



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 22021-048 P&Z DATE 12/14/21 CC DATE 12/20/21 APPROVED/DENIED
ARCHITECTURAL REVIEW BOARD DATE HPAB DATE PARK BOARD DATE

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

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

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

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

ZONING MAP UPDATED _____	



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-048

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	not yet assigned*		
SUBDIVISION		LOT	BLOCK
GENERAL LOCATION	NEC E Quail Run Road and 205		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-70	CURRENT USE	Undeveloped land
PROPOSED ZONING	PD-70	PROPOSED USE	Commercial (Retail)
ACREAGE	8.684 AC	LOTS [CURRENT]	LOTS [PROPOSED]

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]

<input type="checkbox"/> OWNER	<input checked="" type="checkbox"/> APPLICANT	DuWest Realty, LLC
CONTACT PERSON	CONTACT PERSON	Bowen Hendrix
ADDRESS	ADDRESS	4403 North Central Expressway Suite 200
CITY, STATE & ZIP	CITY, STATE & ZIP	Dallas, TX 75025
PHONE	PHONE	(214) 918-1804
E-MAIL	E-MAIL	bowen@duwestrealty.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Bowen Hendrix [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 \$ 1500 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF November, 2021 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF November, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Lisa Caldwell





November 15, 2021

City of Rockwall
385 South Goliad
Rockwall, TX 75087

Re: Retail Development on the NEQ of SH 205 and Quail Ridge

Mr. Miller,

We are working with The Skorburg Company to develop a neighborhood retail center complete with pad users on their existing land on the northeast quadrant of land at SH 205 and Quail Ridge. This letter serves as confirmation that we have been in communication with representatives at The Skorburg Company and have their approval to proceed with the necessary steps to deliver a high quality neighborhood center on their land. We will be working jointly with them to deliver a hike and bike trail that connects to their existing neighborhood to the north. By signing this letter below, The Skorburg company gives DuWest Realty a waiver to proceed with our development application and plans.

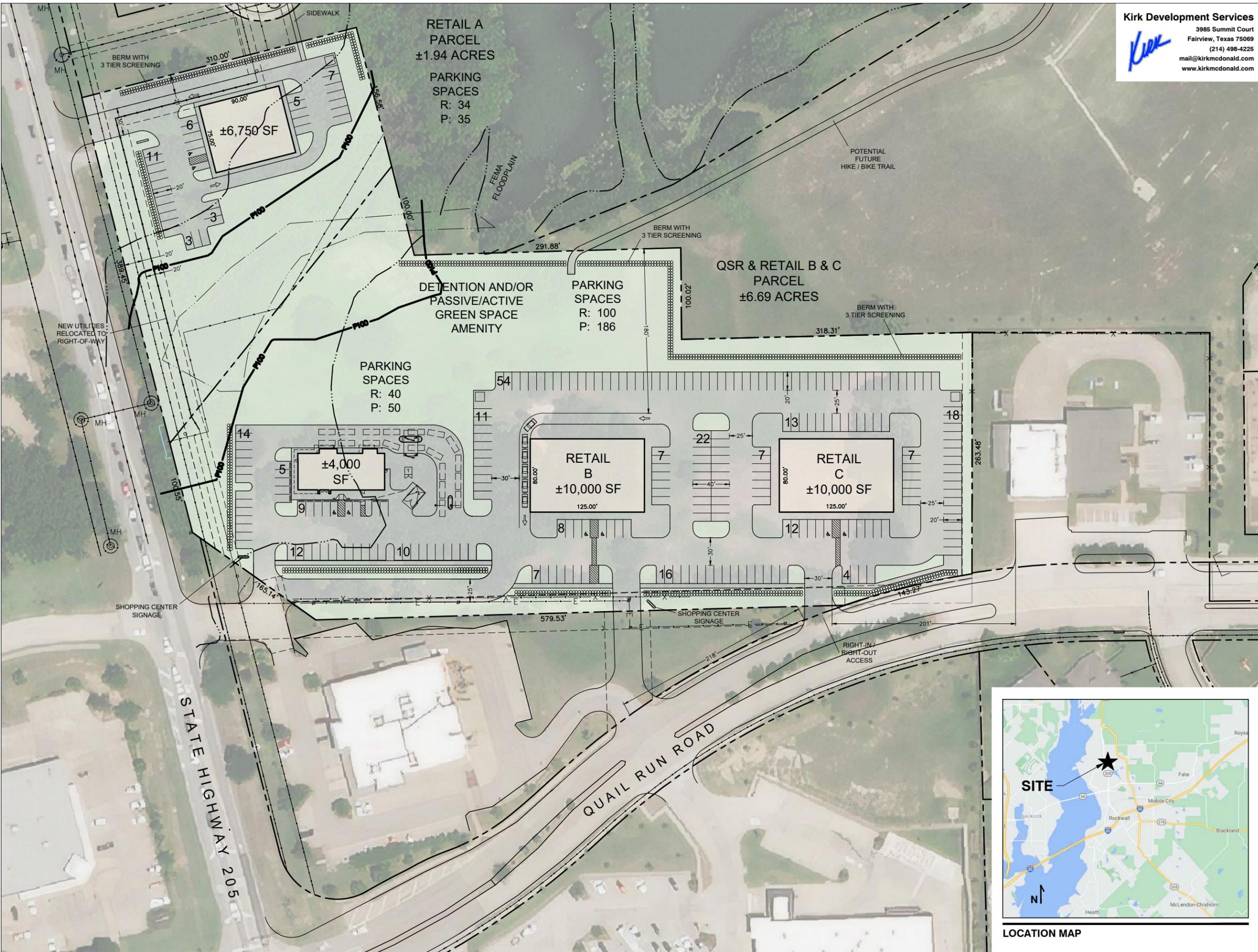
Sincerely,

A handwritten signature in blue ink, appearing to read "BH".

Bowen Hendrix
Director of Development
DuWest Realty

A handwritten signature in black ink, appearing to read "John Arnold".

John Arnold
Authorized Signer
The Skorburg Company



Kirk Development Services
 3985 Summit Court
 Fairview, Texas 75069
 (214) 498-4225
 mail@kirkmcdonald.com
 www.kirkmcdonald.com

DuWEST
 CREATING, ENHANCING & PROTECTING VALUE

4403 N. CENTRAL EXPY
 SUITE 200
 DALLAS, TEXAS 75205
 duwestrealty.com

PROJECT INFORMATION

SITE AREA

RETAIL A PARCEL	±1.94 ACRES
QSR & RETAIL B & C PARCEL	±6.69 ACRES
TOTAL	±8.63 ACRES

BUILDING AREA

RETAIL A	6,750 SF
RETAIL B	10,000 SF
RETAIL C	10,000 SF
QSR	4,000 SF
TOTAL	30,750 SF

PARKING SUMMARY

USER	RATIO REQUIRED	SPACES REQ'D	SPACES PROV'D
RETAIL A	1/200 SF	34	35
RETAIL B & C	1/200 SF	100	186
QSR	1/100 SF	40	50
TOTAL		174	271

ZONING CLASSIFICATION
 JURISDICTION CITY OF ROCKWALL
 EXISTING ZONING TBV
 REQUIRED ZONING TBV

- PROJECT NOTES**
- THIS CONCEPTUAL SITE PLAN IS FOR PLANNING PURPOSES ONLY. SITE SPECIFIC INFORMATION SUCH AS EXISTING CONDITIONS, ZONING, PARKING LANDSCAPE REQUIREMENTS MUST BE VERIFIED.
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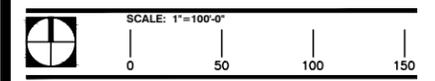
DRAWING ISSUE/REVISION RECORD

DATE	NARRATIVE	INITIALS
10/21/21	SCHEME 16	JKM

ROCKWALL TX
 STATE HIGHWAY 205 & QUAIL RUN



LOCATION MAP



SCHEME 16

ROCKWALL, TX

DUWEST REALTY

CONCEPTUAL SITE PLANNING

CONTEXT



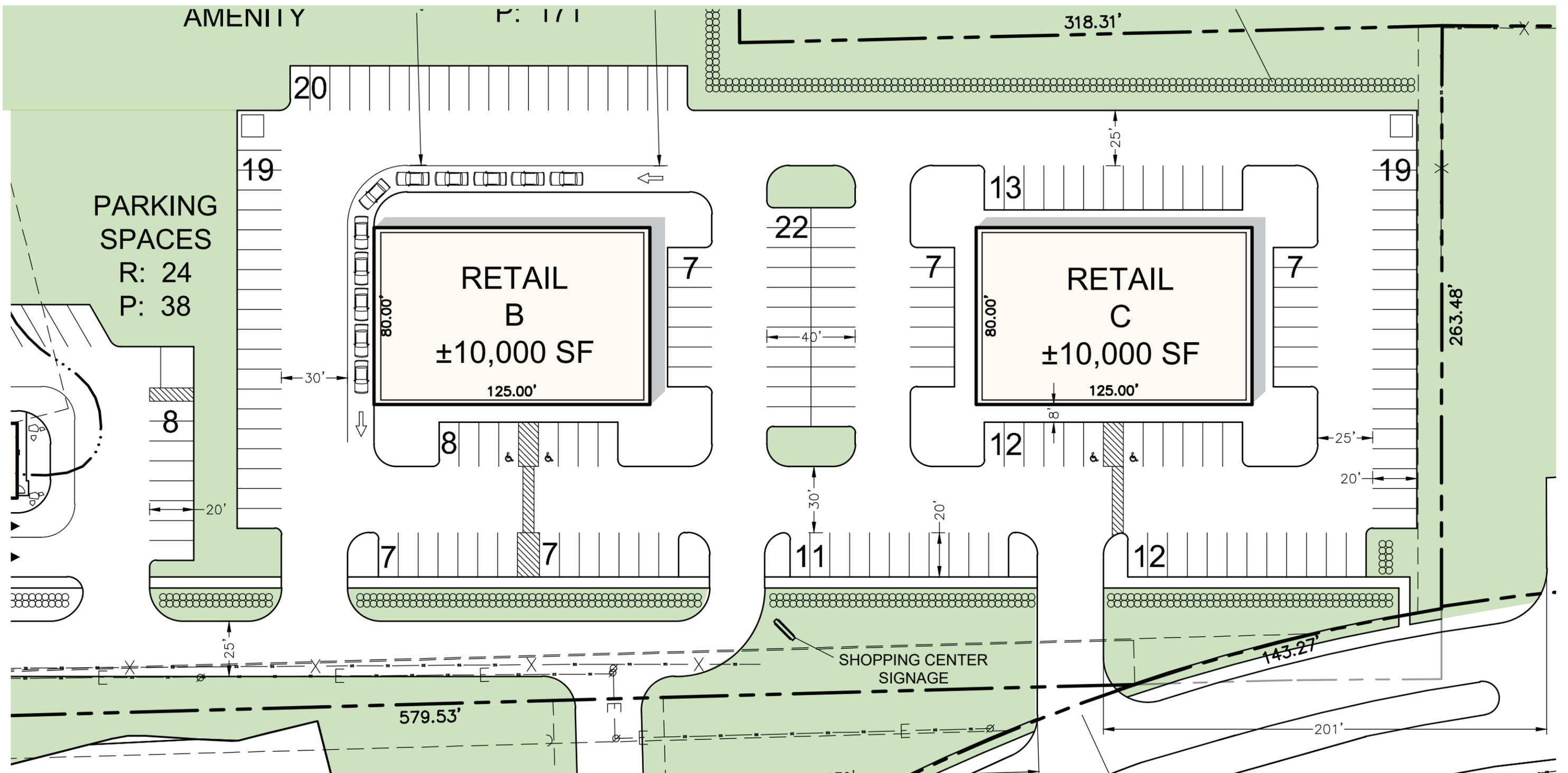
SITE PLANNING STUDY

DUWEST REALTY

STATE HWY 205 & QUAIL RUN RD.

modus architecture

CONCEPTUAL SITE PLAN



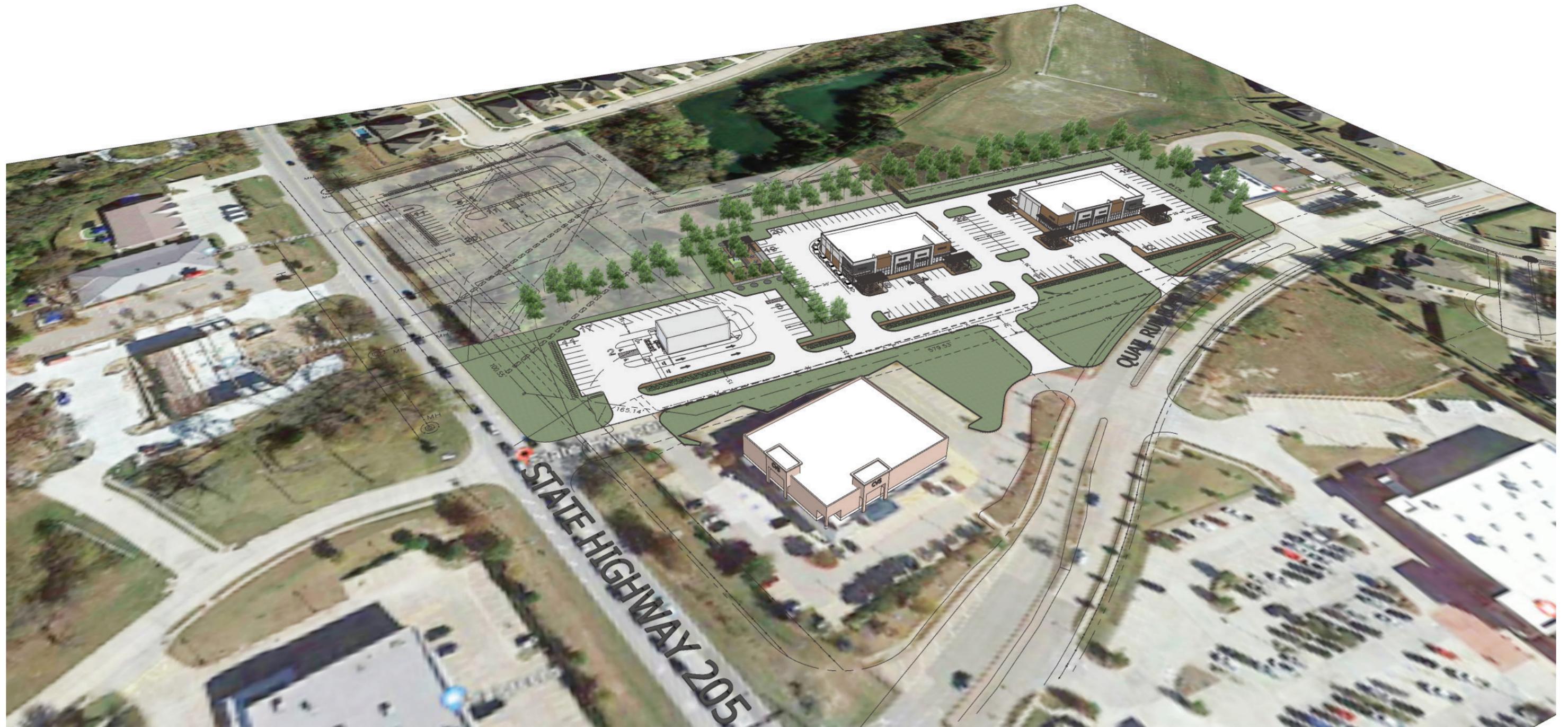
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modus architecture

OVERALL DEVELOPMENT



SITE PLANNING STUDY

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DATE: 09/28/2021

OVERALL DEVELOPMENT



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OVERALL DEVELOPMENT



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CONCEPT STUDY



SITE PLANNING STUDY

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modus architecture



211 N ERVAY ST, STE 610
DALLAS, TEXAS 75201

modus architecture

CONTACT:

CLEMENTE JAQUEZ, AIA | 214.769.5631 | CLEMENTE@MODUSARCHITECTURE.COM

MIKE MACGREGOR, AIA | 314.302.6864 | MIKE@MODUSARCHITECTURE.COM



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City of Rockwall
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STAFF USE ONLY

PLANNING & ZONING CASE NO.

