 02.04(E), Failure to Approve a Motion, of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC), "(i)f the Planning and Zoning Commission fails to approve a motion by a majority vote for any zoning application (i.e. zoning change, Specific Use Permit, or text amendment), then a recommendation for denial shall be forwarded to the City Council." In addition, Subsection 02.03(G), Protest of a Zoning Change, of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC), states "... if such change is recommended for denial by the Planning and Zoning Commission, such zoning change or Specific Use Permit (SUP) shall require a supermajority vote (i.e. a three-fourths vote of those members present), with a minimum of four (4) votes in the affirmative required for approval."

City Council
On September 20, 2021, the City Council approved a motion to deny the zoning change by a vote of 6-0, with Council Member Johannesen absent.

According to Subsection 02.05, *City Council Action*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(t)he City Council may deny a request for a zoning change, Specific Use Permit (SUP), or text amendment with or without prejudice. If a request or amendment is denied with prejudice, a new application may not be submitted for the same lot or tract of land -- *or any portion thereof* -- for a period of one (1) year unless the request is for a more restrictive or less intense land use than the previously denied request ... If a request or amendment is denied without prejudice, no restrictions on resubmitting an application shall apply (*i.e. an application for the same request may be filed at the applicant's discretion*). A failure to indicate a denial is with or without prejudice in making a motion to deny a request or amendment shall be considered a denial with prejudice." Should you have any questions or concerns regarding the denial of your site plan or the site planning process, please feel free to contact me a (972) 771-7745.

Sincerely,

David Gonzalez, AICP
Planning & Zoning Manager

Reyna, Andrew

From: Gonzales, David
Sent: Friday, September 10, 2021 9:37 AM
To: 'Robert Weinstein'
Subject: RE: Draft Ordinance for Rockwall Development

Robert…the TIA will require a $5,000 retainer fee and application forwarded for review by our Engineering Department.

DAVID GONZALES, AICP
PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
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GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | MAIN STREET DIVISION

From: Robert Weinstein [mailto:Robert@wbpropertygroup.com]
Sent: Friday, September 10, 2021 8:53 AM
To: Gonzales, David
Cc: Bryan McMurtre
Subject: Re: Draft Ordinance for Rockwall Development

Morning David,

attached is the TIA and the updated site plan the elevations will be sent shortly.

Thank you,
RW

On Thu, Sep 9, 2021 at 6:15 PM Gonzales, David <DGonzales@rockwall.com> wrote:

> Robert, this puts me into a predicament where I may not have an opportunity to review the information/revisions in a timely manner in order to make all of the necessary changes you are proposing, not only to the ordinance, but the case memo as well. Staff typically sends out all case packets to the Planning Commission by noon on Friday before the meeting. This is why we ask all applicants to provide revised plans on Tuesday of the week the packets go out. I do understand the challenges you have with the site; however, I should have at the least received a revised concept plan for review this week. If I do not have the revisions by the time I start my day in the morning, I will need to proceed with what was originally submitted. Your help in getting the revised plans/red lined ordinance to me is much appreciated.
>
> Thank you,

DAVID GONZALES, AICP
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From: Robert Weinstein [mailto:Robert@wbpropertygroup.com]
Sent: Thursday, September 9, 2021 4:12 PM
To: Gonzales, David <DGonzales@rockwall.com>; Bryan McMurtre <Bryan@arriveag.com>
Cc: rchandler@sei-mi.com
Subject: Re: Draft Ordinance for Rockwall Development

David,

I spoke with my architect said he will have everything to you by 12 noon tomorrow.

We have reduced the number of units and increased the amount of retail.

Is that okay?

Robert

On Tue, Sep 7, 2021 at 11:01 AM Gonzales, David <DGonzales@rockwall.com> wrote:

> Robert,

Please find attached the draft ordinance for your review. The ordinance is based on the submitted concept plan and building elevations. At your earliest convenience, please forward to staff any red-lined changes you feel are necessary so that we may review and make any necessary changes for the Planning and Zoning Commission and City Council to consider for the upcoming public hearings. Additionally, if you have a revised concept plan and/or building elevations, these should be taken into consideration when reviewing.

Let me know if you have any questions.

Thank you,

DAVID GONZALES, AICP
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Robert Weinstein

WB Property Group

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New York, NY 10012

WBCOMPS.com

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o 212 226 6066

f 212 966 6785

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Reyna, Andrew

From: Gonzales, David
Sent: Monday, September 13, 2021 5:19 PM
To: 'Robert Weinstein'; Bryan McMurtre
Subject: RE: RE Restaurant
Attachments: Packet [P&Z] (09.14.2021) Revised.pdf

Robert…here is the revised staff report that will be provided to the Planning Commission for tomorrow night's public hearing. Thank you,

DAVID GONZALES, AICP
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From: Robert Weinstein [mailto:Robert@wbpropertygroup.com]
Sent: Monday, September 13, 2021 1:49 PM
To: Gonzales, David ; Bryan McMurtre
Subject: RE Restaurant

David - the restaurants are a minimum of 3,000 sq. ft. each. Please correct this and I will have an updated concept plan sent over to you shortly.

Thank you,
RW

--
Robert Weinstein
WB Property Group
495 Broadway 7th Fl
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Reyna, Andrew

From: Robert Weinstein <Robert@wbpropertygroup.com>
Sent: Friday, September 10, 2021 11:12 AM
To: Gonzales, David
Cc: Bryan McMurtre
Subject: Re: Draft Ordinance for Rockwall Development
Attachments: WB Rockwall Elevations_phase-1_9-10-21.pdf; WB Rockwall Elevations_phase-2_9-10-21.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

David,

See the elevations attached.

RW

On Fri, Sep 10, 2021 at 9:53 AM Robert Weinstein <Robert@wbpropertygroup.com> wrote:

> Morning David,
>
> attached is the TIA and the updated site plan the elevations will be sent shortly.
>
> Thank you,
> RW
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> On Thu, Sep 9, 2021 at 6:15 PM Gonzales, David <DGonzales@rockwall.com> wrote:
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> **DAVID GONZALES, AICP**
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>
> 385 S. GOLIAD STREET • ROCKWALL, TX 75087

From: Robert Weinstein [mailto:Robert@wbpropertygroup.com]
Sent: Thursday, September 9, 2021 4:12 PM
To: Gonzales, David <DGonzales@rockwall.com>; Bryan McMurtre <Bryan@arriveag.com>
Cc: rchandler@sei-mi.com
Subject: Re: Draft Ordinance for Rockwall Development

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We have reduced the number of units and increased the amount of retail.

Is that okay?

Robert

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Reyna, Andrew

From: Robert Weinstein <Robert@wbpropertygroup.com>
Sent: Friday, September 10, 2021 8:53 AM
To: Gonzales, David
Cc: Bryan McMurtre
Subject: Re: Draft Ordinance for Rockwall Development
Attachments: SITE PLAN_09-10-21_2.pdf; 21102-TIA for Mixed Use Development in Rockwall,Texas-DRAFT.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Morning David,

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Reyna, Andrew

From: Robert Weinstein <Robert@wbpropertygroup.com>
Sent: Tuesday, September 14, 2021 8:46 AM
To: Gonzales, David
Cc: Bob Wacker; Miller, Ryan; Eric Chodun
Subject: Re: Z2021-033 The Edge Apartments

Bob,

Thank you for your recommendation.

We are excited about having the possibility of building something truly special here for generations to come.