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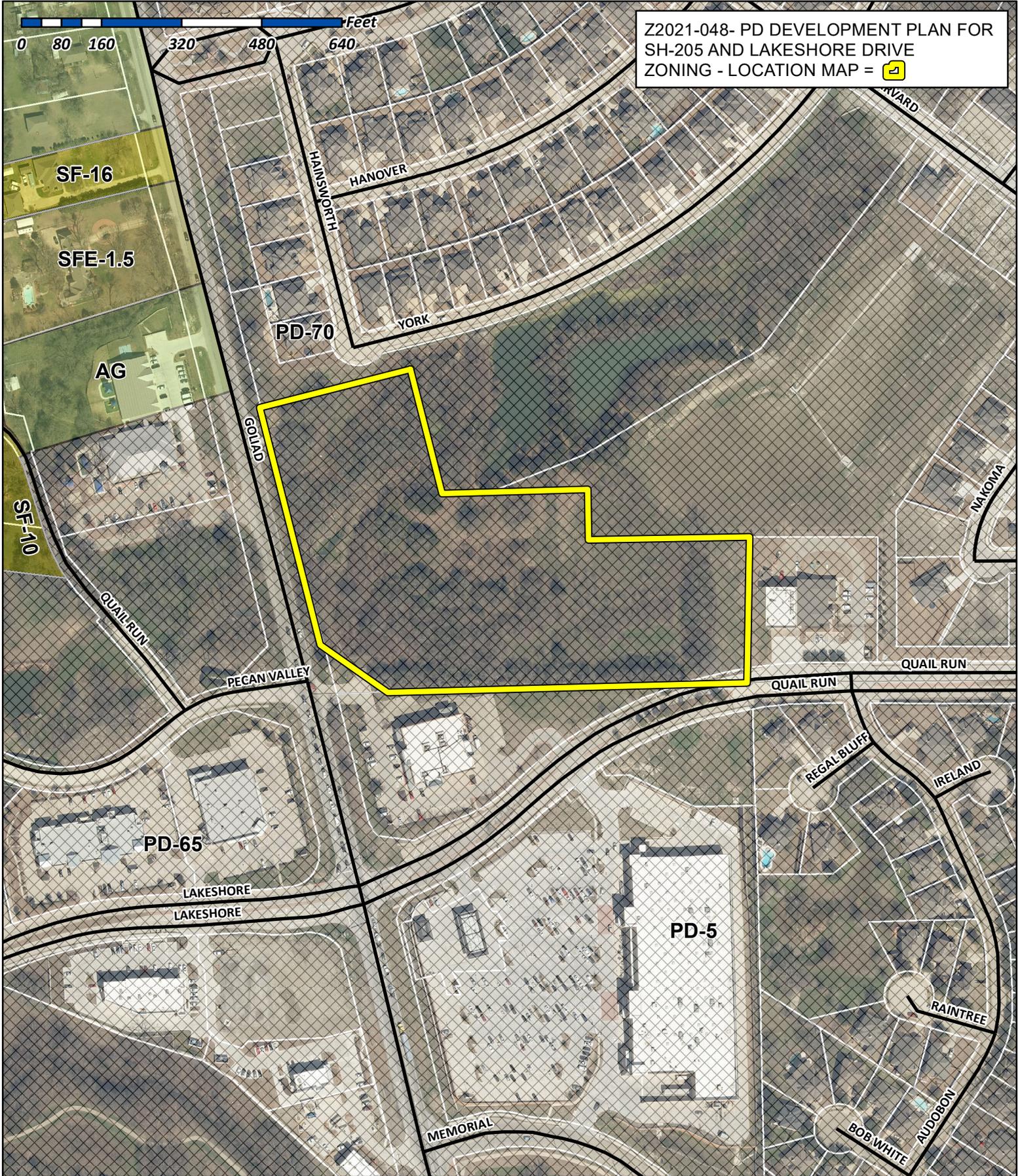
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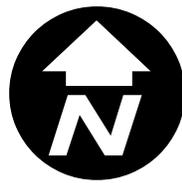




City of Rockwall

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

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

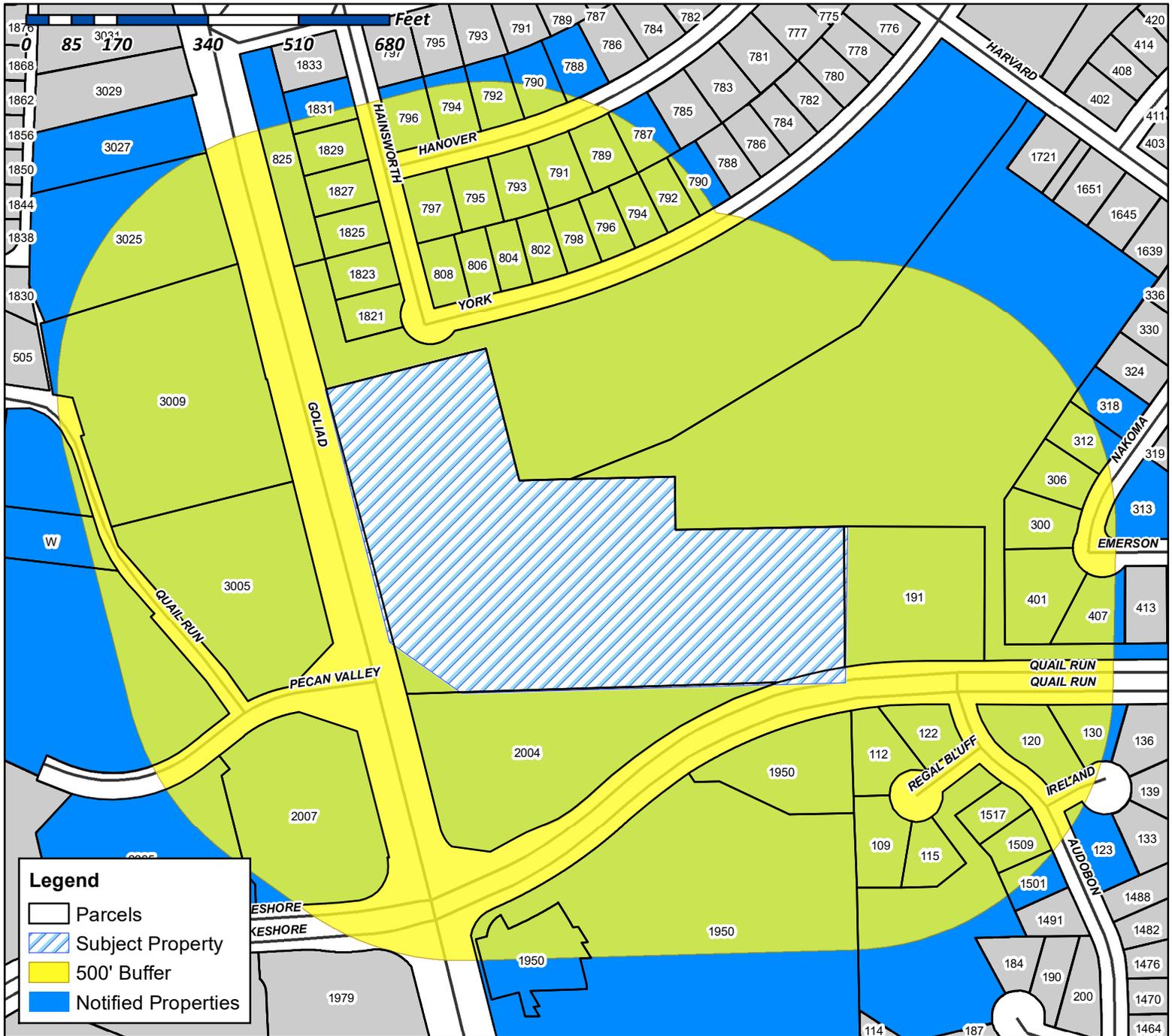




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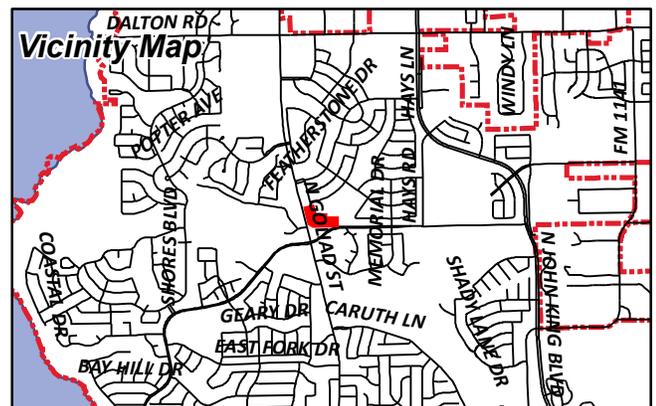
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Case Number: Z2021-048
Case Name: PD Development Plan for SH-205 and Lakeshore Drive
Case Type: Zoning
Zoning: Planned Development District 70 (PD-70)
Case Address: By SH-205 & Lakeshore Drive

Date Created: 11/16/2021

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





November 15, 2021

City of Rockwall
385 South Goliad
Rockwall, TX 75087

Re: Retail Development on the NEQ of SH 205 and Quail Ridge

Mr. Miller,

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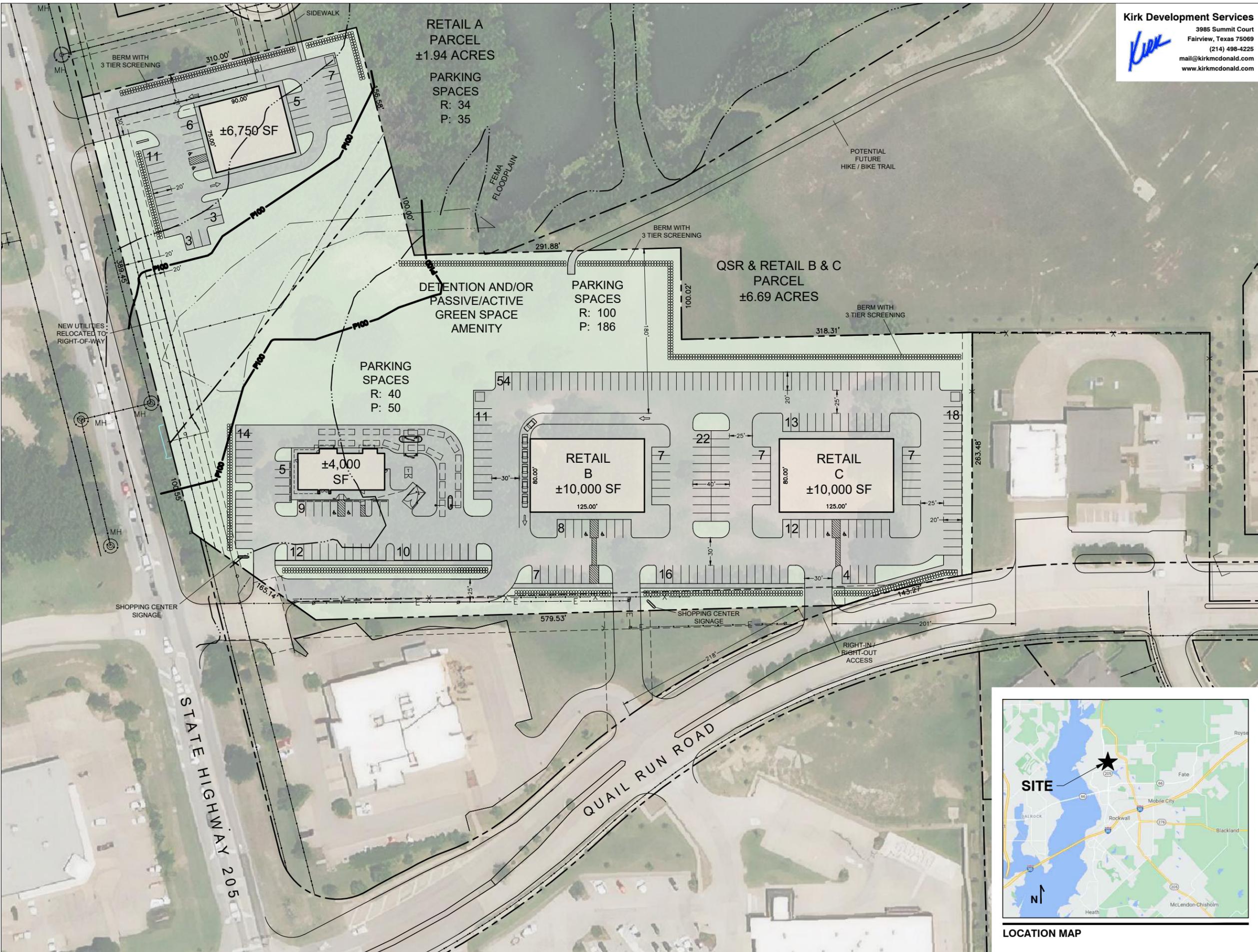
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Bowen Hendrix
Director of Development
DuWest Realty

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John Arnold
Authorized Signer
The Skorburg Company



Kirk Development Services
 3985 Summit Court
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DuWEST
 CREATING, ENHANCING & PROTECTING VALUE

4403 N. CENTRAL EXPY
 SUITE 200
 DALLAS, TEXAS 75205
 duwestrealty.com

PROJECT INFORMATION

SITE AREA

RETAIL A PARCEL	±1.94 ACRES
QSR & RETAIL B & C PARCEL	±6.69 ACRES
TOTAL	±8.63 ACRES

BUILDING AREA

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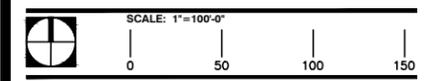
DRAWING ISSUE/REVISION RECORD

DATE	NARRATIVE	INITIALS
10/21/21	SCHEME 16	JKM

ROCKWALL TX
 STATE HIGHWAY 205 & QUAIL RUN



LOCATION MAP



SCHEME 16

ROCKWALL, TX

DUWEST REALTY

CONCEPTUAL SITE PLANNING

CONTEXT



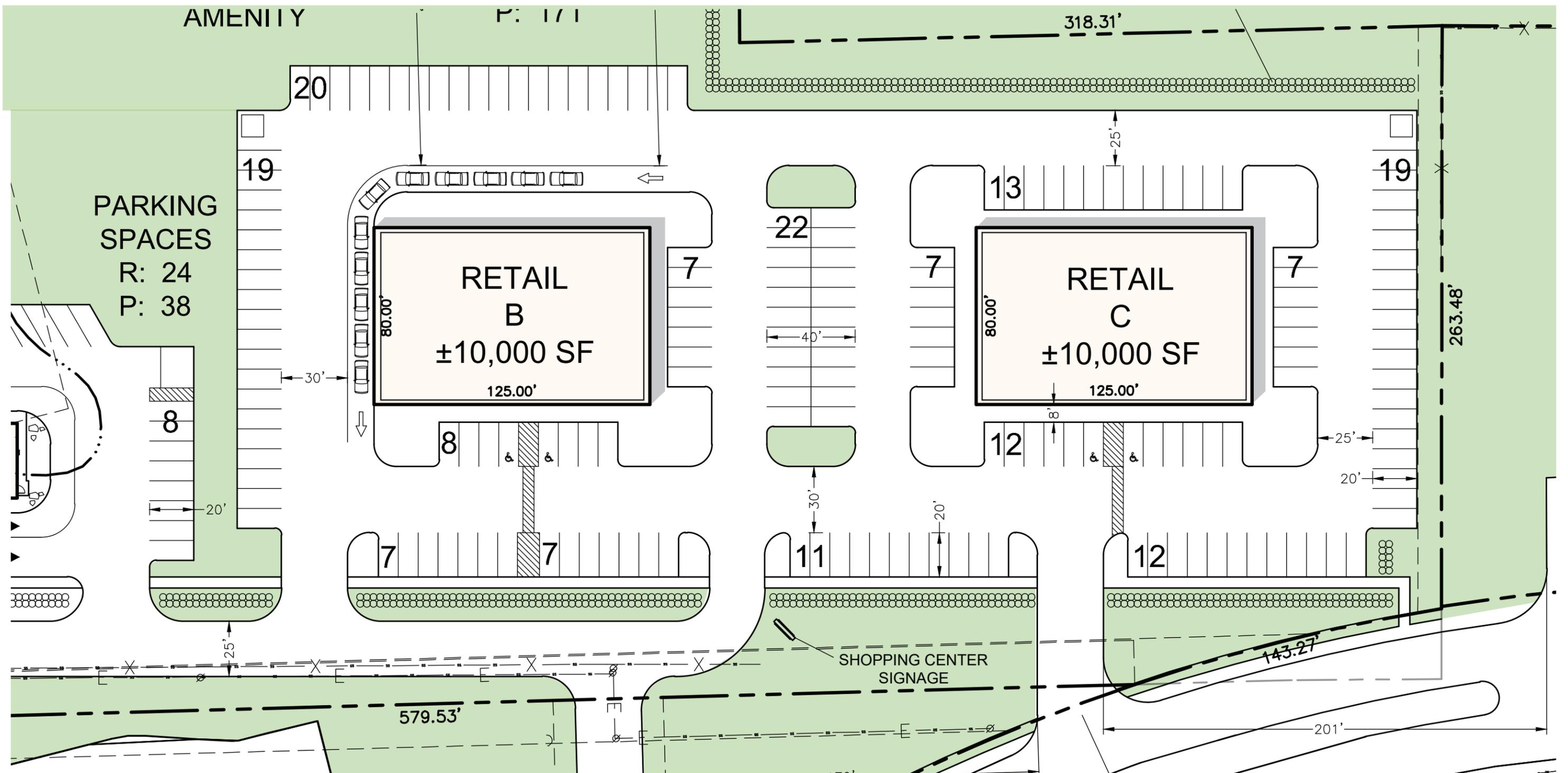
SITE PLANNING STUDY

DUWEST REALTY

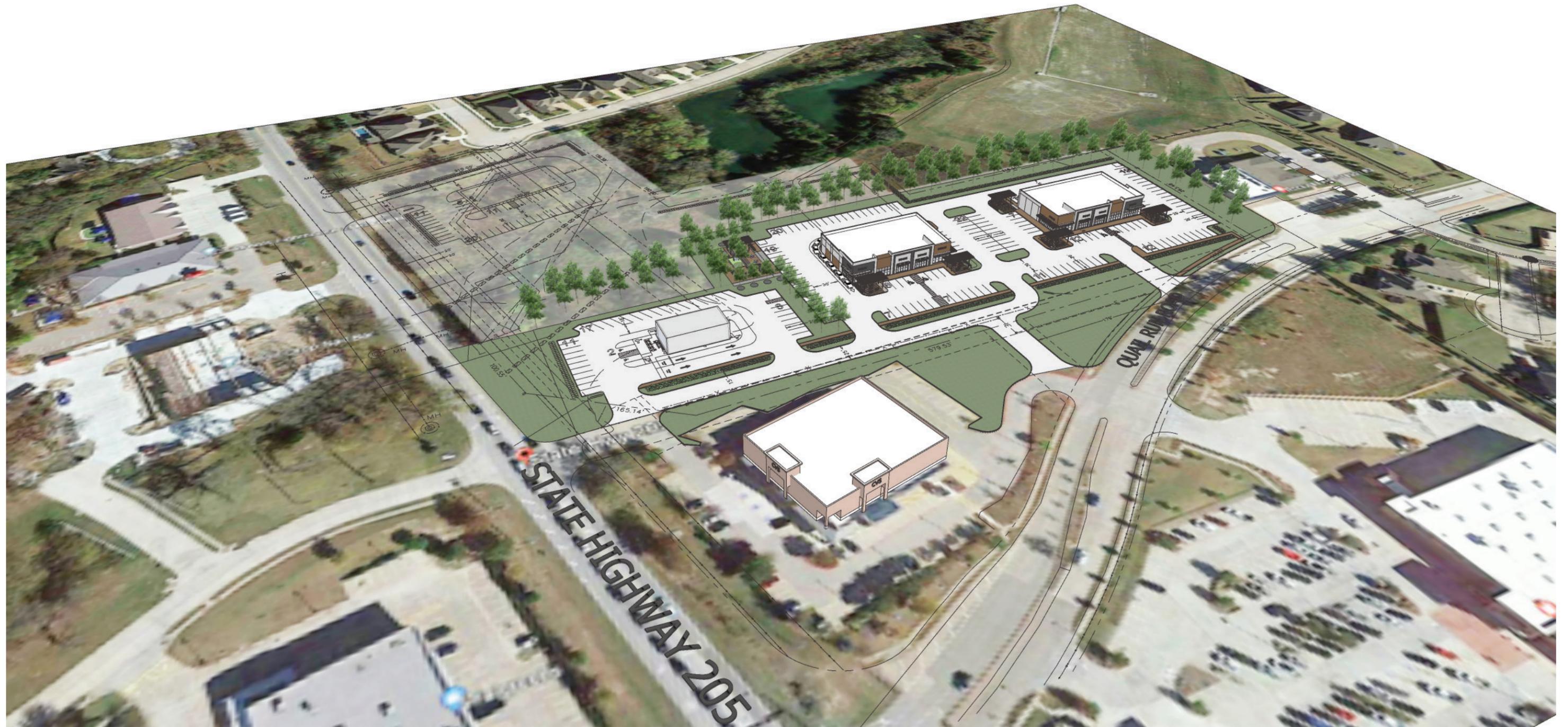
STATE HWY 205 & QUAIL RUN RD.

modus architecture

CONCEPTUAL SITE PLAN



OVERALL DEVELOPMENT



SITE PLANNING STUDY

DUWEST REALTY

STATE HWY 205 & QUAIL RUN RD.

modus architecture

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DATE: 09/28/2021

OVERALL DEVELOPMENT



SITE PLANNING STUDY

DUWEST REALTY

STATE HWY 205 & QUAIL RUN RD.

modus architecture

OVERALL DEVELOPMENT



SITE PLANNING STUDY

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CONCEPT STUDY



SITE PLANNING STUDY

DUWEST REALTY

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modus architecture



211 N ERVAY ST, STE 610
DALLAS, TEXAS 75201

modus architecture

CONTACT:

CLEMENTE JAQUEZ, AIA | 214.769.5631 | CLEMENTE@MODUSARCHITECTURE.COM

MIKE MACGREGOR, AIA | 314.302.6864 | MIKE@MODUSARCHITECTURE.COM

PROJECT COMMENTS



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

DATE: 11/19/2021

PROJECT NUMBER: Z2021-048
PROJECT NAME: PD Development Plan for SH-205 and Lakeshore Drive
SITE ADDRESS/LOCATIONS:

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

CASE CAPTION: Hold a public hearing to discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC on behalf of John Arnold of the Skorburg Company for the approval of a PD Development Plan for a General Retail Development/Shopping Center on an 8.63-acre portion of a larger 36.428-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	11/18/2021	Approved w/ Comments

11/18/2021: Z2021-048; PD Development Plan for SH-205 and Lakeshore Drive
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a PD Development Plan for a General Retail Development/Shopping Center on an 8.63-acre portion of a larger 36.428-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, and generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street (SH-205).

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

M.3 For reference, include the case number (Z2021-048) in the lower right-hand corner of all pages on future submittals.

I.4 According to Planned Development District 70 (PD-70) (Ordinance No. 19-41), "(t)he retail areas shall be designed to be pedestrian oriented and easily accessible to adjacent residential neighborhoods. Additionally, the retail area shall be designed and constructed to be integrated with adjacent uses, not separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from adjacent development into the retail area and through the use of landscaping buffers, building design and other urban design elements to create compatibility with the surrounding residential neighborhood."

M.5 Please make the following changes on the Concept Plan:

- (1) Remove the word Potential from the Potential Future Hike/Bike Trail.
- (2) Delineate the proposed playground/private park space on the concept plan.
- (3) Indicate the proposed outdoor seating areas on the concept plan.
- (4) Show connectivity from the Potential Future Hike/Bike Trail with the proposed playground/private park space and the overall development.
- (5) Please note that the required parking minimums are 1/250 SF for retail and 1/100 SF for restaurant. These are currently indicated incorrectly on the concept plan.

M.6 Please review the attached Draft Ordinance prior to the November 30, 2021 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than December 7, 2021. In reviewing the Draft Ordinance, please pay close attention to staff's suggestions.

I.7 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 December 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 December 14, 2021 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work

Session Meeting for this case will be held on November 30, 2021.

1.8 The projected City Council meeting dates for this case will be December 20, 2021 (1st Reading) and January 3, 2022 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Jeremy White	11/19/2021	Approved w/ Comments

11/19/2021: 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 allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.

Roadway Paving Items:

- Driveway to be concrete.
- Drive isles to be 24' wide minimum. Fire lane radii to be 20'.
- All parking 20'x9'.
- TIA required including City review fees.
- No deadend parking. Must have a 15'x64' turnaround that is striped as no parking.
- Quail Run Pro-rata = \$40,520.65

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.)

Drainage Items:

- Detention is required.
- Manning's C-value is per zoning type.
- Must have a flood study if you touch the floodplain. Review fees apply. Paving to be 1' above the floodplain elevation, building to be 2' above.
- Establish Erosion Hazard Setback and drainage easements.
- No vertical walls allowed in detention.
- Dumpster to drain to oil/water separator and then to the storm lines.

Landscaping:

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	11/17/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	11/18/2021	Approved w/ Comments

11/18/2021: Retail A (north building), will need to review for fire apparatus access/turn-around capabilities. FD will not back out onto SH 205/Goliad due to safety concerns.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	11/17/2021	Approved

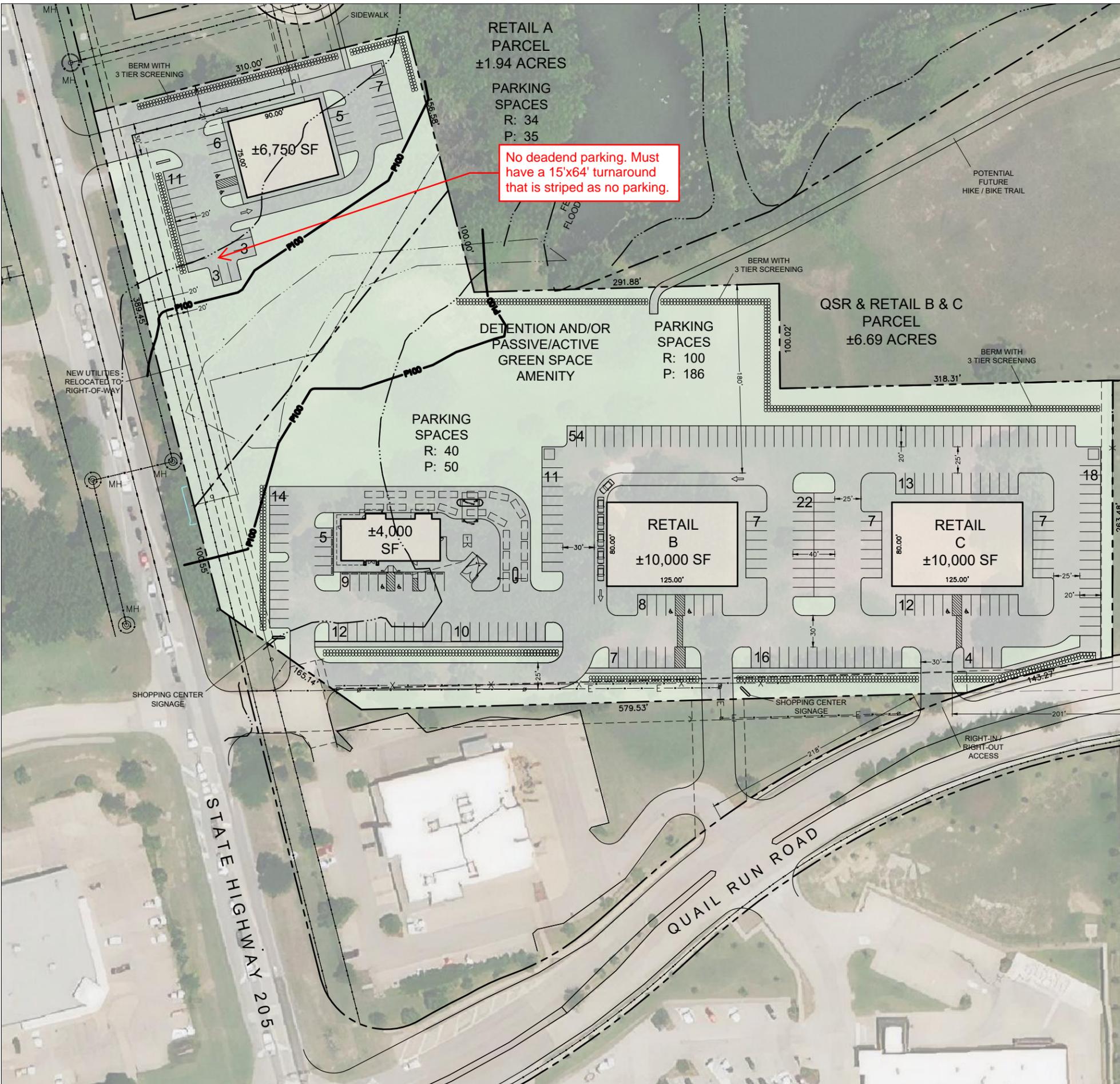
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	11/18/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	11/17/2021	Approved w/ Comments

11/17/2021: 1. You will need to provide a Tree Mitigation Plan
2. You will need to provide a detailed Landscape Plan



Kirk Development Services
3985 Summit Court
Fairview, Texas 75069
(214) 498-4225
mail@kirkmcdonald.com
www.kirkmcdonald.com

DuWEST
CREATING, ENHANCING & PROTECTING VALUE
4403 N. CENTRAL EXPY
SUITE 200
DALLAS, TEXAS 75205
duwestrealty.com

- 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 allowed in easements.
 - Retaining walls 3' and over must be engineered.
 - All retaining walls must be rock or stone face. No smooth concrete walls.
- Roadway Paving Items:**
- Driveway to be concrete.
 - Drive isles to be 24' wide minimum. Fire lane radii to be 20'.
 - All parking 20'x9'.
 - TIA required including City review fees.
 - Quail Run pro-rata = \$40,520.65
- 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.)
- Drainage Items:**
- Detention is required.
 - Manning's C-value is per zoning type.
 - Must have a flood study if you touch the floodplain. Review fees apply. Paving to be 1' above the floodplain elevation, building to be 2' above.
 - Establish Erosion Hazard Setback and drainage easements.
 - No vertical walls allowed in detention.
 - Dumpster to drain to oil/water separator and then to the storm lines.
- 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".

PROJECT INFORMATION

SITE AREA

RETAIL A PARCEL	±1.94 ACRES
QSR & RETAIL B & C PARCEL	±6.69 ACRES
TOTAL	±8.63 ACRES

BUILDING AREA

RETAIL A	6,750 SF
RETAIL B	10,000 SF
RETAIL C	10,000 SF
QSR	4,000 SF
TOTAL	30,750 SF

PARKING SUMMARY

USER	RATIO REQUIRED	SPACES REQ'D	SPACES PROV'D
RETAIL A	1/200 SF	34	35
RETAIL B & C	1/200 SF	100	186
QSR	1/100 SF	40	50
TOTAL		174	271

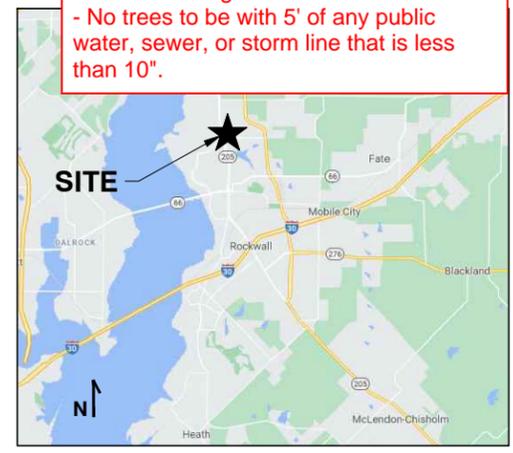
ZONING CLASSIFICATION

JURISDICTION	CITY OF ROCKWALL
EXISTING ZONING	TBV
REQUIRED ZONING	TBV

- PROJECT NOTES**
- THIS CONCEPTUAL SITE PLAN IS FOR PLANNING PURPOSES ONLY. SITE SPECIFIC INFORMATION SUCH AS EXISTING CONDITIONS, ZONING, PARKING LANDSCAPE REQUIREMENTS MUST BE VERIFIED.
 - THIS SITE PLAN IS BASED ON AERIAL PHOTO DATA.
 - ALL CURB CUTS AND TRAFFIC SIGNALS SHOWN, EXISTING AND PROPOSED, MUST BE VERIFIED.

DRAWING ISSUE/REVISION RECORD

DATE	NARRATIVE	INITIALS
10/21/21	SCHEME 16	JKM



ROCKWALL TX
STATE HIGHWAY 205 & QUAIL RUN

SCHEME 16



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	not yet assigned*		
SUBDIVISION		LOT	BLOCK
GENERAL LOCATION	NEC E Quail Run Road and 205		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-70	CURRENT USE	Undeveloped land
PROPOSED ZONING	PD-70	PROPOSED USE	Commercial (Retail)
ACREAGE	8.684 AC	LOTS [CURRENT]	LOTS [PROPOSED]

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]

<input type="checkbox"/> OWNER	<input checked="" type="checkbox"/> APPLICANT	DuWest Realty, LLC
CONTACT PERSON	CONTACT PERSON	Bowen Hendrix
ADDRESS	ADDRESS	4403 North Central Expressway Suite 200
CITY, STATE & ZIP	CITY, STATE & ZIP	Dallas, TX 75025
PHONE	PHONE	(214) 918-1804
E-MAIL	E-MAIL	bowen@duwestrealty.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Bowen Hendrix [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 \$1500 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF November, 2021 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

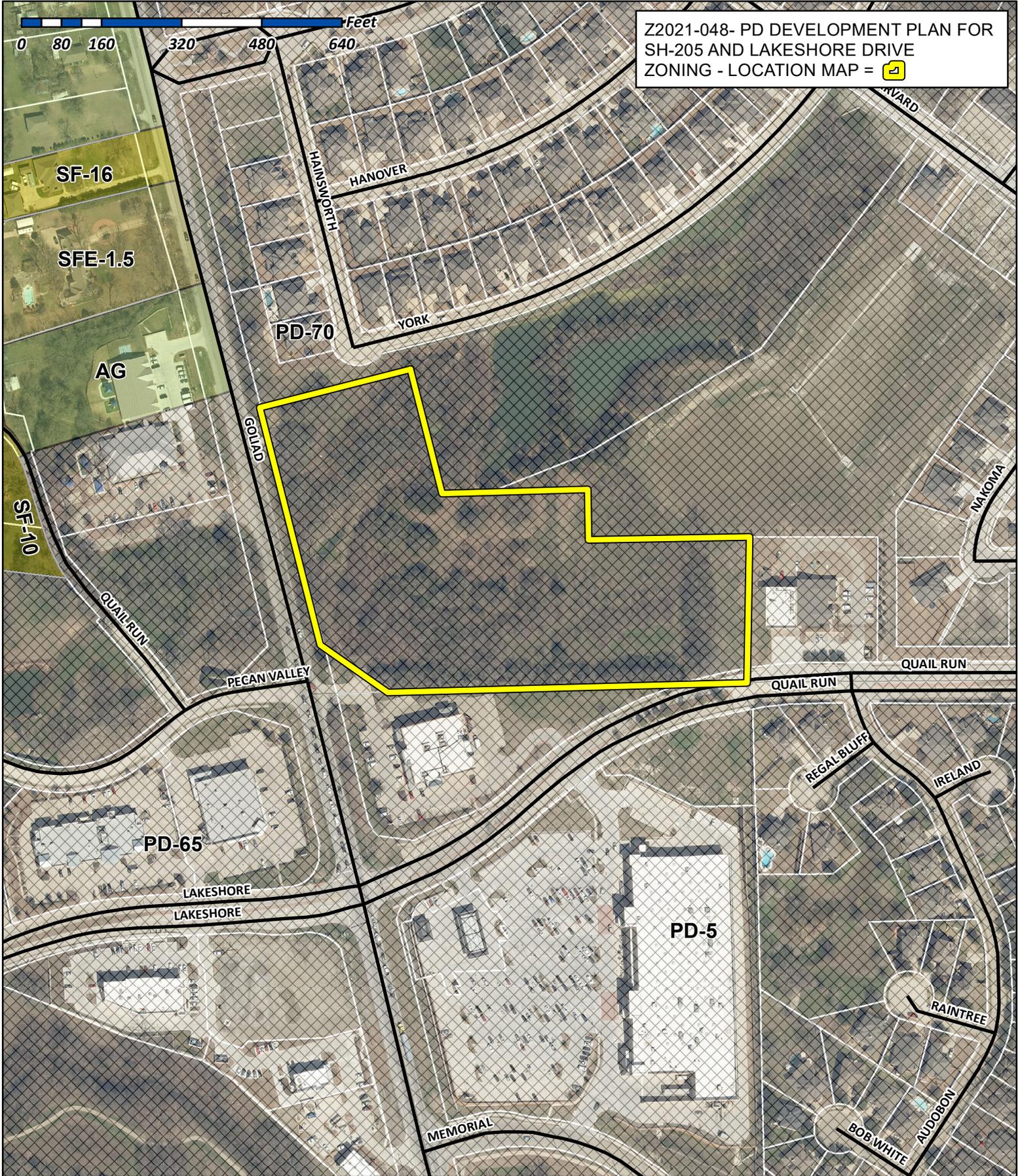
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF November, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Lisa Caldwell





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.