Public work areas
Public restaurants with water views of lake ray hubbard
Public retail on the ground floor of the development - creating a truly mixed use development

Best,
Robert

On Tue, Sep 14, 2021 at 9:43 AM Gonzales, David <DGonzales@rockwall.com> wrote:

> Thank you, Bob. I will provide copies to the Planning Commission -- and City Council on 09.20.2021 -- for their consideration.

DAVID GONZALES, AICP
PLANNING & ZONING MANAGER

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From: Bob Wacker [mailto:bobwacker@att.net]
Sent: Tuesday, September 14, 2021 3:05 AM
To: Miller, Ryan <RMiller@rockwall.com>; Eric Chodun <Echodun@rockwall.com>; Gonzales, David <DGonzales@rockwall.com>
Cc: Robert Weinstein <Robert@wbpropertygroup.com>
Subject: Z2021-033 The Edge Apartments

I did oppose The Lofts apartments site plan, SP2021-020, for many reasons.

I do support The Edge mixed use zoning change, Z2021-033, for many reasons.

I ask that you do not deny this request, and let City Council make the final

decision based on a simple majority vote.

Why do I support The Edge (PD-4) request ?

1. If the PD-4 request is approved, this complex would be in compliance with the Comprehensive Plan,

Scenic District land use:

DESCRIPTION - The area adjacent to Ridge Road represents a mixed-use district and includes

one of the City's larger mixed residential/office developments (ie, The Commons).

STRATEGIES - Any development of vacant land or redevelopment of these areas should

generally conform to the existing land uses.

- Infill development within this district should be compatible with the

surrounding land uses.

2. The change in PD-4 is allowed per UDC page 5-7 but would still need an SUP.

(B) Special Use Standards.

Development within the Scenic Overlay (SOV) District and the SH-66 Overlay (SH-66 OV) District

shall comply with the Land Use Schedule contained in Article 04, Permissible Uses, of this Unified

Development Code (UDC); however, the following land uses may be considered on a case-by case basis

through a Specific Use Permit:

(1) Retail Store with Gasoline Sales (Any Number of Dispensers or Vehicles)

(2) Car Wash (Any Type)

(3) Structures Over 36-Feet in Height

3. If approved, this change to PD-4 will have a minimum effect on the City's Mixed Use breakdown.

MU before change = 364.7 acres (1.35% of City)

MU after change = 376.9 acres (1.39% of City)

4. PD-4 should have the same 'opportunities' as PD-1 has had (per the PD-1 approved precedent-setting

changes).

1972 PD-4 was GR and NS, PD-1 was GR and MF-2

1983 PD-4 removed NS PD-1 added OF

2002 PD-1 changed MF-15 and added TH

2012 PD-1 added UR

2016 PD-1 added BD (brewery and distillery)

This change would also negate this statement contained in the packet … “Based on these facts the proposed development appears to be inconsistent with the area”. It SHOULD be even more consistent.

5. The EDGE density would be significantly less than one complex and comparable to others nearby:

Lofts =78.7 units per acre

Edge = 49.5 (ie, not “one of the densest developments within the City of Rockwall)

Lakeview = 48.6

Commons = 36.4

6. Per County Judge David Sweet (GOP meeting Sep 11), the City of Rockwall population growth currently is the lowest of the larger cities in Rockwall County. The City needs to provide affordable housing for first-time buyers wanting to move to Rockwall. Unfortunately the latest residential approvals have been for very expensive homes (eg, Saddlestar which advertises … “in the low $500’s”.

7. The Edge is a true multi-use development, with shops, residences, and public amenities … unlike the recently approved Lofts apartments hose amenities (eg rooftop restaurant) are for residents only.

8. The Edge will provide this district the opportunity to live up to its name, SCENIC.

9. Finally, I believe this developer has the resources to build the MU complex without any ‘public or government subsidies’, and has a proven track record of maintaining ownership its properties.

Again, please allow this to go forward to the Council for a simple majority vote.

I don’t believe there are enough ‘non-discretionary’ items to justify denial of this request by P&Z.

Regards,

Bob Wacker

Footnotes: I know this will be in the packet, but could you please forward this email to the other members of P&Z. I don’t have their addresses. Also it might allow them more time

to consider my comments above.

My absence at the P&Z meeting, but not the ARB, will be because

we have close relatives visiting and Tuesday at 6:30 pm is the only

time we can “Sail With Scott” … unless it rains !

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Reyna, Andrew

From: Johnston, Sarah
Sent: Thursday, September 16, 2021 11:10 AM
To: 'Barton, Josh'; Gonzales, David
Cc: Robert Weinstein; David J. Weinstein
Subject: RE: Rockwall Ridge Road ROW Status

Josh,

Ridge Road has no plans to be expanded into a six-lane roadway or at all. The ROW of Ridge Road will not be changing for the foreseeable future.

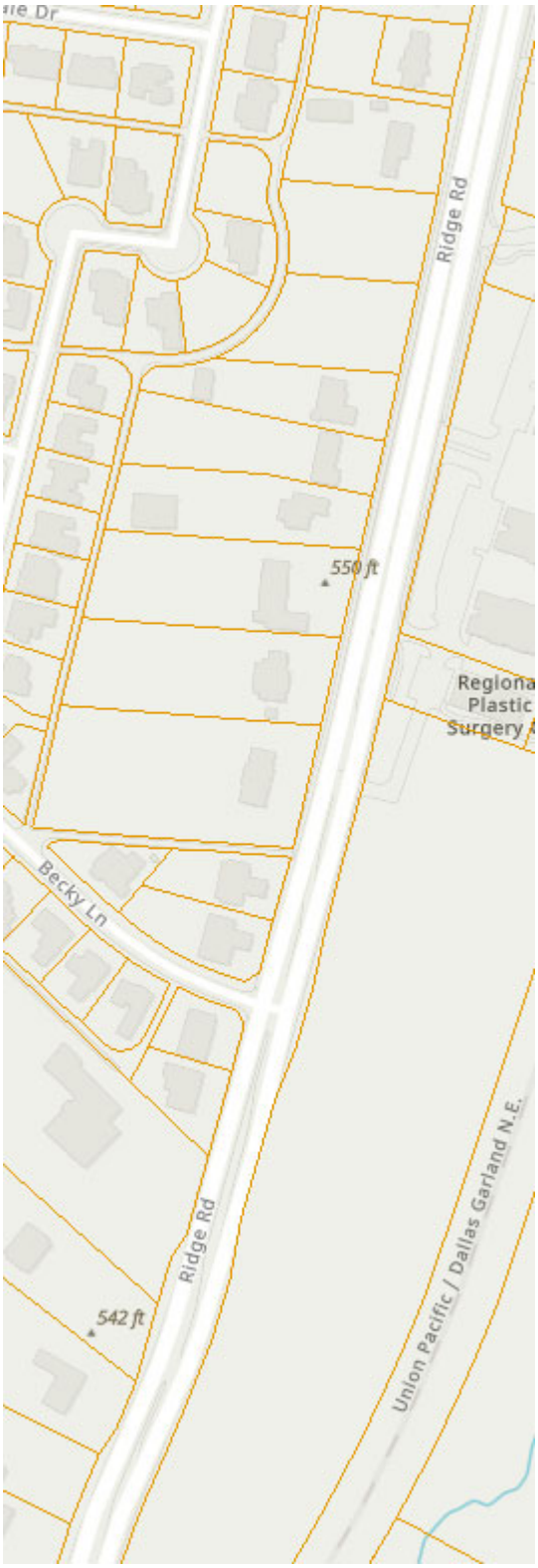
Thank you,
Sarah Johnston

Sarah Johnston, P.E.
Public Works – Engineering Division
City of Rockwall
385 S. Goliad
Rockwall, TX 75087
972-771-7746
972-771-7748 (fax)