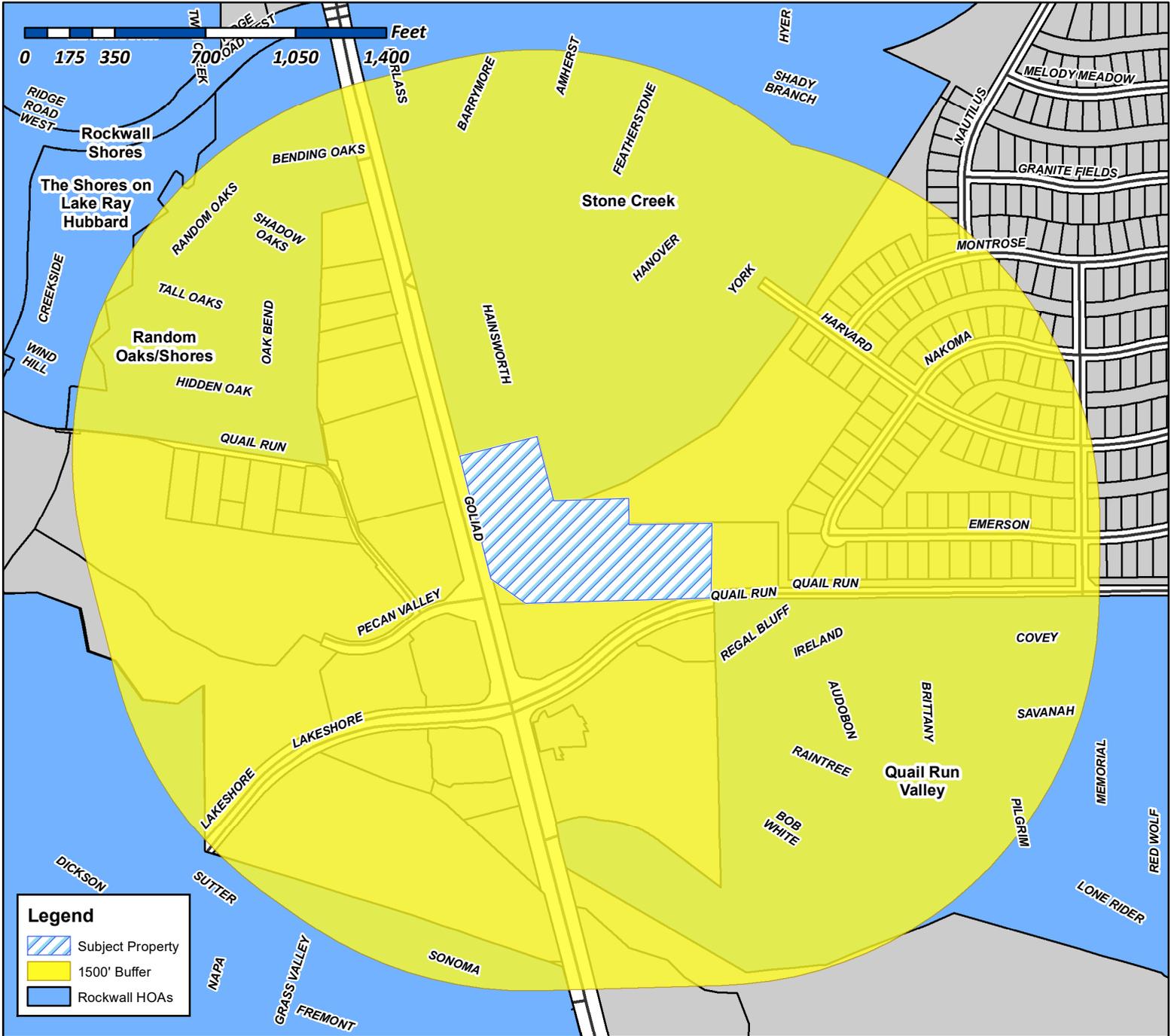




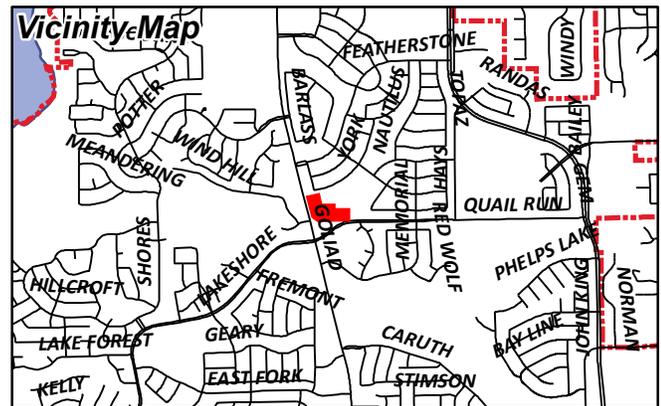
City of Rockwall

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

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Case Number: Z2021-048
Case Name: PD Development Plan for SH-205 and Lakeshore Drive
Case Type: Zoning
Zoning: Planned Development District 70 (PD-70)
Case Address: By SH-205 & Lakeshore Drive
Date Created: 11/16/2021
 For Questions on this Case Call (972) 771-7745



Miller, Ryan

From: Gamez, Angelica
Sent: Thursday, November 18, 2021 8:55 AM
Cc: Miller, Ryan; Reyna, Andrew; Lee, Henry
Subject: Neighborhood Notification Program [Z2021-048]
Attachments: Public Notice (11.18.2021).pdf; HOA Map (11.16.2021).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 *November 26, 2021*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, December 14, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, December 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>.

Z2021-048- PD Development Plan for General Retail Development/ Shopping Center

Hold a public hearing to discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC on behalf of John Arnold of the Skorburg Company for the approval of a *PD Development Plan* for a *General Retail Development/Shopping Center* on an 8.63-acre portion of a larger 36.428-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [*SH-205*], 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/>

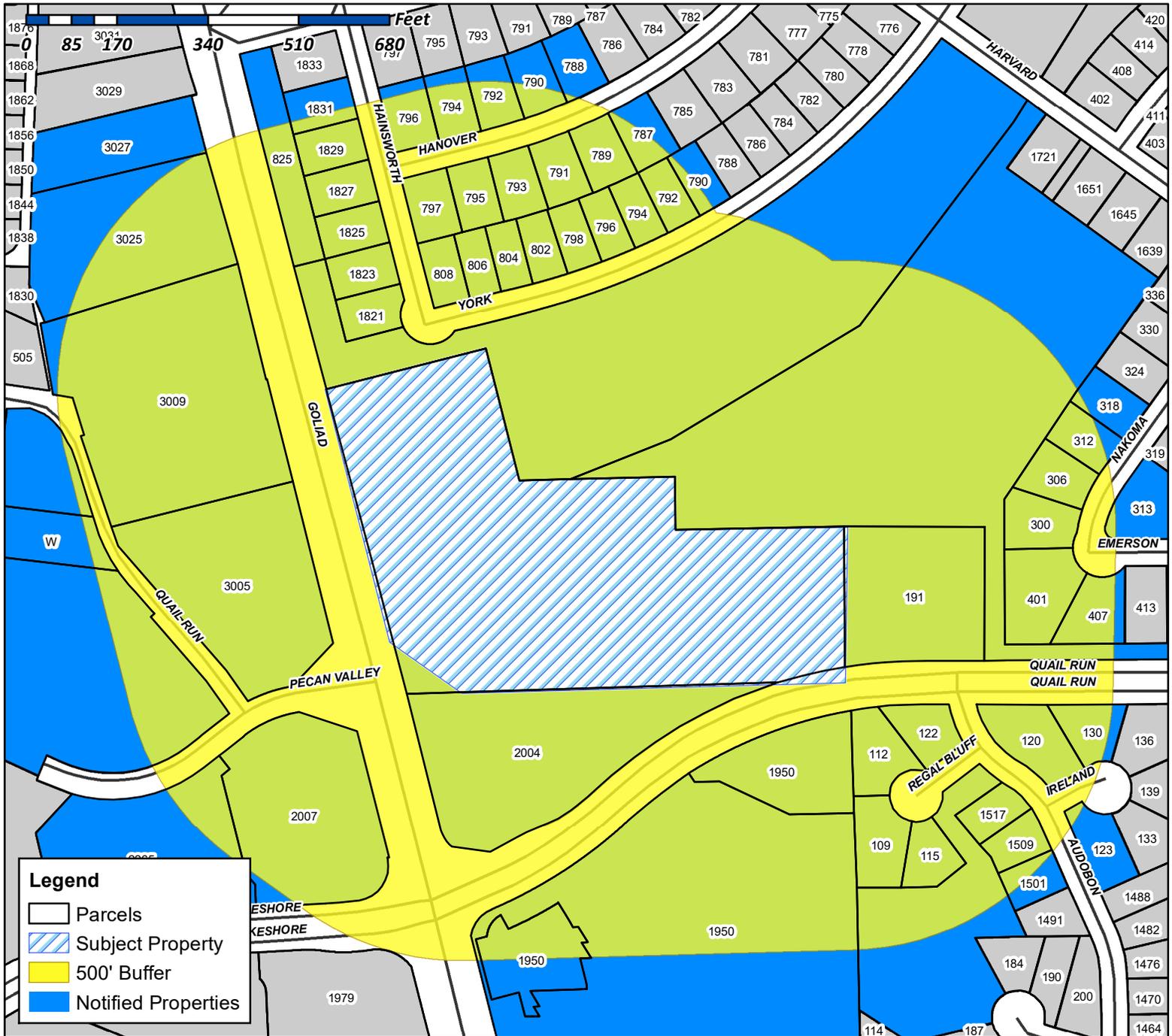
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City of Rockwall

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

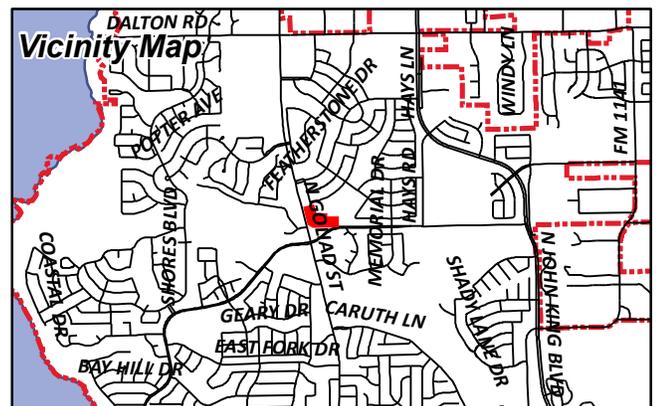
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Case Number: Z2021-048
Case Name: PD Development Plan for SH-205 and Lakeshore Drive
Case Type: Zoning
Zoning: Planned Development District 70 (PD-70)
Case Address: By SH-205 & Lakeshore Drive

Date Created: 11/16/2021

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



KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

ROCKWALL STONE CREEK ESTATES
HOMEOWNERS ASSOCIATION INC
C/O NEIGHBORHOOD MANAGEMENT INC
1024 S GREENVILLE AVE SUITE 230
ALLEN, TX 75002

HAMPTON GEORGE T & BRENDA J
109 REGAL BLF
ROCKWALL, TX 75087

MCMILLAN GARY AND SANDI
112 REGAL BLUFF
ROCKWALL, TX 75087

HOWLETT NEVA RAE
115 REGAL BLUFF
ROCKWALL, TX 75087

RAMOS RAMON A & DELMA P
120 IRELAND CT
ROCKWALL, TX 75087

HPA TEXAS SUB 2018-1 ML LLC
120 S RIVERSIDE SUITE 2000
CHICAGO, IL 60606

CULPEPPER DANNA JOHNSON
122 REGAL BLUFF
ROCKWALL, TX 75087

HEIDENREICH ERIN K AND ADAM
123 IRELAND COURT
ROCKWALL, TX 75087

M REA PROPERTIES 2 LLC
1234 TRALEE LN
GARLAND, TX 75044

SCOTT MARK ALAN SR &
DOREEN
130 IRELAND CT
ROCKWALL, TX 75087

HELMER KALENA
1501 AUDOBON LN
ROCKWALL, TX 75087

FUNK AUDRA JOY
1509 AUDOBON LN
ROCKWALL, TX 75087

HARRIS PATRICIA A
1517 AUDOBON LN
ROCKWALL, TX 75087

CHAPMAN BOBBY E II AND AMY L CHAMPMAN
1821 HAINSWORTH DRIVE
ROCKWALL, TX 75087

MOORE MICHAEL RAY JR & STEPHANIE
1823 HAINSWORTH DRIVE
ROCKWALL, TX 75087

MILLER MATHEL JR
1825 HAINSWORTH DRIVE
ROCKWALL, TX 75087

ESCOBEDO OMAR & MARIA C
1827 HAINSWORTH DRIVE
ROCKWALL, TX 75087

HUA ALEXANDER AND THU THUY
1829 HAINSWORTH DR
ROCKWALL, TX 75087

AFFINITY DEVELOPMENT COMPANY LLC
1831 HAINSWORTHDR
ROCKWALL, TX 75087

CITY OF ROCKWALL
191E QUAIL RUN RD
ROCKWALL, TX 75087

KROGER TEXAS LP
1950 N GOLIAD
ROCKWALL, TX 75087

JAVKER REALTY CORP
2004 N GOLIAD
ROCKWALL, TX 75087

REBAC OF ROCKWALL, LLC
2007 N GOLIAD
ROCKWALL, TX 75087

DEAN LANTY W & MARY F
216 W QUAIL RUN RD
ROCKWALL, TX 75087

COLE HC ROCKWALL TX LLC
C/O ROCKWALL REGIONAL HOSPITAL, LLC; ATTN
LEGAL DEPT.
2265 NORTH LAKESHORE DR
ROCKWALL, TX 75087

QUAIL RUN VALLEY OWNERS ASSOC
C/O ASSURED MGT INC
2500 LEGACY DR STE 220
FRISCO, TX 75034

MACKIE EMILY & ANDREW STINSON
300 NAKOMA DRIVE
ROCKWALL, TX 75087

JCDB GOLIAD HOLDINGS LLC
C/O DA GOLIAD PARTNERS LP
3005 N GOLIAD ST
ROCKWALL, TX 75087

M REA PROPERTIES 2 LLC
3009 N GOLIAD
ROCKWALL, TX 75087

CLARK TROY & JANICE
3025 N GOLIAD ST
ROCKWALL, TX 75087

ROSS JODY ALAN & KAREY
3027 N GOLIAD ST
ROCKWALL, TX 75087

VELASQUEZ-EDMONDSON DANIELA AND
CHRISTOPHER SUAREZ
306 NAKOMA DRIVE
ROCKWALL, TX 75087

HUFF ELLIOTT AND TOBIE
312 NAKOMA DRIVE
ROCKWALL, TX 75087

CLARK ALLAN JR
313 NAKOMA DR
ROCKWALL, TX 75087

COLE HC ROCKWALL TX LLC
C/O ROCKWALL REGIONAL HOSPITAL, LLC; ATTN
LEGAL DEPT.
3150 HORIZON RD
ROCKWALL, TX 75032

CARLSON CURT AND MARIA
318 NAKOMA DRIVE
ROCKWALL, TX 75087

TYSON STEPHANIE AND CARY
401 EMERSON DRIVE
ROCKWALL, TX 75087

ETHERIDGE CHRIS
407 EMERSON DRIVE
ROCKWALL, TX 75087

JAVKER REALTY CORP
42 BOND ST
NEW YORK, NY 10012

AFFINITY DEVELOPMENT COMPANY LLC
480 WILDWOOD FOREST DRIVE SUITE 801
THE WOODLANDS, TX 77380

REBAC OF ROCKWALL, LLC
6000 UNIVERSITY AVE STE 350
WEST DES MOINES, IA 50266

LAND GEOFFREY ALLISON & ERNANI MAXINE
787 HANOVER DR
ROCKWALL, TX 75087

CONFIDENTIAL
788 HANOVER DR
ROCKWALL, TX 75087

HOOVER THOMAS E AND CHELSEA L
789 HANOVER DRIVE
ROCKWALL, TX 75087

HPA TEXAS SUB 2018-1 ML LLC
790 HANOVER DR
ROCKWALL, TX 75087

KELLY TIMOTHY
790 YORK DRIVE
ROCKWALL, TX 75087

ALBRITTON MICHAEL H & ELAINE W LIVING
TRUST
MICHAEL H & ELAINE W ALBRITTON TRUSTEES
791 HANOVER DRIVE
ROCKWALL, TX 75087

DAVISON CHARLES DAVID AND NANCY JOAN
792 HANOVER DR
ROCKWALL, TX 75087

WILSON BRANDON CRAIG AND EMILY MARIE
792 YORK DR
ROCKWALL, TX 75087

HARP CHRISTOPHER J AND PENNY
793 HANOVER DR
ROCKWALL, TX 75087

HENRY JUSTIN WILLIAM AND MARIA
794 HANOVER DR
ROCKWALL, TX 75087

NUTTER GREG AND KRISTIN LARSON-NUTTER
794 YORK DRIVE
ROCKWALL, TX 75087

NURMI DOUGLAS B & LISA R
795 HANOVER DRIVE
ROCKWALL, TX 75087

CHAMBLESS WILLIAM AND HELEN GOMEZ-
SALVADOR
796 HANOVER DR
ROCKWALL, TX 75087

WEMPE MARK STEVEN AND SUSAN SPENCER
796 YORK DR
ROCKWALL, TX 75087

TUMULTY TIMOTHY M & KIM A
797 HANOVER DRIVE
ROCKWALL, TX 75087

DAVIS JAN ANNETTE AND DARRYL WAYNE
798 YORK DR
ROCKWALL, TX 75087

PODINA LAUREN ADRIA & MICHAEL
802 YORK DRIVE
ROCKWALL, TX 75087

CRANDALL BRANT
804 YORK DRIVE
ROCKWALL, TX 75087

REY LUIS SR AND JUDY L
806 YORK DR
ROCKWALL, TX 75087

ODEYEMI ADETUNJI
808 YORK DR
ROCKWALL, TX 75087

STONE CREEK PHASE X LTD
8214 WESTCHESTER DRIVE SUITE 710
DALLAS, TX 75225

ROCKWALL STONE CREEK ESTATES
HOMEOWNERS ASSOCIATION INC
C/O NEIGHBORHOOD MANAGEMENT INC
825 GOLIAD ST
ROCKWALL, TX 75087

JCDB GOLIAD HOLDINGS LLC
C/O DA GOLIAD PARTNERS LP
8350 N CENTRAL EXPRESSWAY SUITE 1300
DALLAS, TX 75206

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. Z2021-048: PD Development Plan for a General Retail Development/ Shopping Center

Hold a public hearing to discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC on behalf of John Arnold of the Skorburg Company for the approval of a PD Development Plan for a General Retail Development/Shopping Center on an 8.63-acre portion of a larger 36.428-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [SH-205], 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, December 14, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, December 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:

Ryan Miller
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, December 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



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. Z2021-048: PD Development Plan for a General Retail Development/ Shopping Center

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.

[Redacted area]

Name: [Redacted]
Address: [Redacted]

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



November 15, 2021

City of Rockwall
385 South Goliad
Rockwall, TX 75087

Re: Retail Development on the NEQ of SH 205 and Quail Ridge

Mr. Miller,

We are working with The Skorburg Company to develop a neighborhood retail center complete with pad users on their existing land on the northeast quadrant of land at SH 205 and Quail Ridge. This letter serves as confirmation that we have been in communication with representatives at The Skorburg Company and have their approval to proceed with the necessary steps to deliver a high quality neighborhood center on their land. We will be working jointly with them to deliver a hike and bike trail that connects to their existing neighborhood to the north. By signing this letter below, The Skorburg company gives DuWest Realty a waiver to proceed with our development application and plans.

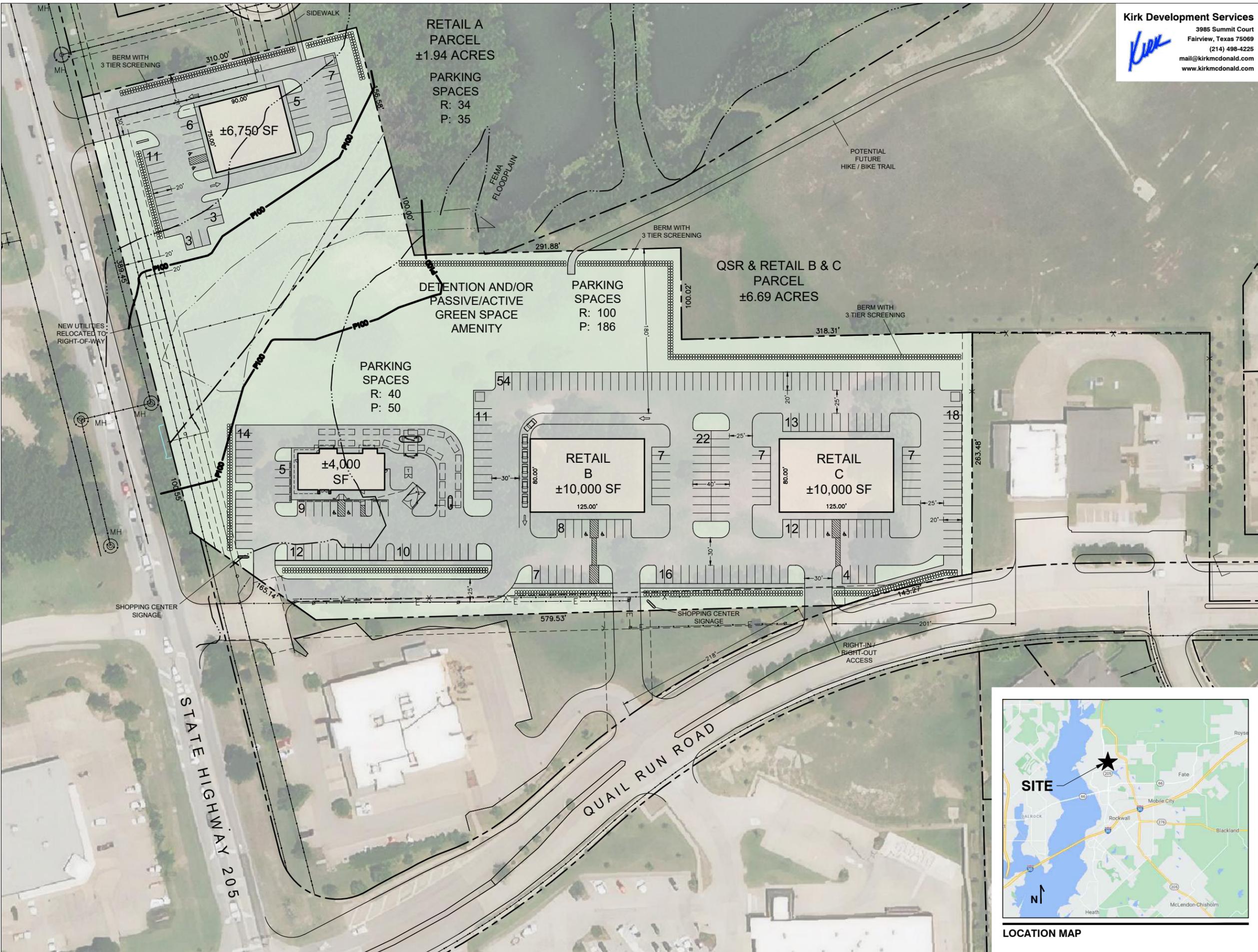
Sincerely,

A handwritten signature in blue ink that appears to read "BH".

Bowen Hendrix
Director of Development
DuWest Realty

A handwritten signature in black ink that appears to read "John Arnold".

John Arnold
Authorized Signer
The Skorburg Company



Kirk Development Services
 3985 Summit Court
 Fairview, Texas 75069
 (214) 498-4225
 mail@kirkmcdonald.com
 www.kirkmcdonald.com

DuWEST
 CREATING, ENHANCING & PROTECTING VALUE

4403 N. CENTRAL EXPY
 SUITE 200
 DALLAS, TEXAS 75205
 duwestrealty.com

PROJECT INFORMATION

SITE AREA

RETAIL A PARCEL	±1.94 ACRES
QSR & RETAIL B & C PARCEL	±6.69 ACRES
TOTAL	±8.63 ACRES

BUILDING AREA

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QSR	4,000 SF
TOTAL	30,750 SF

PARKING SUMMARY

USER	RATIO REQUIRED	SPACES REQ'D	SPACES PROV'D
RETAIL A	1/200 SF	34	35
RETAIL B & C	1/200 SF	100	186
QSR	1/100 SF	40	50
TOTAL		174	271

ZONING CLASSIFICATION
 JURISDICTION CITY OF ROCKWALL
 EXISTING ZONING TBV
 REQUIRED ZONING TBV

- PROJECT NOTES**
- THIS CONCEPTUAL SITE PLAN IS FOR PLANNING PURPOSES ONLY. SITE SPECIFIC INFORMATION SUCH AS EXISTING CONDITIONS, ZONING, PARKING LANDSCAPE REQUIREMENTS MUST BE VERIFIED.
 - THIS SITE PLAN IS BASED ON AERIAL PHOTO DATA.
 - ALL CURB CUTS AND TRAFFIC SIGNALS SHOWN, EXISTING AND PROPOSED, MUST BE VERIFIED.

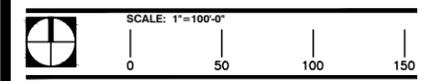
DRAWING ISSUE/REVISION RECORD

DATE	NARRATIVE	INITIALS
10/21/21	SCHEME 16	JKM

ROCKWALL TX
 STATE HIGHWAY 205
 & QUAIL RUN



LOCATION MAP



SCHEME 16

ROCKWALL, TX

DUWEST REALTY

CONCEPTUAL SITE PLANNING

CONTEXT



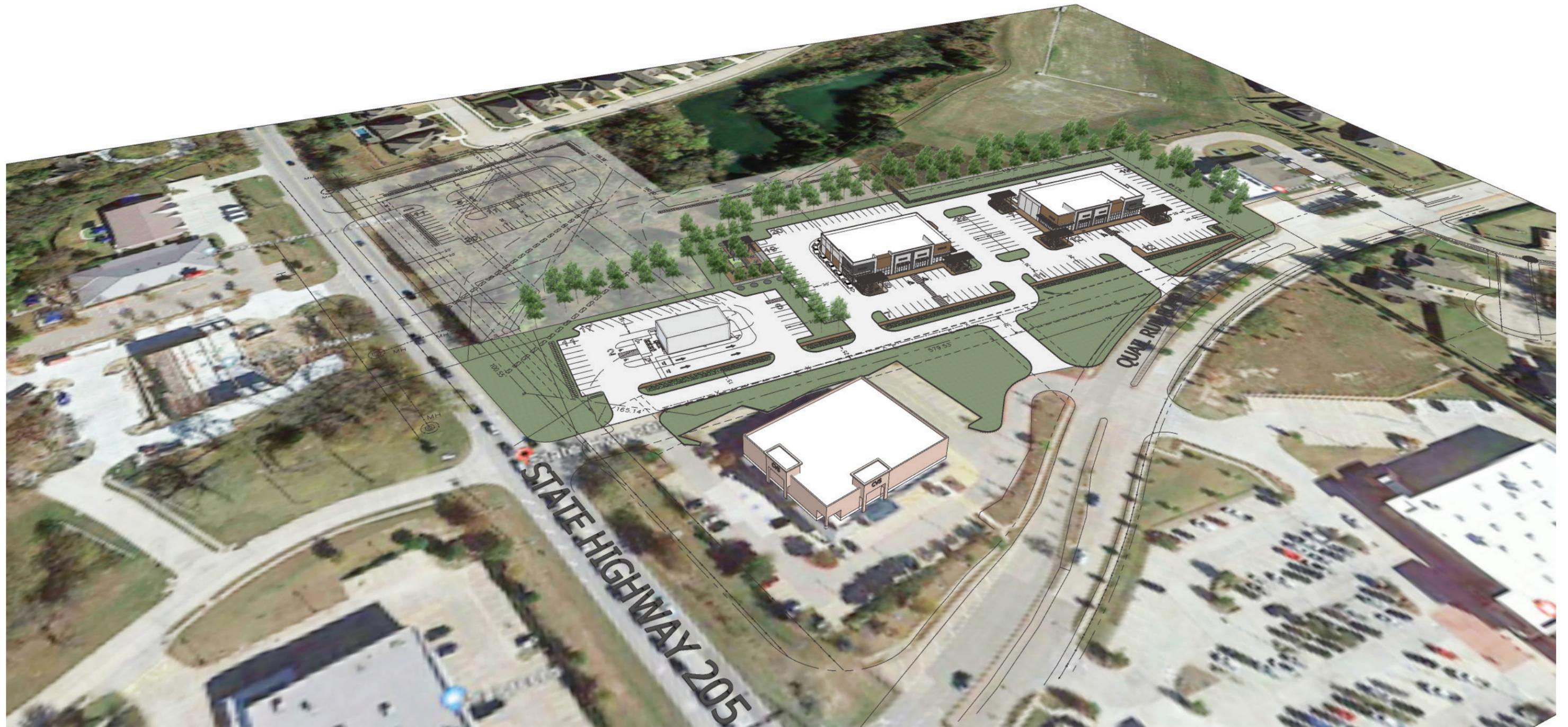
SITE PLANNING STUDY

DUWEST REALTY

STATE HWY 205 & QUAIL RUN RD.

modus architecture

OVERALL DEVELOPMENT



SITE PLANNING STUDY

DUWEST REALTY

STATE HWY 205 & QUAIL RUN RD.

modus architecture

CONCEPTUAL PLANS AND IMAGES ARE FOR INFORMATIVE PURPOSES ONLY. OWNER/ARCHITECT OF RECORD TO VERIFY CODE COMPLIANCE AND CONSTRUCTABILITY REQUIREMENTS.

DATE: 09/28/2021

OVERALL DEVELOPMENT



SITE PLANNING STUDY

DUWEST REALTY

STATE HWY 205 & QUAIL RUN RD.

modus architecture

CONCEPTUAL PLANS AND IMAGES ARE FOR INFORMATIVE PURPOSES ONLY. OWNER/ARCHITECT OF RECORD TO VERIFY CODE COMPLIANCE AND CONSTRUCTABILITY REQUIREMENTS.

DATE: 09/28/2021

OVERALL DEVELOPMENT



SITE PLANNING STUDY

DUWEST REALTY

STATE HWY 205 & QUAIL RUN RD.

modus architecture

CONCEPT STUDY



SITE PLANNING STUDY

DUWEST REALTY

STATE HWY 205 & QUAIL RUN RD.

modus architecture

CITY OF ROCKWALL

ORDINANCE NO. ~~22-XX~~

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 70 (PD-70) [ORDINANCE NO.'S 17-08, & 19-41] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR A GENERAL RETAIL SHOPPING CENTER ON AN 8.63-ACRE PORTION OF A LARGER 36.428-ACRE TRACT OF LAND IDENTIFIED AS TRACT 3 OF THE S. KING SURVEY, ABSTRACT NO. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Bowen Hendrix of DuWest Realty, LLC on behalf of John Arnold of the Skorburg Company for the approval of a PD Development Plan for the development of a general retail shopping center within Planned Development District 70 (PD-70) [Ordinance No.'s 17-08, & 19-41] on an 8.63-acre portion of a larger 36.428-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas and being more fully described in Exhibit 'A' and depicted in Exhibit 'B' of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 70 (PD-70) [Ordinance No.'s 17-08, & 19-41] 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. 17-08*.

SECTION 2. That Planned Development District 70 (PD-70) [Ordinance No. 19-41] and the Unified Development Code (UDC) [Ordinance No. 20-02], as heretofore amended, shall be further amended by amending the *Concept Plan* approved with *Ordinance No. 19-41* and the official zoning map of the City of Rockwall so as to approve a *PD Development Plan* for the *Subject Property*; and,

SECTION 3. That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 70 (PD-70) [Ordinance No. 19-41], the Unified

Development Code (UDC) [Ordinance No. 02-02], and in compliance with the following conditions and requirements:

- (1) The development of the *Subject Property* shall generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance.
- (2) *Retail Buildings 'B' & 'C'* -- as depicted in *Exhibit 'C'* of this ordinance -- shall generally conform to the *Concept Building Elevations* contained in *Exhibit 'D'* of this ordinance; however, the elevations submitted with the *PD Site Plan* shall require a recommendation from the Architectural Review Board (ARB) prior to approval by the Planning and Zoning Commission.
- (3) Outdoor seating areas shall be permitted in conformance with the *Concept Pedestrian Centers* depicted in *Exhibit 'E'* of this ordinance.
- (4) The development of the *Subject Property* shall incorporate a private passive/active greenspace amenity that is generally in the same location as depicted in *Exhibit 'C'* of this ordinance and that generally conforms to the *Concept Passive/Active Greenspace Amenity* in *Exhibit 'F'* of this ordinance.
- (5) The pedestrian pathways provided adjacent to the southern property boundary shall be generally as depicted in the *Concept Plan* contained in *Exhibit 'C'* of this ordinance.
- (6) Trails connecting to the adjacent residential subdivision shall generally be constructed as depicted in the *Concept Plan* contained in *Exhibit 'C'* of this ordinance.

SECTION 4. The official zoning map of the City of Rockwall, Texas be corrected to reflect the changes in zoning described in this ordinance;

SECTION 5. 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 6. 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, 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 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or 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 (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 8. 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 3RD DAY OF JANUARY, 2022.**

Kevin Fowler, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: December 20, 2021

2nd Reading: January 3, 2022

Exhibit 'A':
Legal Description

BEING a tract of land situated in the S. King Survey, Abstract No.131, City of Rockwall, Rockwall County, Texas and being part of a tract of land described in Special Warranty Deed to Stone Creek Balance, LTD, recorded in Instrument No. 2007000375394, Official Public Records, Collin County, Texas, and being part of a tract of land described in Special Warranty Deed to Meritage Homes of Texas, LLC, recorded in Instrument No. 20150000013037, Official Public Records, Rockwall County, Texas, and being part of Lot 27, Block A, of Stone Creek Phase VII, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Instrument No. 20160000011737, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a Concrete Monument found at the north corner of a right-of-way corner clip for the east right-of-way line of State Highway 205 (N Goliad Street - a variable width right-of-way)

THENCE with said east right-of-way line, North 14°18'59" West, a distance of 100.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set;

THENCE departing said east right-of-way line, North 38°46'11" East, a distance of 387.72 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in a south line of Lot 8, Block D, Stone Creek Phase IV, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet H, Slide 317, Plat Records, Rockwall County, Texas;

THENCE with the south line of said Lot 8, the following course and distances, to wit:

South 14°18'59" East, a distance of 100.00 feet to a 1/2-inch iron rod with plastic cap stamped "CORWIN" found;

North 88°26'01" East, a distance of 96.46 feet to a 1/2-inch iron rod with plastic cap stamped "CORWIN" found at the most westerly southwest corner of said Lot 28;

THENCE with the south line of said Lot 28, North 88°27'32" East, passing at a distance of 195.78 feet a 1/2-inch iron rod with plastic cap stamped "CORWIN" found for a south corner of said Lot 28, departing said south line and continuing in all a total distance of 513.73 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set;

THENCE South 0°02'44" West, passing at a distance of 101.33 feet the north west corner of a tract of land described as Quail Run Fire Station recorded in Special Warranty Deed to The City of Rockwall, recorded in Vol. 5635, Pg. 211, Deed Records, Rockwall County, Texas, and continuing with the west line of said Quail Run Fire Station, passing at a distance of 262.60 feet the southwest corner of said Quail Run Fire Station, continuing with the north right-of-way line of Quail Run Drive (a variable width public right-of-way) in all a total distance of 395.49 feet to a point for corner;

THENCE with said north right-of-way line, South 89°34'22" West, a distance of 67.13 feet to a point for corner for the northeast corner of Lot 1, Block B of Quail Run Retail, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet E, Slide 67, Plat Records, Rockwall County, Texas;

THENCE with the north line of said Lot 1, South 88°24'25" West, a distance of 650.72 feet to a 1/2-inch iron rod with plastic cap stamped "CARTER & BUGESS" found at the southeast corner of said right-of-way corner clip;

THENCE departing said north line and with said corner clip, North 54°44'35" West, a distance of 165.14 feet to the **POINT OF BEGINNING** and containing 7.456 acres or 324797 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

Exhibit 'B':
Location Map



Exhibit 'C':
Concept Plan

DuWest
Development Services
4403 N. CENTRAL EXPY
SUITE 200
DALLAS, TEXAS 75206
duwestdev.com

PROJECT INFORMATION

STATE PARCEL: 41.84 ACRES
OSR & RETAIL B & C PARCEL: ±6.68 ACRES
TOTAL: ±8.63 ACRES

BUILDING AREA

RETAIL A: 4,750 SF
RETAIL B: 10,000 SF
RETAIL C: 10,000 SF
TOTAL: 24,750 SF

PARKING SUMMARY

USE	REQUIRED	SPACES PROVIDED
RETAIL A	100	100
RETAIL B & C	174	174
TOTAL	274	274

ZONING CLASSIFICATION

CITY OF ROCKWALL: TRK
EXISTING ZONING: TRK
REQUIRED ZONING: TRK

PROJECT NOTES

- THIS CONCEPTUAL SITE PLAN IS FOR PLANNING PURPOSES ONLY. IT IS NOT A CONTRACT DOCUMENT.
- THE SITE PLAN IS SUBJECT TO THE CITY OF ROCKWALL'S REVIEW AND APPROVAL.
- ALL CURB CUTS AND TRAFFIC SIGNALS SHALL OBTAIN AND BE APPROVED BY THE CITY OF ROCKWALL.