From: Barton, Josh [mailto:JBarton@mcadamsco.com]
Sent: Thursday, September 16, 2021 10:25 AM
To: Johnston, Sarah ; Gonzales, David
Cc: Robert Weinstein ; David J. Weinstein
Subject: Rockwall Ridge Road ROW Status

Good Morning Sarah and David,

I hope all is well. I wanted to inquire about the current ROW status for Ridge Road and if you are aware of TxDOT needing to acquire additional ROW in order to expand the road. As you may recall during the P&Z meeting this week, a resident spoke about TxDOT needing to acquire additional ROW on the east side of Ridge Road in order to expand. Do you know if that ROW has already been acquired? I was reviewing the parcels in that area and they all seem to be in line on the east side so I am hoping the acquisition, if required, has already occurred. Please let me know.



Thanks!

Josh Barton, PE | Sr. Project Manager

McAdams
111 Hillside Drive, Lewisville, TX 75057
office 972. 436. 9712 x621 | direct 469. 312. 0494 | mobile 469. 939. 8845 | jbarton@mcadamsco.com
www.mcadamsco.com | linkedin | twitter | instagram | join our team

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Reyna, Andrew

From: Gonzales, David
Sent: Friday, September 10, 2021 9:22 AM
To: Williams, Amy
Subject: FW: Draft Ordinance for Rockwall Development
Attachments: SITE PLAN_09-10-21_2.pdf; 21102-TIA for Mixed Use Development in Rockwall,Texas-DRAFT.pdf

Amy…the apartment complex on Ridge Road [Z2021-033] forwarded me a TIA, did you need to look at this?

DAVID GONZALES, AICP
PLANNING & ZONING MANAGER
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DGONZALES@ROCKWALL.COM
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GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | MAIN STREET DIVISION

From: Robert Weinstein [mailto:Robert@wbpropertygroup.com]
Sent: Friday, September 10, 2021 8:53 AM
To: Gonzales, David
Cc: Bryan McMurtre
Subject: Re: Draft Ordinance for Rockwall Development

Morning David,

attached is the TIA and the updated site plan the elevations will be sent shortly.

Thank you,
RW

On Thu, Sep 9, 2021 at 6:15 PM Gonzales, David <DGonzales@rockwall.com> wrote:

> Robert, this puts me into a predicament where I may not have an opportunity to review the information/revisions in a timely manner in order to make all of the necessary changes you are proposing, not only to the ordinance, but the case memo as well. Staff typically sends out all case packets to the Planning Commission by noon on Friday before the meeting. This is why we ask all applicants to provide revised plans on Tuesday of the week the packets go out. I do understand the challenges you have with the site; however, I should have at the least received a revised concept plan for review this week. If I do not have the revisions by the time I start my day in the morning, I will need to proceed with what was originally submitted. Your help in getting the revised plans/red lined ordinance to me is much appreciated.
>
> Thank you,

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From: Robert Weinstein [mailto:Robert@wbpropertygroup.com]
Sent: Thursday, September 9, 2021 4:12 PM
To: Gonzales, David <DGonzales@rockwall.com>; Bryan McMurtre <Bryan@arriveag.com>
Cc: rchandler@sei-mi.com
Subject: Re: Draft Ordinance for Rockwall Development

David,

I spoke with my architect said he will have everything to you by 12 noon tomorrow.

We have reduced the number of units and increased the amount of retail.

Is that okay?

Robert

On Tue, Sep 7, 2021 at 11:01 AM Gonzales, David <DGonzales@rockwall.com> wrote:

> Robert,

Please find attached the draft ordinance for your review. The ordinance is based on the submitted concept plan and building elevations. At your earliest convenience, please forward to staff any red-lined changes you feel are necessary so that we may review and make any necessary changes for the Planning and Zoning Commission and City Council to consider for the upcoming public hearings. Additionally, if you have a revised concept plan and/or building elevations, these should be taken into consideration when reviewing.

Let me know if you have any questions.

Thank you,

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Robert Weinstein

WB Property Group

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New York, NY 10012

WBCOMPS.com

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o 212 226 6066

f 212 966 6785

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Reyna, Andrew

From: Robert Weinstein <Robert@wbpropertygroup.com>
Sent: Monday, August 30, 2021 11:52 AM
To: Johnston, Sarah; David J. Weinstein; Gonzales, David
Subject: RE Ridge at Rockwall - Water and Wastewater System Capacity Study
Attachments: SITE PLAN_07-16-21.pdf; SKM_C250i21083013250.pdf

Sarah,

Please see the check, siteplan and application attached for our site located on Ridge Road Parcel Number:

ACRES	12.11
ADDRESS	FM740
APN	10000
APN2	000100000002000R

I appreciate anything you can do to expedite the study.

Please confirm receipt.

Thank you,
Robert

--
Robert Weinstein
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Reyna, Andrew

From: Gonzales, David
Sent: Monday, August 30, 2021 9:01 AM
To: 'Robert Weinstein'; Josh
Cc: rchandler@sei-mi.com
Subject: RE: P&Z Work Session Next Week

Unfortunately, the City does not provide a means for an electronic meeting (*i.e. all meetings are in person*). With that being said, we require either the applicant or a representative to attend the scheduled meetings should there be questions/comments from the Planning Commission regarding your project.

DAVID GONZALES, AICP
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From: Robert Weinstein [mailto:Robert@wbpropertygroup.com]
Sent: Sunday, August 29, 2021 12:09 PM
To: Gonzales, David ; Josh
Cc: rchandler@sei-mi.com
Subject: Re: P&Z Work Session Next Week

David,

Is it possible to do this work session by zoom?

Thank you,
RW

On Fri, Aug 27, 2021 at 4:38 PM Gonzales, David <DGonzales@rockwall.com> wrote:

> Robert,
>
> Please find attached staff's project comments for your request. The Planning Commission will be conducting a work session next week on Tuesday, *August 31, 2021* in the City's Council Chambers. All meetings will begin at 6:00 p.m. The City requires that a representative(s) be present for all scheduled meetings as indicated in the project comments.
>
> As a note, I am still in the process of writing the draft ordinance and will have that to you early next week for your review.

Do not hesitate to contact me should you have any questions.

Thank you,

DAVID GONZALES, AICP
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Reyna, Andrew

From: Gonzales, David
Sent: Monday, September 20, 2021 11:45 AM
To: 'Robert Weinstein'; Josh
Subject: RE: RE Variances to be included in our PD
Attachments: Draft Ordinance (09.14.2021).pdf

Robert…technically, these are not considered variances, they are included in the ordinance as what you are requesting, and if approved, would be allowed per the amendments to the PD ordinance. I am including a copy of the draft ordinance, which was included initially with the P&Z Packet that you received earlier. Let me know if you have any questions.

Thank you,

DAVID GONZALES, AICP
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From: Robert Weinstein [mailto:Robert@wbpropertygroup.com]
Sent: Sunday, September 19, 2021 2:53 PM
To: Gonzales, David ; Josh
Subject: RE Variances to be included in our PD

David,

Please make sure the following is included for variances in our PD.