APPROVED DEVELOPMENT RECORD

DATE: 10/21/17
REVISION: 10/21/17

ROCKWALL, TX
STATE HIGHWAY 205
& GOALL RUN

SCALE: 1" = 100'

SCHEME 16

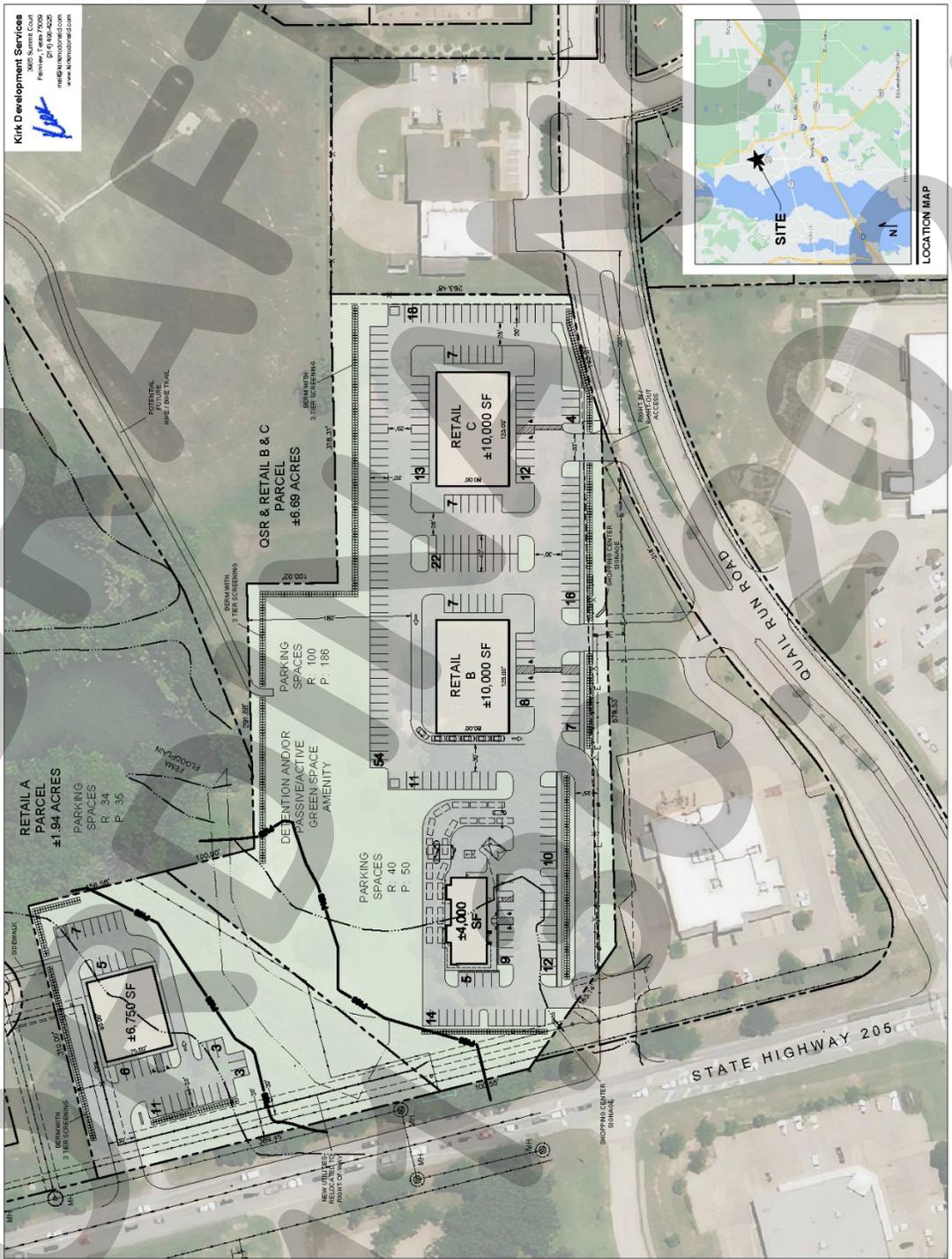


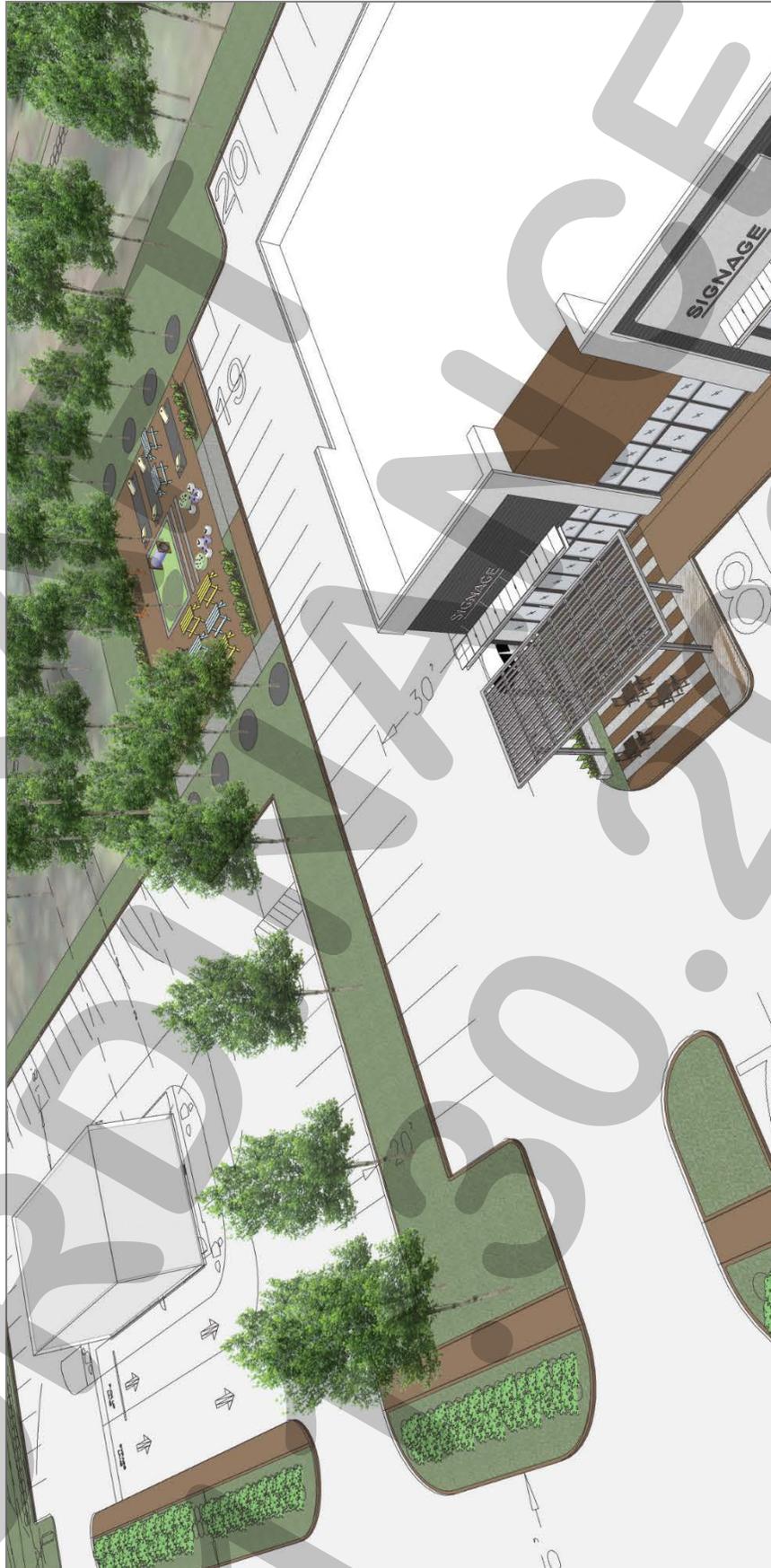
Exhibit 'D':
Concept Building Elevations



Exhibit 'E':
Concept Pedestrian Centers



Exhibit 'F':
Concept Passive/Active Greenspace Amenity





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: December 14, 2021

APPLICANT: Bowen Hendrix; *DuWest Realty, LLC*

CASE NUMBER: Z2021-048; *PD Development Plan for a General Retail Development/Shopping Center in Planned Development District 70 (PD-70)*

SUMMARY

Hold a public hearing to discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC on behalf of John Arnold of the Skorburg Company for the approval of a PD Development Plan for a *General Retail Development/Shopping Center* on an 8.63-acre portion of a larger 36.428-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [*SH-205*], and take any action necessary.

BACKGROUND

The subject property was annexed on February 6, 1961 by *Ordinance No. 61-02 [Case No. A1961-002]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On April 2, 2007, the City Council adopted *Ordinance No. 07-13 [Case No. Z2007-006]*, which rezoned a 395.075-acre tract of land -- *that included the subject property* -- from an Agricultural (AG) District to Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District and limited General Retail (GR) District land uses. The concept plan included with this Planned Development District designated the subject property for Single-Family 10 (SF-10) District land uses. On October 19, 2004, the City Council adopted *Ordinance No. 09-44 [Case No. Z2009-018]*, which amended the concept plan and development standards for Planned Development District 70 (PD-70). The amendment re-designated approximately seven (7) acres of the subject property to allow limited General Retail (GR) District land uses. This area was later expanded by *Ordinance No. 11-35 [Case No. Z2011-016]* to include the remainder of the subject property, re-designating the entire 8.63-acres for limited General Retail (GR) District land uses. On February 6, 2017, the City Council approved a PD Development Plan [*Ordinance No. 17-08; Case No. Z2016-049*] for the subject property in accordance with the requirements of Planned Development District 70 (PD-70). This development plan was for a proposed grocery store; however, the project was never pursued beyond the PD Development Plan, and the subject property has remained vacant since annexation.

PURPOSE

On November 16, 2021, the applicant -- *Bowen Hendrix of DuWest Realty, LLC* -- submitted an application requesting the approval of a PD Development Plan for the subject property. Specifically, the concept plan provided by the applicant shows two (2) ~10,000 SF multi-tenant retail buildings, a ~6,750 SF multi-tenant retail building, and a ~4,000 SF drive-through restaurant.

ADJACENT LAND USES AND ACCESS

The subject property is located north of the intersection of E. Quail Run Road and N. Goliad Street [*SH-205*]. The land uses adjacent to the subject property are as follows:

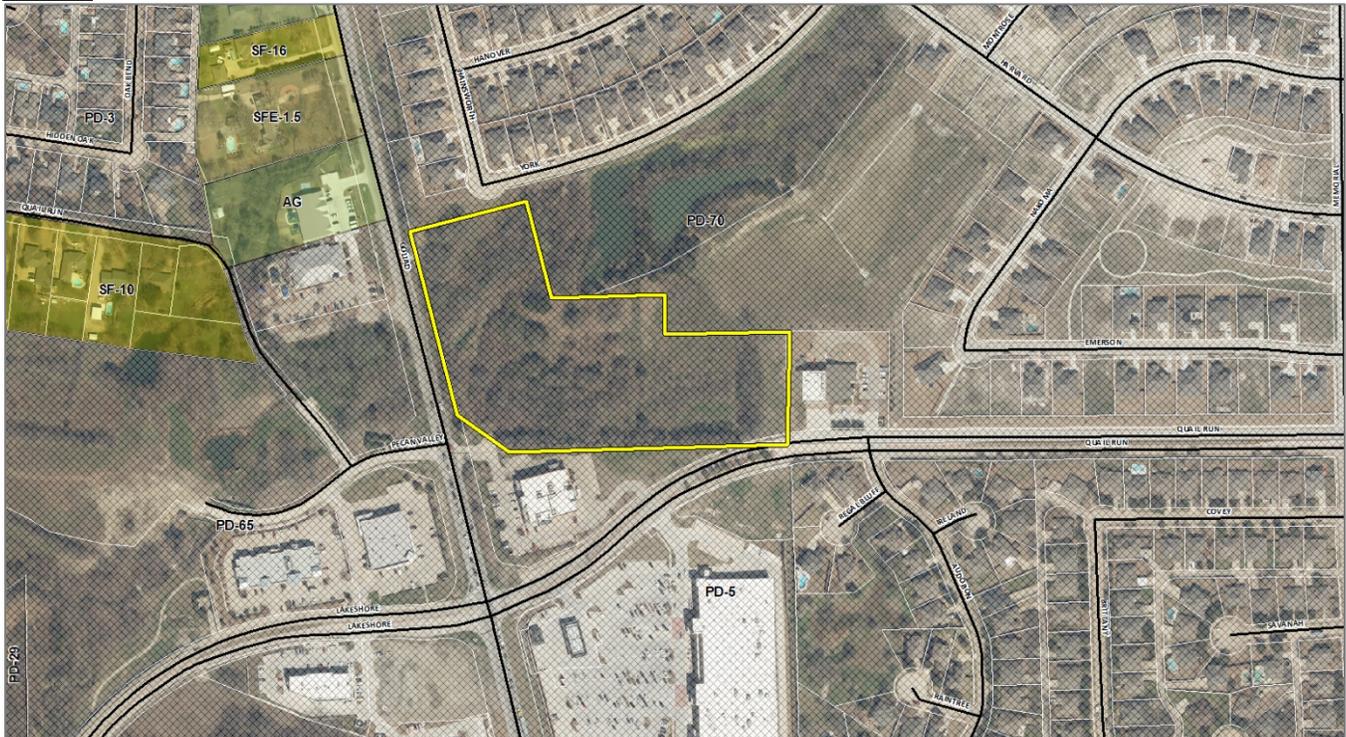
North: Directly north of the subject property is Phase 4 of the Stone Creek Subdivision, which was established on June 12, 2013 and consists of 59 single-family residential lots. Beyond this is Phase 1 of the Stone Creek Subdivision, which was established on August 28, 2008 and consists of 201 single-family residential lots. Both of these subdivisions are zoned Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses.

South: Directly south of the subject property is a 2.519-acre parcel of land (*i.e. Lot 1R, Block B, Quail Run Retail*) with a pharmacy (*i.e. CVS Pharmacy*) situated on it. Beyond this is E. Quail Run Road, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 11.236-acre parcel of land (*i.e. Lot 1, Block A, Kroger 205 Addition*) with a grocery store and gas station (*i.e. Kroger Grocery Store and Fuel Center*) situated on it. These properties are zoned Planned Development District 5 (PD-5) for General Retail (GR) District land uses.

East: Directly east of the subject property is a 1.512-acre parcel of land owned by the City of Rockwall, and which is occupied with a fire station (*i.e. Fire Station #3*). Beyond this is Phase 7 of the Stone Creek Subdivision, which was established on July 13, 2016 and consists of 80 single-family residential homes. These properties are zoned Planned Development District 70 (PD-70) for *Public* and Single-Family 10 (SF-10) District land uses.

West: Directly west of the subject property is N. Goliad Street [SH-205], which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 2.174-acre parcel of land (*i.e. Lot 1, Block A, Pecan Valley Retail Addition*), which is occupied by a multi-tenant retail building.

FIGURE 1: LOCATION MAP WITH ZONING DESIGNATIONS AND PARCELS



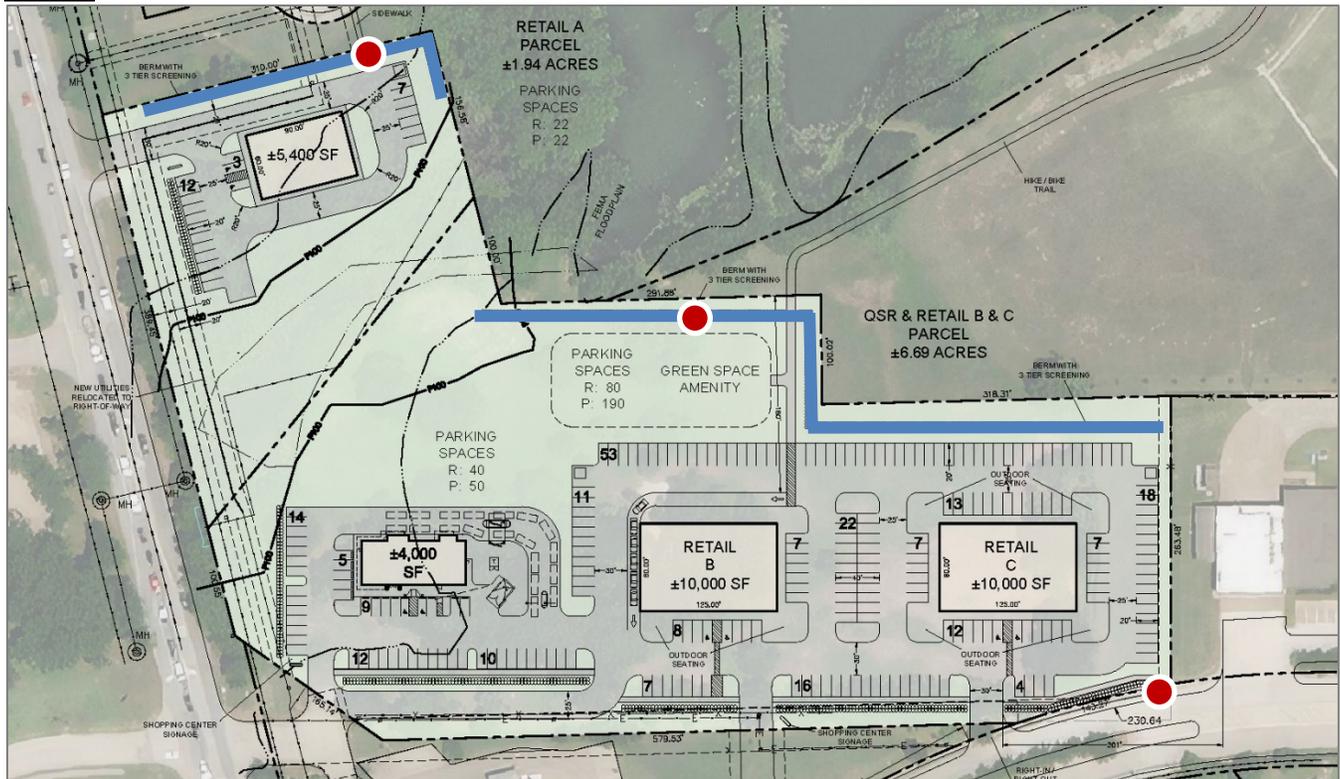
YELLOW: SUBJECT PROPERTY

CHARACTERISTICS OF THE REQUEST

According to Article 10, *Planned Development Regulations*, of the Unified Development Code (UDC), "(a) PD Development Plan is optional and is intended to be used where appropriate as the second step of the PD Development process. It may be required by the PD Ordinance, or it may be submitted voluntarily by the property owner." In this case, the subject property is designated as *Retail* on the *Concept Plan* contained within *Ordinance No. 19-41 [i.e. Planned Development District 70 (PD-70)]*. This ordinance goes on to state that "(n)on-residential uses shall be allowed only within the area designated as *Retail* on the approved *Concept Plan* for the district [*i.e. Planned Development District 70 (PD-70)*], and are limited to those uses permitted of right [*i.e. by-right*] or by Specific Use Permit (SUP) for the General Retail (GR) District subject to the approval of a *PD Development Plan* and *PD Site Plan* ..." Since Planned Development District 70 (PD-70) requires the submittal of a PD Development Plan, staff requested that the applicant submit a PD Development Plan for the proposed development.