- **Density** 600 Units
-
- **Parking requirement** 995 spaces **Vs.** UDC 1131
- **Max-Building Height** 75ft. from finished floor along highest elevation on our property on ridge road
- **Open Space Requirements** 2.26 acres which is 18% open space inclusive of landscaped courtyards **Vs.** UDC 2.40 20%
- **Flat Roofs**

See you tomorrow

Thank you,
RW
--
Robert Weinstein
WB Property Group
495 Broadway 7th Fl
New York, NY 10012

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Reyna, Andrew

From: Gonzales, David
Sent: Monday, September 20, 2021 11:36 AM
To: Williams, Amy
Subject: FW: RE Updated TIA - The Edge At Rockwall
Attachments: DGI #21102 - TIA for Mixed Use Development in Rockwall Texas 09-17-2021 (1).pdf

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From: Robert Weinstein [mailto:Robert@wbpropertygroup.com]
Sent: Saturday, September 18, 2021 1:47 PM
To: Gonzales, David ; Josh
Subject: RE Updated TIA - The Edge At Rockwall

David,

Attached is the Updated TIA showing 600 Units of multi family rather than 700.

Pls confirm receipt

Thank you,
RW

--
Robert Weinstein
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495 Broadway 7th Fl
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Reyna, Andrew

From: Robert Weinstein <Robert@wbpropertygroup.com>
Sent: Tuesday, August 31, 2021 10:42 AM
To: Johnston, Sarah; Gonzales, David
Subject: Fwd: FedEx Shipment 774673082183: Your package has been delivered

David and Sarah,

See below and confirm receipt of your check.

Thank you,
RW

---------- Forwarded message ---------
From: **TrackingUpdates@fedex.com** <TrackingUpdates@fedex.com>
Date: Tue, Aug 31, 2021 at 11:38 AM
Subject: FedEx Shipment 774673082183: Your package has been delivered
To: <management@wbpropertygroup.com>



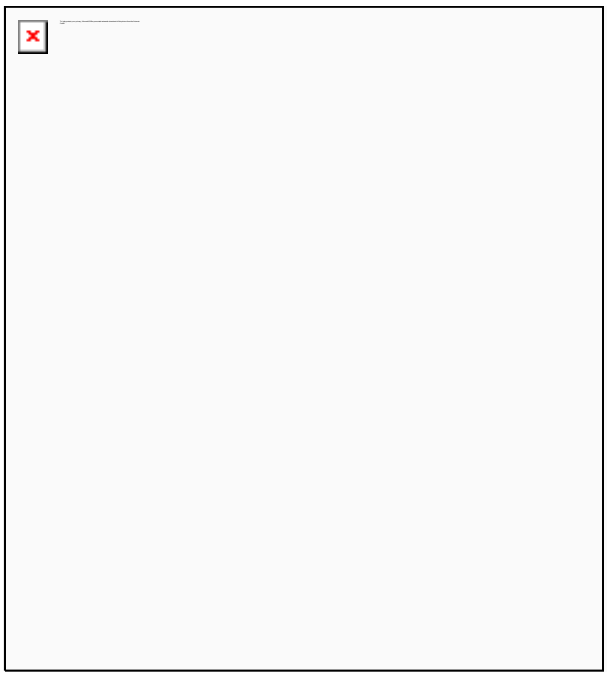
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Received by H.UBER

OBTAIN PROOF OF DELIVERY

TRACKING NUMBER	774673082183
FROM	ROBERT WEINSTEIN 495 Broadway New York, NY, US, 10012
TO	CITY OF ROCKWALL - PUBLIC WORK ENGI SARAH JOHNSTON, P. E. 385 SOUTH GOLIAD STREET ROCKWALL, TX, US, 75087
SHIP DATE	Mon 8/30/2021 01:45 PM
DELIVERED TO	Receptionist/Front Desk
PACKAGING TYPE	FedEx Envelope
ORIGIN	New York, NY, US, 10012
DESTINATION	ROCKWALL, TX, US, 75087
SPECIAL HANDLING	Deliver Weekday
NUMBER OF PIECES	1
TOTAL SHIPMENT WEIGHT	0.50 LB
SERVICE TYPE	FedEx Priority Overnight



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Thank you for your business.

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Robert Weinstein
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Reyna, Andrew

From: Gonzales, David
Sent: Thursday, September 9, 2021 5:15 PM
To: 'Robert Weinstein'; Bryan McMurtre
Cc: rchandler@sei-mi.com; Miller, Ryan
Subject: RE: Draft Ordinance for Rockwall Development

Robert, this puts me into a predicament where I may not have an opportunity to review the information/revisions in a timely manner in order to make all of the necessary changes you are proposing, not only to the ordinance, but the case memo as well. Staff typically sends out all case packets to the Planning Commission by noon on Friday before the meeting. This is why we ask all applicants to provide revised plans on Tuesday of the week the packets go out. I do understand the challenges you have with the site; however, I should have at the least received a revised concept plan for review this week. If I do not have the revisions by the time I start my day in the morning, I will need to proceed with what was originally submitted. Your help in getting the revised plans/red lined ordinance to me is much appreciated.

Thank you,

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From: Robert Weinstein [mailto:Robert@wbpropertygroup.com]
Sent: Thursday, September 9, 2021 4:12 PM
To: Gonzales, David ; Bryan McMurtre
Cc: rchandler@sei-mi.com
Subject: Re: Draft Ordinance for Rockwall Development

David,

I spoke with my architect said he will have everything to you by 12 noon tomorrow.

We have reduced the number of units and increased the amount of retail.

Is that okay?

Robert

On Tue, Sep 7, 2021 at 11:01 AM Gonzales, David <DGonzales@rockwall.com> wrote:

> Robert,

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Let me know if you have any questions.

Thank you,

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Reyna, Andrew

From: Gamez, Angelica
Sent: Thursday, August 26, 2021 3:19 PM
Cc: Miller, Ryan; Gonzales, David; Lee, Henry
Subject: Neighborhood Notification Program [Z2021-033]
Attachments: Public Notice (08.26.2021).pdf; HOA Map (08.20.2021).pdf

Follow Up Flag: Follow up
Flag Status: Flagged

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *August 27, 2021*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, September 14, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, September 20, 2021 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2021-033 Amendment to PD-4
Hold a public hearing to discuss and consider a request by Robert Weinstein of WB Companies on behalf of Richard Chandler of HFS Management, Inc. for the approval of a *Zoning Change* amending Planned Development District 4 (PD-4) [*Ordinance No. 01-26*] to allow a *Mixed-Use Development* (*i.e. Apartments, Retail/Restaurant, and Office land uses*) on a 12.1148-acre tract of land identified as Tract 2 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 4 (PD-4) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, generally located in between Lakedale Drive and Becky Lane on the eastside of Ridge Road [*FM-740*], and take any action necessary.

Thank you,

Angelica Gamez
Planning & Zoning Coordinator
City of Rockwall
972.771.7745 Office
972.772.6438 Direct
http://www.rockwall.com/planning/

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Reyna, Andrew

From: Barton, Josh <JBarton@mcadamsco.com>
Sent: Tuesday, September 14, 2021 2:52 PM
To: Gonzales, David
Cc: Bryan McMurtre; Robert Weinstein
Subject: Z2021-033 The Edge Amendment to PD District 4 - Additional Items of Clarification
Attachments: 2021-09-14 The Edge Open Space Exhibit.pdf

Good Afternoon David,

I hope all is well. I was reading through the staff report for the above mentioned project and I wanted to provide some clarification.

Page 1:

- The provided restaurant SF is 6,000 instead of 8,000 SF.

Page 2:

- Same clarification on the restaurant SF

Pages 3 and 4:

- Under parking requirements:
  - Due to the restaurant SF being 6,000 SF, the total parking required per the UDC is 1,131. The total parking required per the requested adjusted ratios is 981. The total spaces provided is 995 which would have the development overparked if the adjusted ratios are used or under parked by roughly 12% if per the straight UDC ratios.
- Max-Building Height:
  - The developer would like to provide themselves with some flexibility on this as the project progresses through zoning and to detailed design. I noticed on page 2 that the max height for the zoning is 75'. The developer would like to have that as the max height as measured from the finished floor of the structure. This finished floor would be the 1st floor elevation along Ridge Road to the west. Due to the topography of the site, there may be a basement level as the building progresses from west to east so we wanted to account for that with the building height.
- Additional request – Open Space
  - Per your previous comments, 2.42-acres of open space is required per the 20% requirement. Per the attached, 2.26-acres is provided or 18.7%. Can you confirm that counted the open space correctly? Since I used bluebeam, could you please show the request as 18% to allow for flexibility as we get further into the engineering design of this project?

Thank you for all your help on getting us to this point. See you tonight.

Thanks,

Josh Barton, PE | Sr. Project Manager

McAdams
111 Hillside Drive, Lewisville, TX 75057
office 972. 436. 9712 x621 | direct 469. 312. 0494 | mobile 469. 939. 8845 | jbarton@mcadamsco.com
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Reyna, Andrew

From: Gonzales, David
Sent: Friday, September 10, 2021 5:08 PM
To: 'Robert Weinstein'
Cc: rchandler@sei-mi.com
Subject: P&Z Public Hearing Next Week - Rockwall
Attachments: Packet [P&Z] (09.14.2021).pdf

Robert,

Please find attached staff's report regarding your zoning request. The Planning Commission will conduct a Public Hearing next week on Tuesday, *September 14, 2021*. The meeting will begin at 6:00 p.m. in the City's Council Chambers. The City requests that you and/or your representative(s) are present to answer any questions the Commission may have regarding your request.

Additionally, a public hearing before the City Council is scheduled for *September 20, 2021* (*1st Reading of the Ordinance*). You (or your representative) are required to be present for this meeting as well.

Do not hesitate to contact me should you have any questions.

Thank you,

DAVID GONZALES, AICP
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DGONZALES@ROCKWALL.COM
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Reyna, Andrew

From: Gonzales, David
Sent: Friday, August 27, 2021 3:38 PM
To: 'robert@wbpropertygroup.com'
Cc: 'rchandler@sei-mi.com'
Subject: P&Z Work Session Next Week
Attachments: Packet [WS] (08.31.2021).pdf

Robert,

Please find attached staff's project comments for your request. The Planning Commission will be conducting a work session next week on Tuesday, *August 31, 2021* in the City's Council Chambers. All meetings will begin at 6:00 p.m. The City requires that a representative(s) be present for all scheduled meetings as indicated in the project comments.

As a note, I am still in the process of writing the draft ordinance and will have that to you early next week for your review.

Do not hesitate to contact me should you have any questions.

Thank you,

DAVID GONZALES, AICP
PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM
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Reyna, Andrew

From: Gonzales, David
Sent: Monday, September 20, 2021 11:36 AM
To: 'Robert Weinstein'; Josh
Cc: Williams, Amy
Subject: RE: RE Updated TIA - The Edge At Rockwall

Robert…thank you for the updated TIA; however, you are still required to submit an application and $5,000.00 retainer fee prior to review of the proposed TIA.

DAVID GONZALES, AICP
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GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | MAIN STREET DIVISION

From: Robert Weinstein [mailto:Robert@wbpropertygroup.com]
Sent: Saturday, September 18, 2021 1:47 PM
To: Gonzales, David ; Josh
Subject: RE Updated TIA - The Edge At Rockwall

David,

Attached is the Updated TIA showing 600 Units of multi family rather than 700.

Pls confirm receipt

Thank you,
RW

--
Robert Weinstein
WB Property Group
495 Broadway 7th Fl
New York, NY 10012
WBCOMPS.com
m 917 670 8267
o 212 226 6066
f 212 966 6785

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Reyna, Andrew

From: Barton, Josh <JBarton@mcadamsco.com>
Sent: Friday, September 17, 2021 3:15 PM
To: Johnston, Sarah
Cc: Robert Weinstein; Gonzales, David; David J. Weinstein
Subject: RE: Rockwall Ridge Road ROW Status

Thank you Sarah. It appears as if the existing lift station currently does not have capacity before The Edge development is constructed by at least 1.3 MGD. I realize the report states that the improvement timeline is not yet known but what would the City's stance be concerning upgrading the lift station assuming The Edge development is to proceed? The projected flows for The Edge are 0.59 MGD so I am assuming the developer would only be required to upgrade the lift station proportionally, correct?

Thanks!

Josh Barton, PE | Sr. Project Manager

McAdams
111 Hillside Drive, Lewisville, TX 75057
office 972. 436. 9712 x621 | direct 469. 312. 0494 | mobile 469. 939. 8845 | jbarton@mcadamsco.com
www.mcadamsco.com | linkedin | twitter | instagram | join our team



From: Johnston, Sarah
Sent: Friday, September 17, 2021 1:21 PM
To: Barton, Josh
Cc: Robert Weinstein ; Gonzales, David ; David J. Weinstein
Subject: RE: Rockwall Ridge Road ROW Status

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Josh,

As requested, attached is the infrastructure study. Please let me know if you have any questions.

Thank you,
Sarah Johnston

Sarah Johnston, P.E.
Public Works – Engineering Division
City of Rockwall
385 S. Goliad
Rockwall, TX 75087
972-771-7746
972-771-7748 (fax)

From: Barton, Josh [mailto:JBarton@mcadamsco.com]
Sent: Thursday, September 16, 2021 4:07 PM
To: Johnston, Sarah <SJohnston@rockwall.com>
Cc: Robert Weinstein <Robert@wbpropertygroup.com>; Gonzales, David <DGonzales@rockwall.com>; David J. Weinstein <David@wbpropertygroup.com>
Subject: RE: Rockwall Ridge Road ROW Status

Thank you Sarah!

Josh Barton, PE | Sr. Project Manager

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creating experiences through experience

From: Johnston, Sarah
Sent: Thursday, September 16, 2021 11:10 AM
To: Barton, Josh ; Gonzales, David
Cc: Robert Weinstein ; David J. Weinstein
Subject: RE: Rockwall Ridge Road ROW Status

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Josh,

Ridge Road has no plans to be expanded into a six-lane roadway or at all. The ROW of Ridge Road will not be changing for the foreseeable future.