The purpose of *Ordinance No. 19-41* requiring a *PD Development Plan* is to ensure that “(t)he *Retail areas [are] ... designed to be pedestrian oriented and easily accessible to [the] adjacent residential neighborhoods.* Additionally, the retail area shall be designed and constructed to be integrated with adjacent uses, not separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from adjacent development into the retail area and through the use of landscaping buffers, building design and other urban design elements to create compatibility with the surrounding residential neighborhood.” The applicant has submitted a *Concept Plan* showing the proposed development will consist of two (2) ~10,000 SF multi-tenant retail buildings, a ~6,750 SF multi-tenant retail building, and a ~4,000 SF drive-through restaurant. In addition, the *Concept Plan* shows how the proposed development will create connections with the adjacent residential subdivision, and the proposed screening method for the development. Specifically, the applicant is proposing three (3) connection points to the adjacent Stone Creek Subdivision (see *Figure 2 below*): [1] a proposed sidewalk connection to the intersection of York Drive and Hainsworth Drive on the north side of the subject property, [2] a proposed sidewalk connection north of *Retail Building B* that will be located along the northside of the detention pond and connect to Harvard Drive, and [3] a proposed sidewalk that will run parallel to the southern property line and connect to the existing sidewalk along E. Quail Run Road. Staff should note, that since the sidewalk connections are proposed to connect to existing streets in the Stone Creek Subdivision on property owned by the Stone Creek Homeowners Associations’ (HOA), the applicant will need to work with the HOA to establish these connections. Based on this the applicant has submitted a letter stating that they have been in contact with the Skorburg Company (i.e. the current owner/operator of the Stone Creek HOA) and have requested their approval to proceed with the connections. The proposed screening will be located along the northern property line -- with the exception of the area in the 100-year floodplain -- and consist of three (3) tiered screening (i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers) and a berm. This should impair visibility of the proposed retail building from the adjacent, existing residential homes. In addition, the applicant is proposing a 20-foot landscape buffer in between the ~6,750 SF multi-tenant retail building and the residential homes in Phase 1 of the Stone Creek Subdivision. Staff should note that this conforms with the *Screening from Residential* standards contained in Article 08, *Landscape and Screening*, of the Unified Development Code (UDC).

FIGURE 2: PEDESTRIAN ACCESS POINTS AND PROPOSED SCREENING



BLUE: PEDESTRIAN ACCESS POINTS; **RED:** PROPOSED SCREENING

In addition to the *Concept Plan* showing the proposed screening and pedestrian access points, the applicant has submitted *Conceptual Building Elevations*. These elevations not only show what the appearance of the two (2) 10,000 SF multi-tenant retail buildings will be, but also the proposed outdoor dining areas and a proposed playground area (see *Figure 3 & 4 below*). Since the applicant has submitted these additional drawings staff has included conditions and requirements in the proposed PD

Development Plan ordinance requiring that these elements (*i.e. the outdoor dining area and proposed playground area*) be provided and generally conform to the submitted materials. In addition, staff has included a condition that the building elevations generally conform to the submitted *Conceptual Building Elevations*, but are subject to recommendations from the Architectural Review Board (ARB) and approval by the Planning and Zoning Commission.

FIGURE 3: OUTDOOR DINING AREA



FIGURE 4: PLAYGROUND



With regard to the proposed land uses, *Ordinance No. 19-41 [Planned Development District 70 (PD-70)]* does provide some prohibition of certain land uses that were perceived to be incompatible with the adjacent residential land uses (*e.g. hotel or motel, animal boarding/kennel with outside pens, mortuary or funeral chapel, garden supply/plant nursery, etc.*). Based on the applicant's *Concept Plan*, the proposed development will consist of multi-tenant retail buildings that could support retail, restaurant, and/or office land uses all of which are permitted *by-right* in a General Retail (GR) District; however, the two (2) proposed *Restaurants with 2,000 SF or more with Drive-Through or Drive-In* do require a Specific Use Permit (SUP) within a General Retail (GR) District. Since the PD Development Plan is not tied to establishing land uses on the subject property, these businesses will be required to apply and be approve for a Specific Use Permit (SUP) prior to being established. Staff should note, that both restaurants/drive-throughs appear to meet the *Residential Adjacency Standards* stipulated in Article 05, *District Development Standards*, of the Unified Development Code (UDC), but staff will need to see the parcel layout for the proposed development before this can be verified. The *Residential Adjacency Standards* for a *Restaurant with 2,000 SF or more with Drive-Through or Drive-In* require a minimum separation of 150-feet of any proposed building, structure, or device from a residentially zoned or used property.

Based on the submitted request, the applicant's proposed development does appear to meet the intent of the PD Development Plan requirement as outlined in Planned Development District 70 (PD-70) [*Ordinance No. 19-41*] and Article 10, *Planned Development Regulations*, of the Unified Development Code (UDC); however, PD Development Plans are discretionary to the City Council pending a recommendation from the Planning and Zoning Commission.

INFRASTRUCTURE

Based on the applicant's *Concept Plan* and the proposed *Conceptual Building Elevations*, the following infrastructure is required to be constructed to provide adequate public services for the proposed development:

- (1) Roadways. No roadway improvements are required with this development; however, a \$40,520.65 pro-rata fee for E. Quail Run Road will be required. In addition, according to Article 10, *Planned Development Regulations*, of the Unified Development Code (UDC), "(i)f deemed necessary by the City Engineer or Director of Planning and Zoning, the applicant for a PD Development Plan shall also submit an updated traffic impact analysis prior to commission action." In this case, a Traffic Impact Analysis (TIA) was not required by staff with the submittal of the PD Development Plan. The reasons behind

this action are as follows: [1] the property is currently zoned for the proposed land uses, [2] the Future Land Use designation for the subject property on the Future Land Use Map -- *which is what establishes the Master Thoroughfare Plan for the City of Rockwall* -- is in conformance with the existing zoning of the subject property, and [3] a Traffic Impact Analysis (TIA) will be required by the Texas Department of Transportation (TXDOT) at the time the civil engineering is submitted for the proposed ~6,750 SF multi-tenant retail building (*this is due to the driveway off of N. Goliad Street [SH-205]*). Staff should also note that since the plan conforms with the current zoning and future land use designation, the proposed impacts of the potential traffic increases were included when the Master Thoroughfare Plan was created.

- (2) Water. An eight (8) inch water line will need to be looped through the site from the 12-inch line adjacent to N. Goliad Street [SH-205] and connecting to either the eight (8) inch line at *Fire Station #3* or the eight (8) inch line adjacent to E. Quail Run Road.
- (3) Wastewater. The applicant will need to connect to the existing 18-inch wastewater line adjacent to N. Goliad Street [SH-205].
- (4) Drainage. The applicant shall be required to perform a flood study to delineate the fully developed 100-year localized floodplain for all ponds, creeks or streams, and draws on the subject property. This has already been submitted by the applicant. In addition, detention will be required and sized per *Manning's C-Value* for the zoning designation.

CONFORMANCE TO THE CITY'S CODES

The proposed PD Development Plan appears to conform to all of the requirements of Planned Development District 70 (PD-70) and the Unified Development Code (UDC); however, conformance of each building/site will be reviewed for compliance at the time of site plan if the PD Development Plan is approved by the City Council.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the Northwest Residential District and is designated for Commercial/Retail land uses on the Future Land Use Plan. According to the Comprehensive Plan, Commercial/Retail land uses are defined as "...single to multi-tenant commercial retail centers along major arterials at key intersections. These areas are typically considered to be convenience shopping centers and service adjacent to residential subdivisions." In addition, the *District Strategies* for the Northwest Residential District state that "(t)he commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures. These areas should provide pedestrian access between the *Neighborhood/Convenience Centers* and the *Suburban Residential* developments." Based on these definitions the applicant's proposed development appears to conform to the Future Land Use Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

Looking at the goals and policies for *Commercial* developments contained in the Comprehensive Plan, the applicant's request does appear to be in conformance with all the applicable *Connectivity Goals* contained in the *Land Use* section of the plan. These goals and policies and the plans conformance are as follows:

GOAL 02 | CONNECTIVITY

Commercial/retail shopping centers should be pedestrian-oriented and easily accessible to adjacent residential and commercial developments.

- (1) Non-transparent fencing and masonry screening walls should be discouraged in areas between residential and commercial/retail shopping centers where a properly sized landscape buffer can be established.

Staff Comments. The *Concept Plan* is proposing to utilize three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*) and a berm to separate the proposed commercial development from the adjacent existing residential subdivision. In addition, the applicant is utilizing a 20-foot landscape buffer adjacent to the ~6,750 SF multi-tenant retail building on the north side of the subject property.

- (2) Commercial/retail shopping centers should be screened from residential areas utilizing landscape buffers that are composed of berms, landscaping and trees.

Staff Comments. The *Concept Plan* is proposing to utilize three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*) and a berm to separate the proposed commercial development from the adjacent existing residential subdivision.

- (3) The design of commercial/retail shopping centers should incorporate streets, sidewalks and trails to ensure multi-modal access to adjacent residential and commercial developments.

Staff Comments. The proposed *Concept Plan* shows three (3) points of access utilizing trails and sidewalks to connect to the existing residential subdivision.

- (4) Commercial developments should be constructed with logical connections and extensions to the City's existing and proposed hike and bike trails.

Staff Comments. The proposed *Concept Plan* shows three (3) points of access utilizing trails and sidewalks to connect to the existing residential subdivision. These appear to be logical connections between the land uses.

Based on the above information and taking into account the proposed *Concept Plan* and *Conceptual Building Elevations*, the applicant's request appears to be in substantial conformance with the OURHometown Vision 2040 Comprehensive Plan.

NOTIFICATIONS

On November 17, 2021, staff mailed 65 notices to property owners and occupants within 500-feet of the subject property. 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). Staff also notified the Stone Creek, Quail Run Valley, the Shores on Lake Ray Hubbard, Random Oaks/Shores, and Lakeview Summit Homeowner's Associations (HOAs), which were the only Homeowners' Association (HOAs) and/or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. At the time this report was drafted, staff had received the following:

- (1) Three (3) notices from the City's online *Zoning & Specific Use Permit Input Form* in opposition to the request from property owners outside of the 500-foot notification area.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a PD Development Plan, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the conditions contained in the PD Development Plan ordinance; and,
- (2) Any construction resulting from the approval of this PD Development Plan 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	not yet assigned*		
SUBDIVISION		LOT	BLOCK
GENERAL LOCATION	NEC E Quail Run Road and 205		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-70	CURRENT USE	Undeveloped land
PROPOSED ZONING	PD-70	PROPOSED USE	Commercial (Retail)
ACREAGE	8.684 AC	LOTS [CURRENT]	LOTS [PROPOSED]

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]

<input type="checkbox"/> OWNER	<input checked="" type="checkbox"/> APPLICANT	DuWest Realty, LLC
CONTACT PERSON	CONTACT PERSON	Bowen Hendrix
ADDRESS	ADDRESS	4403 North Central Expressway Suite 200
CITY, STATE & ZIP	CITY, STATE & ZIP	Dallas, TX 75025
PHONE	PHONE	(214) 918-1804
E-MAIL	E-MAIL	bowen@duwestrealty.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Bowen Hendrix [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 \$1500 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF November, 2021 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

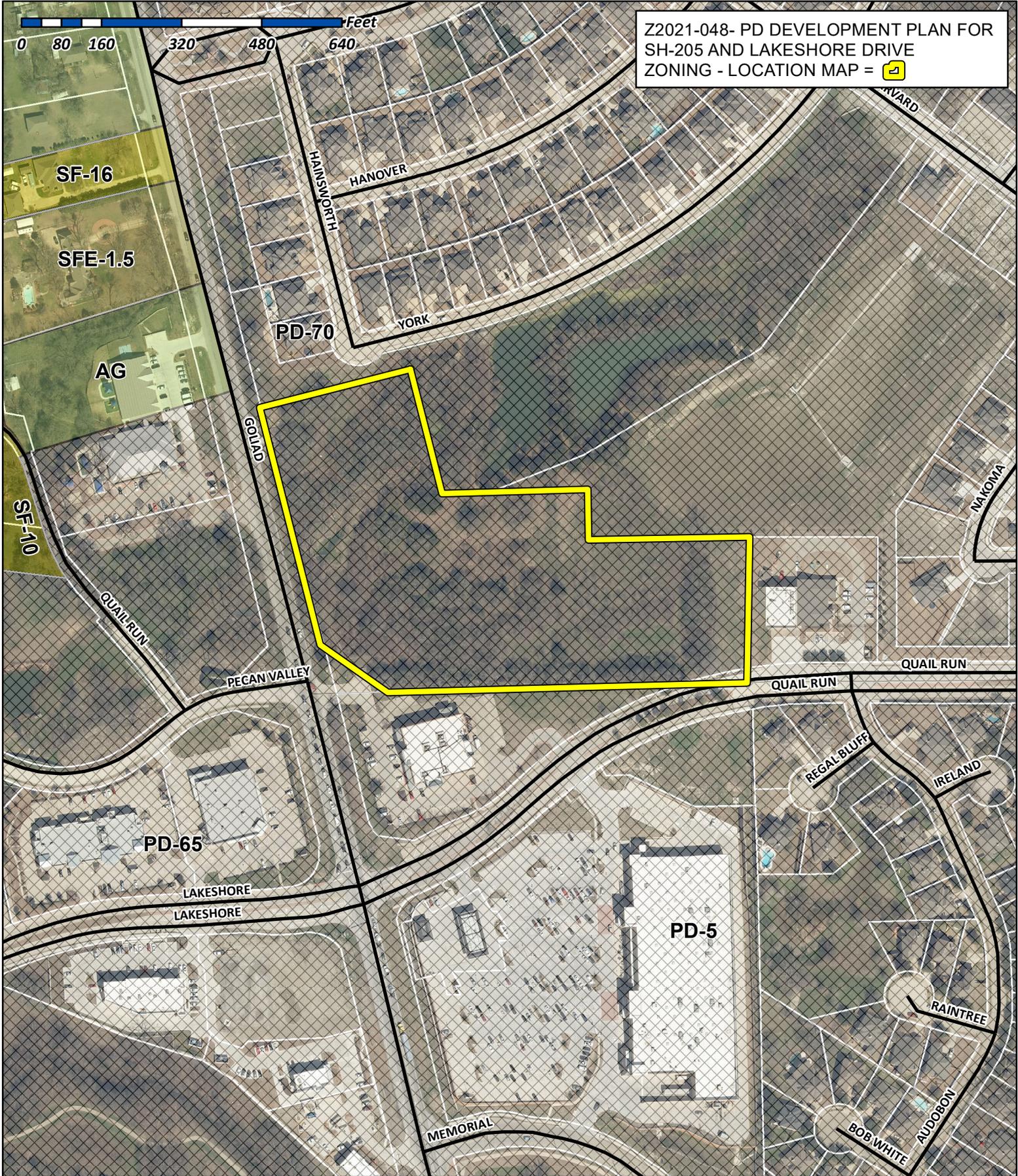
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF November, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Lisa Caldwell

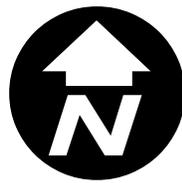




City of Rockwall

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.

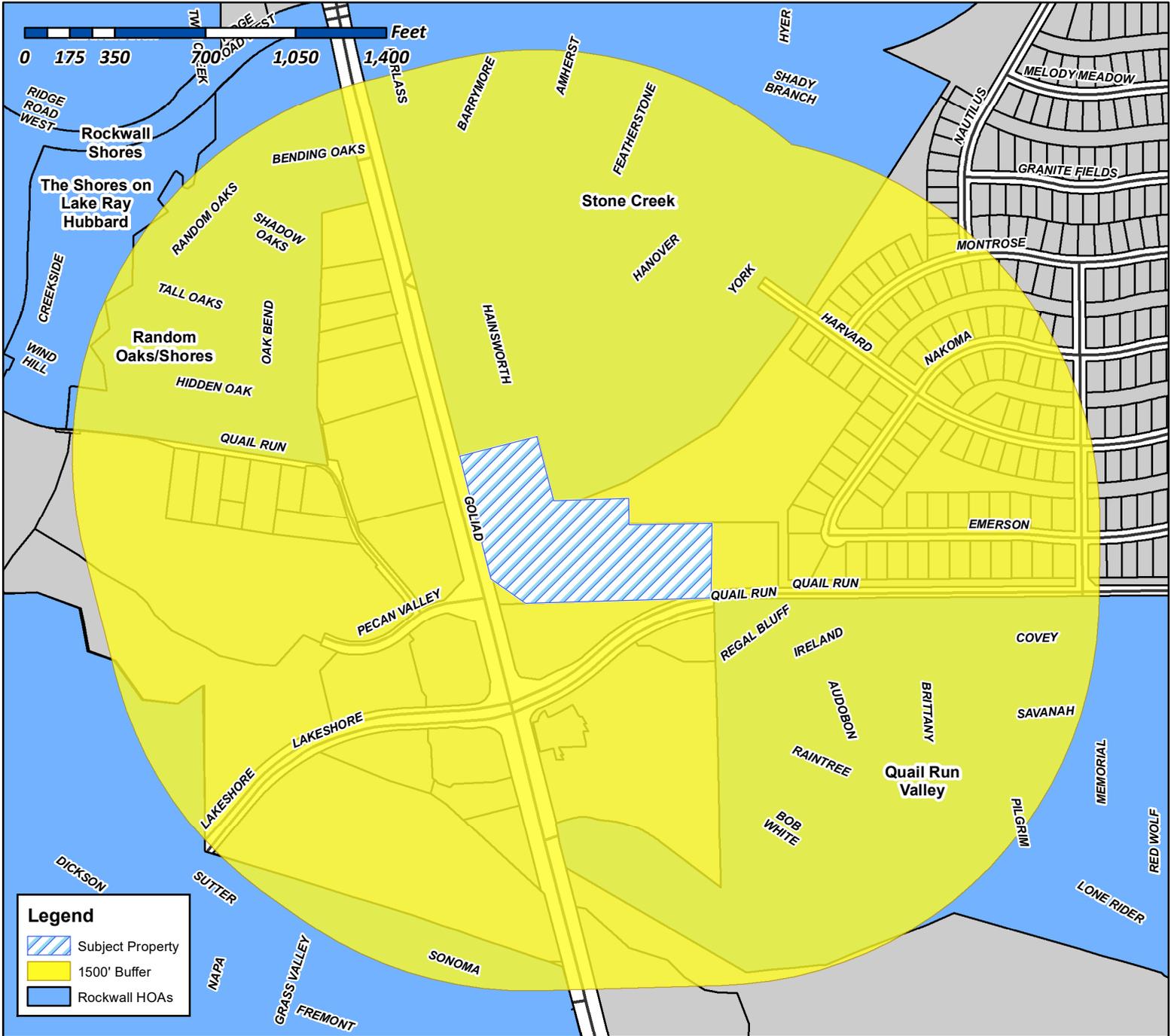




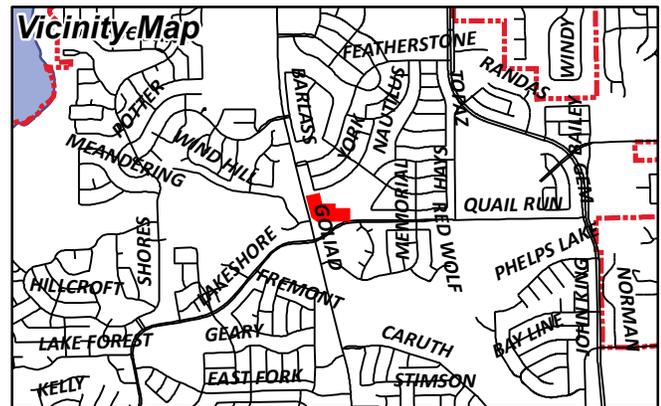
City of Rockwall

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

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Case Number: Z2021-048
Case Name: PD Development Plan for SH-205 and Lakeshore Drive
Case Type: Zoning
Zoning: Planned Development District 70 (PD-70)
Case Address: By SH-205 & Lakeshore Drive
Date Created: 11/16/2021
 For Questions on this Case Call (972) 771-7745



Miller, Ryan

From: Gamez, Angelica
Sent: Thursday, November 18, 2021 8:55 AM
Cc: Miller, Ryan; Reyna, Andrew; Lee, Henry
Subject: Neighborhood Notification Program [Z2021-048]
Attachments: Public Notice (11.18.2021).pdf; HOA Map (11.16.2021).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 *November 26, 2021*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, December 14, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, December 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>.