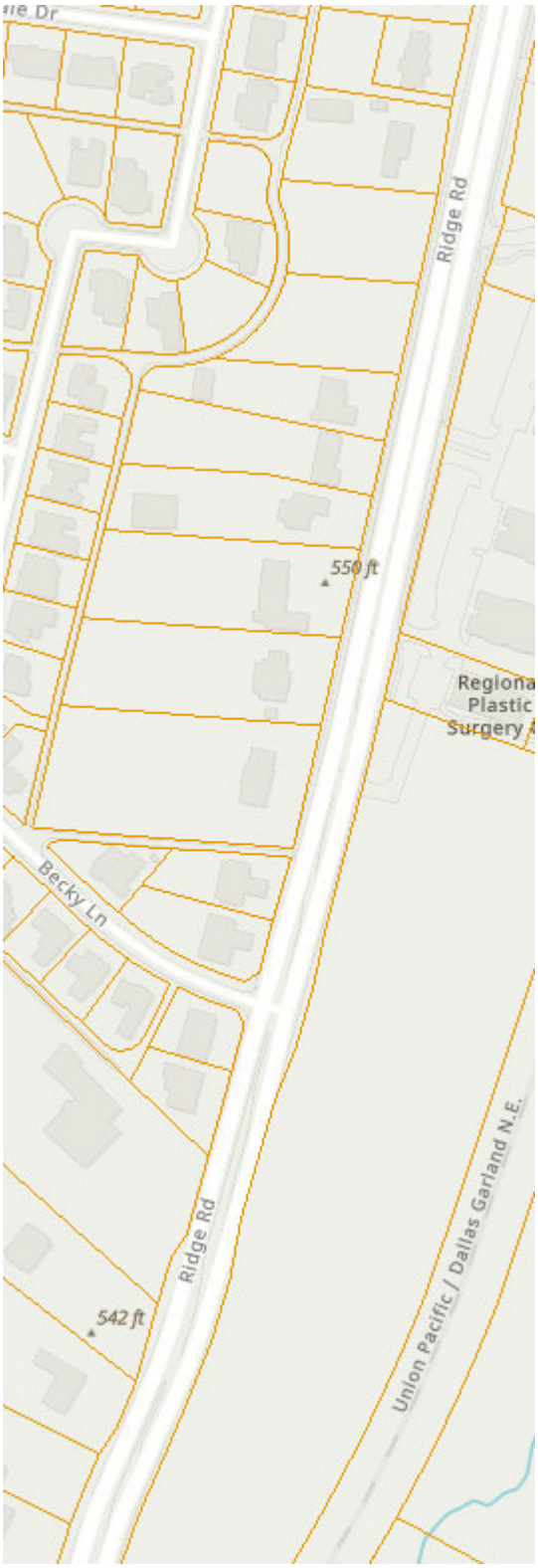
Thank you,
Sarah Johnston

Sarah Johnston, P.E.
Public Works – Engineering Division
City of Rockwall
385 S. Goliad
Rockwall, TX 75087
972-771-7746
972-771-7748 (fax)

From: Barton, Josh [mailto:JBarton@mcadamsco.com]
Sent: Thursday, September 16, 2021 10:25 AM
To: Johnston, Sarah <SJohnston@rockwall.com>; Gonzales, David <DGonzales@rockwall.com>
Cc: Robert Weinstein <Robert@wbpropertygroup.com>; David J. Weinstein <David@wbpropertygroup.com>
Subject: Rockwall Ridge Road ROW Status

Good Morning Sarah and David,

I hope all is well. I wanted to inquire about the current ROW status for Ridge Road and if you are aware of TxDOT needing to acquire additional ROW in order to expand the road. As you may recall during the P&Z meeting this week, a resident spoke about TxDOT needing to acquire additional ROW on the east side of Ridge Road in order to expand. Do you know if that ROW has already been acquired? I was reviewing the parcels in that area and they all seem to be in line on the east side so I am hoping the acquisition, if required, has already occurred. Please let me know.



Thanks!

Josh Barton, PE | Sr. Project Manager

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Reyna, Andrew

From: Gonzales, David
Sent: Tuesday, September 7, 2021 10:01 AM
To: 'Robert Weinstein'
Cc: rchandler@sei-mi.com
Subject: Draft Ordinance for Rockwall Development
Attachments: Draft Ordinance (09.14.2021).pdf

Robert,

Please find attached the draft ordinance for your review. The ordinance is based on the submitted concept plan and building elevations. At your earliest convenience, please forward to staff any red-lined changes you feel are necessary so that we may review and make any necessary changes for the Planning and Zoning Commission and City Council to consider for the upcoming public hearings. Additionally, if you have a revised concept plan and/or building elevations, these should be taken into consideration when reviewing.

Let me know if you have any questions.

Thank you,

DAVID GONZALES, AICP
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Reyna, Andrew

From: Robert Weinstein <Robert@wbpropertygroup.com>
Sent: Wednesday, September 1, 2021 11:02 AM
To: Gonzales, David; Josh; Pedro Martinez
Subject: RE Quick Call - The Ridge

David,

Thank you for your time last night. We heard your and the commissioners comments and we would like to address them.

Can you we set up a call later today at 4PM CST

Thank you,
RW

--
Robert Weinstein
WB Property Group
495 Broadway 7th Fl
New York, NY 10012
WBCOMPS.com
m 917 670 8267
o 212 226 6066
f 212 966 6785

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Reyna, Andrew

From: Robert Weinstein <Robert@wbpropertygroup.com>
Sent: Friday, September 10, 2021 6:39 PM
To: Gonzales, David
Cc: rchandler@sei-mi.com
Subject: Re: P&Z Public Hearing Next Week - Rockwall

Thank you David well done and I appreciate the help.

Have a great weekend and see you on Tuesday.

Robert

On Fri, Sep 10, 2021 at 6:07 PM Gonzales, David <DGonzales@rockwall.com> wrote:

> Robert,
>
> Please find attached staff's report regarding your zoning request. The Planning Commission will conduct a Public Hearing next week on Tuesday, *September 14, 2021*. The meeting will begin at 6:00 p.m. in the City's Council Chambers. The City requests that you and/or your representative(s) are present to answer any questions the Commission may have regarding your request.
>
> Additionally, a public hearing before the City Council is scheduled for *September 20, 2021* (*1st Reading of the Ordinance*). You (or your representative) are required to be present for this meeting as well.
>
> Do not hesitate to contact me should you have any questions.
>
> Thank you,
>
> **DAVID GONZALES, AICP**
> PLANNING & ZONING MANAGER
>
> PLANNING & ZONING DIVISION • CITY OF ROCKWALL
> 972.772.6488 OFFICE
> DGONZALES@ROCKWALL.COM
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> 385 S. GOLIAD STREET • ROCKWALL, TX 75087
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Robert Weinstein
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Reyna, Andrew

From: Gonzales, David
Sent: Monday, September 13, 2021 9:17 AM
To: 'Robert Weinstein'
Subject: RE: RE TYPO

Yes, spotted that over the weekend. I will have an corrected memo for P&Z, as well as you later today or first thing tomorrow.

See you at the meeting.

Have a great day,

DAVID GONZALES, AICP
PLANNING & ZONING MANAGER
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From: Robert Weinstein [mailto:Robert@wbpropertygroup.com]
Sent: Sunday, September 12, 2021 8:39 AM
To: Gonzales, David
Subject: RE TYPO

Morning David,

There is a small typo in the package. 600/12.10 = 49.59 units to the acre. Please update for your presentation.

Thank you,
RW

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the OURHometown Vision 2040 Comprehensive Plan, the subject property is designated for Commercial/Retail

land uses and is situated within the Scenic District. According to the Land Use Plan, the the Commercial/Retail land use

designation "…is characterized by single to multi-tenant commercial retail centers along major arterials at key intersections.

These areas are typically considered to be convenience shopping centers and serve adjacent residential subdivisions …

(t)hese areas should be designed with the pedestrian in mind and provide connections between the commercial land use and

the adjacent residential subdivisions." In this case, the applicant's proposed development of high density housing mixed with

commercial, restaurant, and office land uses is more characteristic of the Mixed-Use land use designation, which is defined as

"…developments that typically offer a mix of housing types and residential densities with integrated retail, personal services

and/or office … (t)he residential component can include single-family homes, townhouses, condominiums, urban housing,

lofts, or multi-family." While the Mixed-Use land use designation does not stipulate a density, staff should note that the

proposed 58 units per acre falls within the High Density Residential designation. This designation is defined as any

development that exceeds 3½ units per gross acre. Staff should also note, that at **58 units per gross acre** this would be one of

the densest developments within the City of Rockwall. Looking at the District Strategies of the Scenic District, District Strategy

#4 states that "(i)nfill development within this district should be compatible with the surrounding land uses or conform to the

Land Use Plan Designations depicted on the district map." In this case, the applicant's proposed development appears to be

far more intense of a land use than the existing mixed-use developments north of the subject property. Based on these facts

the proposed development appears to be inconsistent with the area and therefore would not conform with the Land Use Plan;

however, since zoning is discretionary to the City Council pending a recommendation from the Planning and Zoning

Commission, staff has incorporated a condition of approval that would change the Future Land Use Map designation for the

subject property from a Commercial/Retail designation to a Mixed-Use designation.

--
Robert Weinstein
WB Property Group
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o 212 226 6066
f 212 966 6785

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Reyna, Andrew

From: Johnston, Sarah
Sent: Friday, September 17, 2021 1:21 PM
To: 'Barton, Josh'
Cc: Robert Weinstein; Gonzales, David; David J. Weinstein
Subject: RE: Rockwall Ridge Road ROW Status
Attachments: The Edge Water WW Capacity Study (REV1 09-17-21).pdf

Josh,

As requested, attached is the infrastructure study. Please let me know if you have any questions.

Thank you,
Sarah Johnston

Sarah Johnston, P.E.
Public Works – Engineering Division
City of Rockwall
385 S. Goliad
Rockwall, TX 75087
972-771-7746
972-771-7748 (fax)

From: Barton, Josh [mailto:JBarton@mcadamsco.com]
Sent: Thursday, September 16, 2021 4:07 PM
To: Johnston, Sarah
Cc: Robert Weinstein ; Gonzales, David ; David J. Weinstein
Subject: RE: Rockwall Ridge Road ROW Status

Thank you Sarah!

Josh Barton, PE | Sr. Project Manager

McAdams
111 Hillside Drive, Lewisville, TX 75057
office 972. 436. 9712 x621 | direct 469. 312. 0494 | mobile 469. 939. 8845 | jbarton@mcadamsco.com
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From: Johnston, Sarah
Sent: Thursday, September 16, 2021 11:10 AM
To: Barton, Josh ; Gonzales, David
Cc: Robert Weinstein ; David J. Weinstein
Subject: RE: Rockwall Ridge Road ROW Status

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Josh,

Ridge Road has no plans to be expanded into a six-lane roadway or at all. The ROW of Ridge Road will not be changing for the foreseeable future.

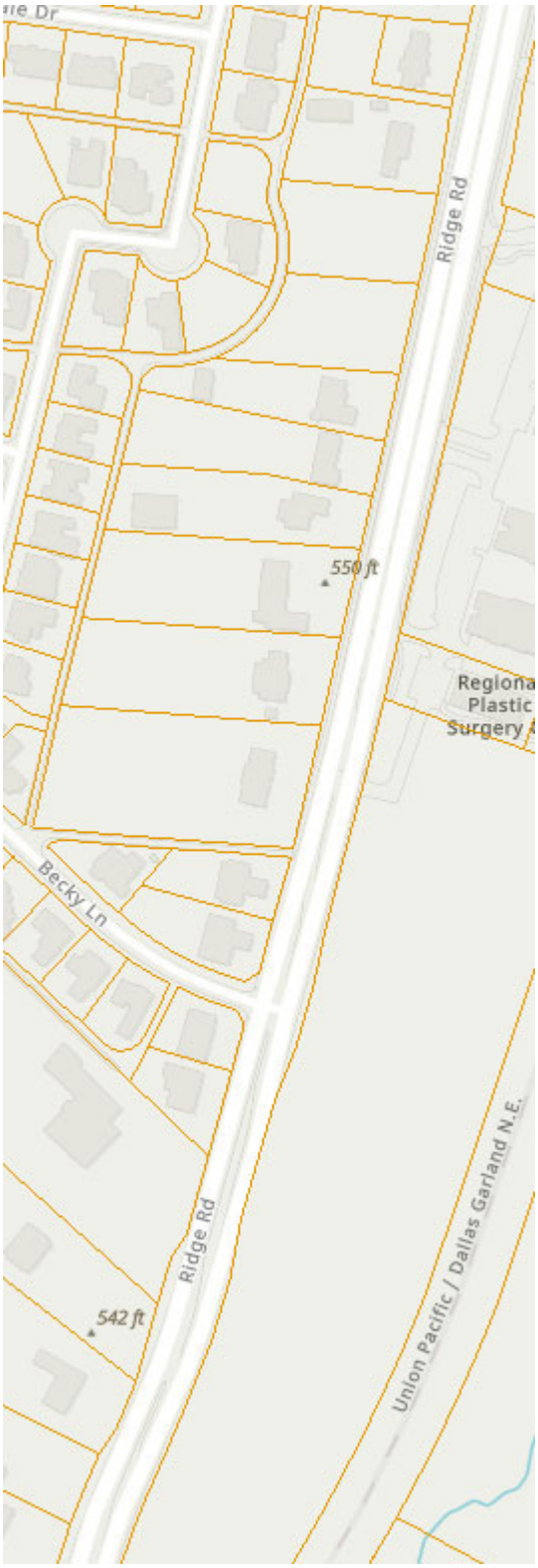
Thank you,
Sarah Johnston

Sarah Johnston, P.E.
Public Works – Engineering Division
City of Rockwall
385 S. Goliad
Rockwall, TX 75087
972-771-7746
972-771-7748 (fax)

From: Barton, Josh [mailto:JBarton@mcadamsco.com]
Sent: Thursday, September 16, 2021 10:25 AM
To: Johnston, Sarah <SJohnston@rockwall.com>; Gonzales, David <DGonzales@rockwall.com>
Cc: Robert Weinstein <Robert@wbpropertygroup.com>; David J. Weinstein <David@wbpropertygroup.com>
Subject: Rockwall Ridge Road ROW Status

Good Morning Sarah and David,

I hope all is well. I wanted to inquire about the current ROW status for Ridge Road and if you are aware of TxDOT needing to acquire additional ROW in order to expand the road. As you may recall during the P&Z meeting this week, a resident spoke about TxDOT needing to acquire additional ROW on the east side of Ridge Road in order to expand. Do you know if that ROW has already been acquired? I was reviewing the parcels in that area and they all seem to be in line on the east side so I am hoping the acquisition, if required, has already occurred. Please let me know.



Thanks!

Josh Barton, PE | Sr. Project Manager

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Reyna, Andrew

From: Gonzales, David
Sent: Friday, September 10, 2021 9:34 AM
To: Johnston, Sarah; Kistner, Ariana
Subject: FW: Draft Ordinance for Rockwall Development
Attachments: SITE PLAN_09-10-21_2.pdf; 21102-TIA for Mixed Use Development in Rockwall,Texas-DRAFT.pdf

See the attached revised concept plan for the proposed 700 unit apartment complex to be located on Ridge Road [Z2021-033]. Please review ASAP and let me know if there are any issues that need to be addressed. Please include comments in CW.

Thank you,

DAVID GONZALES, AICP
PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | MAIN STREET DIVISION

From: Robert Weinstein [mailto:Robert@wbpropertygroup.com]
Sent: Friday, September 10, 2021 8:53 AM
To: Gonzales, David
Cc: Bryan McMurtre
Subject: Re: Draft Ordinance for Rockwall Development

Morning David,

attached is the TIA and the updated site plan the elevations will be sent shortly.

Thank you,
RW

On Thu, Sep 9, 2021 at 6:15 PM Gonzales, David <DGonzales@rockwall.com> wrote:

> Robert, this puts me into a predicament where I may not have an opportunity to review the information/revisions in a timely manner in order to make all of the necessary changes you are proposing, not only to the ordinance, but the case memo as well. Staff typically sends out all case packets to the Planning Commission by noon on Friday before the meeting. This is why we ask all applicants to provide revised plans on Tuesday of the week the packets go out. I do understand the challenges you have with the site; however, I should have at the least received a revised concept plan for review this week. If I do not have the revisions by the time I start my day in the morning, I will need to proceed with what was originally submitted. Your help in getting the revised plans/red lined ordinance to me is much appreciated.

Thank you,

DAVID GONZALES, AICP
PLANNING & ZONING MANAGER

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972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM

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From: Robert Weinstein [mailto:Robert@wbpropertygroup.com]
Sent: Thursday, September 9, 2021 4:12 PM
To: Gonzales, David <DGonzales@rockwall.com>; Bryan McMurtre <Bryan@arriveag.com>
Cc: rchandler@sei-mi.com
Subject: Re: Draft Ordinance for Rockwall Development

David,

I spoke with my architect said he will have everything to you by 12 noon tomorrow.

We have reduced the number of units and increased the amount of retail.

Is that okay?

Robert

On Tue, Sep 7, 2021 at 11:01 AM Gonzales, David <DGonzales@rockwall.com> wrote:

> Robert,

Please find attached the draft ordinance for your review. The ordinance is based on the submitted concept plan and building elevations. At your earliest convenience, please forward to staff any red-lined changes you feel are necessary so that we may review and make any necessary changes for the Planning and Zoning Commission and City Council to consider for the upcoming public hearings. Additionally, if you have a revised concept plan and/or building elevations, these should be taken into consideration when reviewing.

Let me know if you have any questions.

Thank you,

DAVID GONZALES, AICP
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Robert Weinstein

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Reyna, Andrew

From: Bryan McMurtre <Bryan@arriveag.com>
Sent: Monday, September 13, 2021 2:25 PM
To: Robert Weinstein; Gonzales, David
Subject: RE: RE Restaurant
Attachments: SITE PLAN_09-13-21.pdf

Please see the updated s.f. for restaurant as requested.

Thanks!

From: Robert Weinstein [mailto:Robert@wbpropertygroup.com]
Sent: Monday, September 13, 2021 1:49 PM
To: DGonzales@rockwall.com; Bryan McMurtre
Subject: RE Restaurant

David - the restaurants are a minimum of 3,000 sq. ft. each. Please correct this and I will have an updated concept plan sent over to you shortly.

Thank you,
RW

--
Robert Weinstein
WB Property Group
495 Broadway 7th Fl
New York, NY 10012
WBCOMPS.com
m 917 670 8267
o 212 226 6066
f 212 966 6785

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Reyna, Andrew

From: Miller, Ryan
Sent: Wednesday, September 15, 2021 7:51 AM
To: 'Bob Wacker'
Subject: RE: Two Questions

Bob … The Unified Development Code (UDC) addresses *Failure to Approve a Motion* under section 02.04(E) of Article 11, *Development Applications and Review Procedures*, stating "(i)f the Planning and Zoning Commission fails to approve a motion to by a majority vote for any zoning application (*i.e. zoning change, Specific Use Permit, or text amendment*), then a recommendation for denial shall be forwarded to the City Council." This means that the case will require a ¾-majority vote of the City Council. With regard to the lofts, there is no density associated with the Downtown (DT) District. When the form based code was adopted in 2007 it was stated that a density calculation was not necessary because the code could control density through the limited building sizes permitted within this code. The City Council recently directed me to correct the issues we are having in the Downtown (DT) District by requiring a Specific Use Permit (SUP) for *Urban Residential* and to change the definition to exclude apartments. If you have any additional questions please let me know. Thanks.

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

HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION WEBSITE | MUNICIPAL CODE WEBSITE
GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | UNIFIED DEVELOPMENT CODE

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

From: Bob Wacker
Sent: Wednesday, September 15, 2021 2:42 AM
To: Miller, Ryan
Subject: Two Questions

The EDGE apartments

The P&Z tie vote for approval means
a) there was "no recommendation" to Council
b) approval by Council only requires a
simple, not a super majority

The LOFTS apartments

There was no technical requirement
regarding density ?

Bob Wacker

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September 21, 2021

TO: WB Companies
Robert Weinstein
495 Broadway, 7th Floor
New York, NY 10012

COPY: HFS Management Inc.
Richard Chandler
122 W John Carpenter Frwy, Ste. 400
Irving, TX 75039

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

SUBJECT: Z2021-033; *Amendment to Planned Development District 4 (PD-4)*

Robert Weinstein:

This letter serves to notify you that the above referenced zoning case, that you submitted for consideration by the City of Rockwall, was denied by the City Council on *September 20, 2021*. The following is a record of all voting records:

Planning and Zoning Commission
On September 14, 2021, the Planning and Zoning Commission failed to approve a motion for the zoning amendment with a motion to approve failing by a vote of 3-3, with Commissioners Deckard, Thomas, and Welch dissenting and Commissioner Moeller absent. According to Subsection 02.04(E), Failure to Approve a Motion, of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC), "(i)f the Planning and Zoning Commission fails to approve a motion by a majority vote for any zoning application (i.e. zoning change, Specific Use Permit, or text amendment), then a recommendation for denial shall be forwarded to the City Council." In addition, Subsection 02.03(G), Protest of a Zoning Change, of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC), states "... if such change is recommended for denial by the Planning and Zoning Commission, such zoning change or Specific Use Permit (SUP) shall require a supermajority vote (i.e. a three-fourths vote of those members present), with a minimum of four (4) votes in the affirmative required for approval."

City Council
On September 20, 2021, the City Council approved a motion to deny the zoning change by a vote of 6-0, with Council Member Johannesen absent.

According to Subsection 02.05, *City Council Action*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(t)he City Council may deny a request for a zoning change, Specific Use Permit (SUP), or text amendment with or without prejudice. If a request or amendment is denied with prejudice, a new application may not be submitted for the same lot or tract of land -- *or any portion thereof* -- for a period of one (1) year unless the request is for a more restrictive or less intense land use than the previously denied request ... If a request or amendment is denied without prejudice, no restrictions on resubmitting an application shall apply (*i.e. an application for the same request may be filed at the applicant's discretion*). A failure to indicate a denial is with or without prejudice in making a motion to deny a request or amendment shall be considered a denial with prejudice." Should you have any questions or concerns regarding the denial of your site plan or the site planning process, please feel free to contact me a (972) 771-7745.

Sincerely,

David Gonzalez, AICP
Planning & Zoning Manager