Z2021-048- PD Development Plan for General Retail Development/ Shopping Center

Hold a public hearing to discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC on behalf of John Arnold of the Skorburg Company for the approval of a *PD Development Plan* for a *General Retail Development/Shopping Center* on an 8.63-acre portion of a larger 36.428-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [*SH-205*], 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/>

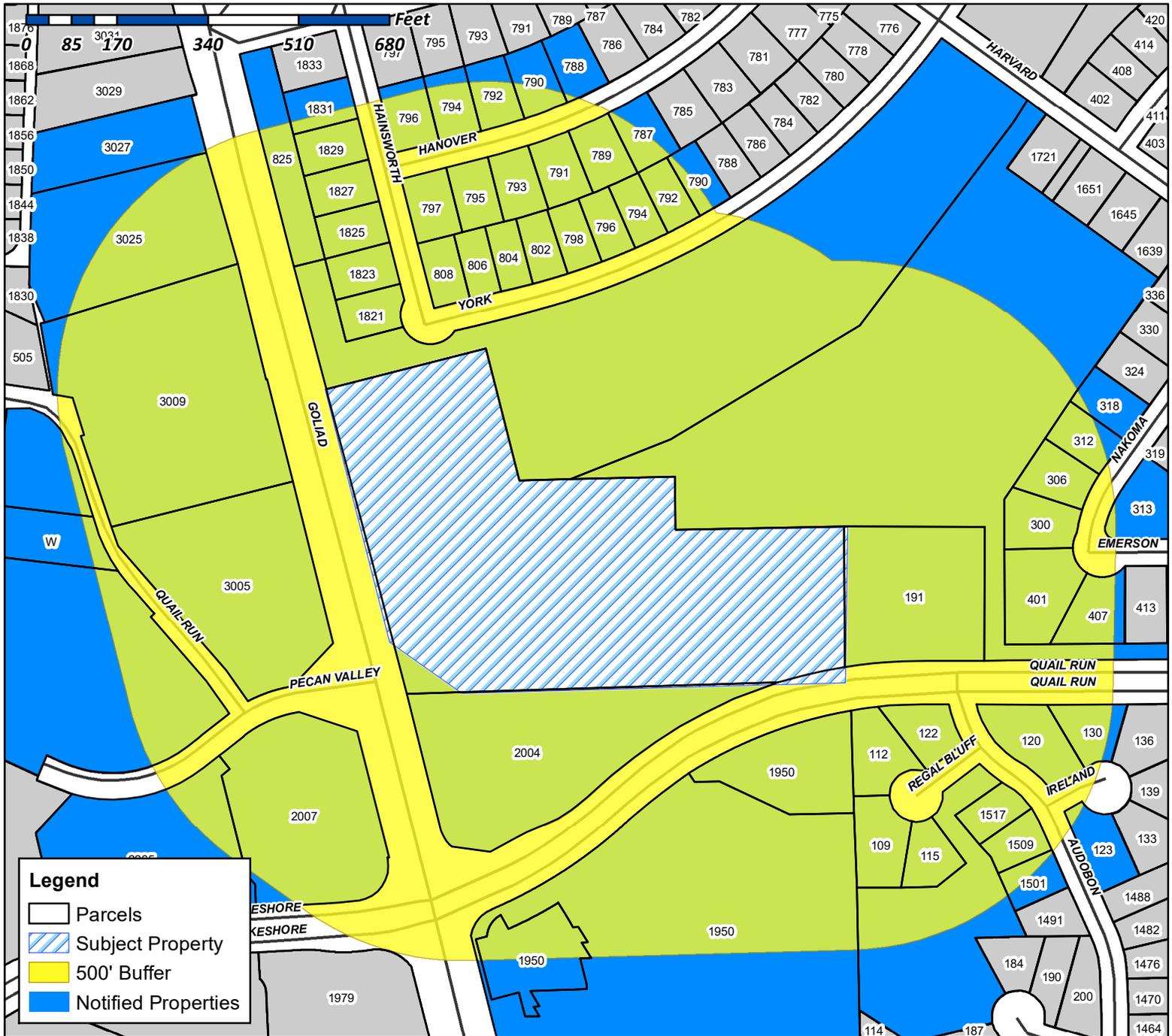
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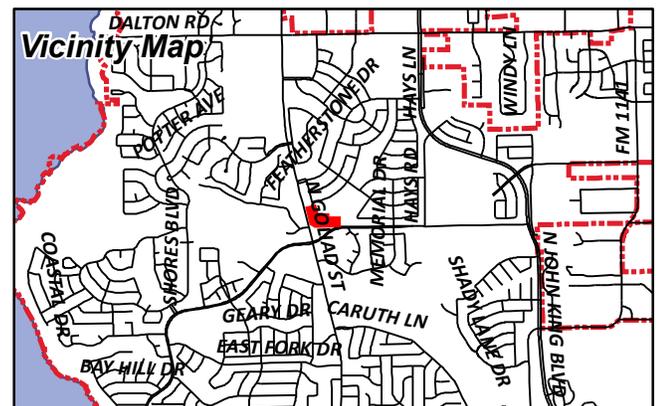
City of Rockwall

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

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Case Number: Z2021-048
Case Name: PD Development Plan for SH-205 and Lakeshore Drive
Case Type: Zoning
Zoning: Planned Development District 70 (PD-70)
Case Address: By SH-205 & Lakeshore Drive
Date Created: 11/16/2021
 For Questions on this Case Call (972) 771-7745



KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

ROCKWALL STONE CREEK ESTATES
HOMEOWNERS ASSOCIATION INC
C/O NEIGHBORHOOD MANAGEMENT INC
1024 S GREENVILLE AVE SUITE 230
ALLEN, TX 75002

HAMPTON GEORGE T & BRENDA J
109 REGAL BLF
ROCKWALL, TX 75087

MCMILLAN GARY AND SANDI
112 REGAL BLUFF
ROCKWALL, TX 75087

HOWLETT NEVA RAE
115 REGAL BLUFF
ROCKWALL, TX 75087

RAMOS RAMON A & DELMA P
120 IRELAND CT
ROCKWALL, TX 75087

HPA TEXAS SUB 2018-1 ML LLC
120 S RIVERSIDE SUITE 2000
CHICAGO, IL 60606

CULPEPPER DANNA JOHNSON
122 REGAL BLUFF
ROCKWALL, TX 75087

HEIDENREICH ERIN K AND ADAM
123 IRELAND COURT
ROCKWALL, TX 75087

M REA PROPERTIES 2 LLC
1234 TRALEE LN
GARLAND, TX 75044

SCOTT MARK ALAN SR &
DOREEN
130 IRELAND CT
ROCKWALL, TX 75087

HELMER KALENA
1501 AUDOBON LN
ROCKWALL, TX 75087

FUNK AUDRA JOY
1509 AUDOBON LN
ROCKWALL, TX 75087

HARRIS PATRICIA A
1517 AUDOBON LN
ROCKWALL, TX 75087

CHAPMAN BOBBY E II AND AMY L CHAMPMAN
1821 HAINSWORTH DRIVE
ROCKWALL, TX 75087

MOORE MICHAEL RAY JR & STEPHANIE
1823 HAINSWORTH DRIVE
ROCKWALL, TX 75087

MILLER MATHEL JR
1825 HAINSWORTH DRIVE
ROCKWALL, TX 75087

ESCOBEDO OMAR & MARIA C
1827 HAINSWORTH DRIVE
ROCKWALL, TX 75087

HUA ALEXANDER AND THU THUY
1829 HAINSWORTH DR
ROCKWALL, TX 75087

AFFINITY DEVELOPMENT COMPANY LLC
1831 HAINSWORTHDR
ROCKWALL, TX 75087

CITY OF ROCKWALL
191E QUAIL RUN RD
ROCKWALL, TX 75087

KROGER TEXAS LP
1950 N GOLIAD
ROCKWALL, TX 75087

JAVKER REALTY CORP
2004 N GOLIAD
ROCKWALL, TX 75087

REBAC OF ROCKWALL, LLC
2007 N GOLIAD
ROCKWALL, TX 75087

DEAN LANTY W & MARY F
216 W QUAIL RUN RD
ROCKWALL, TX 75087

COLE HC ROCKWALL TX LLC
C/O ROCKWALL REGIONAL HOSPITAL, LLC; ATTN
LEGAL DEPT.
2265 NORTH LAKESHORE DR
ROCKWALL, TX 75087

QUAIL RUN VALLEY OWNERS ASSOC
C/O ASSURED MGT INC
2500 LEGACY DR STE 220
FRISCO, TX 75034

MACKIE EMILY & ANDREW STINSON
300 NAKOMA DRIVE
ROCKWALL, TX 75087

JCDB GOLIAD HOLDINGS LLC
C/O DA GOLIAD PARTNERS LP
3005 N GOLIAD ST
ROCKWALL, TX 75087

M REA PROPERTIES 2 LLC
3009 N GOLIAD
ROCKWALL, TX 75087

CLARK TROY & JANICE
3025 N GOLIAD ST
ROCKWALL, TX 75087

ROSS JODY ALAN & KAREY
3027 N GOLIAD ST
ROCKWALL, TX 75087

VELASQUEZ-EDMONDSON DANIELA AND
CHRISTOPHER SUAREZ
306 NAKOMA DRIVE
ROCKWALL, TX 75087

HUFF ELLIOTT AND TOBIE
312 NAKOMA DRIVE
ROCKWALL, TX 75087

CLARK ALLAN JR
313 NAKOMA DR
ROCKWALL, TX 75087

COLE HC ROCKWALL TX LLC
C/O ROCKWALL REGIONAL HOSPITAL, LLC; ATTN
LEGAL DEPT.
3150 HORIZON RD
ROCKWALL, TX 75032

CARLSON CURT AND MARIA
318 NAKOMA DRIVE
ROCKWALL, TX 75087

TYSON STEPHANIE AND CARY
401 EMERSON DRIVE
ROCKWALL, TX 75087

ETHERIDGE CHRIS
407 EMERSON DRIVE
ROCKWALL, TX 75087

JAVKER REALTY CORP
42 BOND ST
NEW YORK, NY 10012

AFFINITY DEVELOPMENT COMPANY LLC
480 WILDWOOD FOREST DRIVE SUITE 801
THE WOODLANDS, TX 77380

REBAC OF ROCKWALL, LLC
6000 UNIVERSITY AVE STE 350
WEST DES MOINES, IA 50266

LAND GEOFFREY ALLISON & ERNANI MAXINE
787 HANOVER DR
ROCKWALL, TX 75087

CONFIDENTIAL
788 HANOVER DR
ROCKWALL, TX 75087

HOOVER THOMAS E AND CHELSEA L
789 HANOVER DRIVE
ROCKWALL, TX 75087

HPA TEXAS SUB 2018-1 ML LLC
790 HANOVER DR
ROCKWALL, TX 75087

KELLY TIMOTHY
790 YORK DRIVE
ROCKWALL, TX 75087

ALBRITTON MICHAEL H & ELAINE W LIVING
TRUST
MICHAEL H & ELAINE W ALBRITTON TRUSTEES
791 HANOVER DRIVE
ROCKWALL, TX 75087

DAVISON CHARLES DAVID AND NANCY JOAN
792 HANOVER DR
ROCKWALL, TX 75087

WILSON BRANDON CRAIG AND EMILY MARIE
792 YORK DR
ROCKWALL, TX 75087

HARP CHRISTOPHER J AND PENNY
793 HANOVER DR
ROCKWALL, TX 75087

HENRY JUSTIN WILLIAM AND MARIA
794 HANOVER DR
ROCKWALL, TX 75087

NUTTER GREG AND KRISTIN LARSON-NUTTER
794 YORK DRIVE
ROCKWALL, TX 75087

NURMI DOUGLAS B & LISA R
795 HANOVER DRIVE
ROCKWALL, TX 75087

CHAMBLESS WILLIAM AND HELEN GOMEZ-
SALVADOR
796 HANOVER DR
ROCKWALL, TX 75087

WEMPE MARK STEVEN AND SUSAN SPENCER
796 YORK DR
ROCKWALL, TX 75087

TUMULTY TIMOTHY M & KIM A
797 HANOVER DRIVE
ROCKWALL, TX 75087

DAVIS JAN ANNETTE AND DARRYL WAYNE
798 YORK DR
ROCKWALL, TX 75087

PODINA LAUREN ADRIA & MICHAEL
802 YORK DRIVE
ROCKWALL, TX 75087

CRANDALL BRANT
804 YORK DRIVE
ROCKWALL, TX 75087

REY LUIS SR AND JUDY L
806 YORK DR
ROCKWALL, TX 75087

ODEYEMI ADETUNJI
808 YORK DR
ROCKWALL, TX 75087

STONE CREEK PHASE X LTD
8214 WESTCHESTER DRIVE SUITE 710
DALLAS, TX 75225

ROCKWALL STONE CREEK ESTATES
HOMEOWNERS ASSOCIATION INC
C/O NEIGHBORHOOD MANAGEMENT INC
825 GOLIAD ST
ROCKWALL, TX 75087

JCDB GOLIAD HOLDINGS LLC
C/O DA GOLIAD PARTNERS LP
8350 N CENTRAL EXPRESSWAY SUITE 1300
DALLAS, TX 75206

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. Z2021-048: PD Development Plan for a General Retail Development/ Shopping Center

Hold a public hearing to discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC on behalf of John Arnold of the Skorburg Company for the approval of a PD Development Plan for a General Retail Development/Shopping Center on an 8.63-acre portion of a larger 36.428-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [SH-205], 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, December 14, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, December 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:

Ryan Miller
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, December 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



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. Z2021-048: PD Development Plan for a General Retail Development/ Shopping Center

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.

[Redacted area]

Name: [Redacted]
Address: [Redacted]

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

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).

Z2021-048

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

I am in favor of the request.

I am in opposition to the request.

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

Goliad is way too congested, especially at that intersection. It's a nightmare as it is at that intersection, and it backs traffic all the way up to 66 during certain hours of the day.

Respondent Information

Please provide your information.

First Name *

Allison

Last Name *

Morahan

Address *

1349 White Water Ln

City *

Rockwall

State *

TX

Zip Code *

75087

Email Address *

helloalimo15@gmail.com

Phone Number

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.
- 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: Received a property owner email

This content is neither created nor endorsed by Google.

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).

Z2021-048

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

I am in favor of the request.

I am in opposition to the request.

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

That area of land is a natural barrier between the retail south of Quail Run and the subdivision to its north. Putting in a retail space of that size will damage property values and increase an already clogged thoroughfare

Respondent Information

Please provide your information.

First Name *

Brad

Last Name *

Clark

Address *

2223 Hyer Dr

City *

Rockwall

State *

TX

Zip Code *

75087

Email Address *

bclark6971@gmail.com

Phone Number

972-971-6556

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.
- 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: HOA notification

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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).

Z2021-048

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

I am in favor of the request.

I am in opposition to the request.

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

Has any hydraulic analysis been done to determine the flood-related impacts of this development on the existing creek? This is a FEMA Zone A stream, but it appears a detailed study was performed with the most recent LOMR's. It appears premature to approve the concept plan without this information.

Additionally, the location of the 4000 SF restaurant with the drive-thru is problematic. SH 205 is already a congested roadway. The location of the southwest driveway will cause issues with left turn movements to head south on SH 205. The background aerial on the concept plan coincidentally shows a traffic backup on SH 205.

Respondent Information

Please provide your information.

First Name *

Jeff

Last Name *

Thomas

Address *

669 Featherstone Dr.

City *

Rockwall

State *

TX

Zip Code *

75087

Email Address *

goodag@hotmail.com

Phone Number

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.
- 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: _____

This content is neither created nor endorsed by Google.

Google Forms



November 15, 2021

City of Rockwall
385 South Goliad
Rockwall, TX 75087

Re: Retail Development on the NEQ of SH 205 and Quail Ridge

Mr. Miller,

We are working with The Skorburg Company to develop a neighborhood retail center complete with pad users on their existing land on the northeast quadrant of land at SH 205 and Quail Ridge. This letter serves as confirmation that we have been in communication with representatives at The Skorburg Company and have their approval to proceed with the necessary steps to deliver a high quality neighborhood center on their land. We will be working jointly with them to deliver a hike and bike trail that connects to their existing neighborhood to the north. By signing this letter below, The Skorburg company gives DuWest Realty a waiver to proceed with our development application and plans.

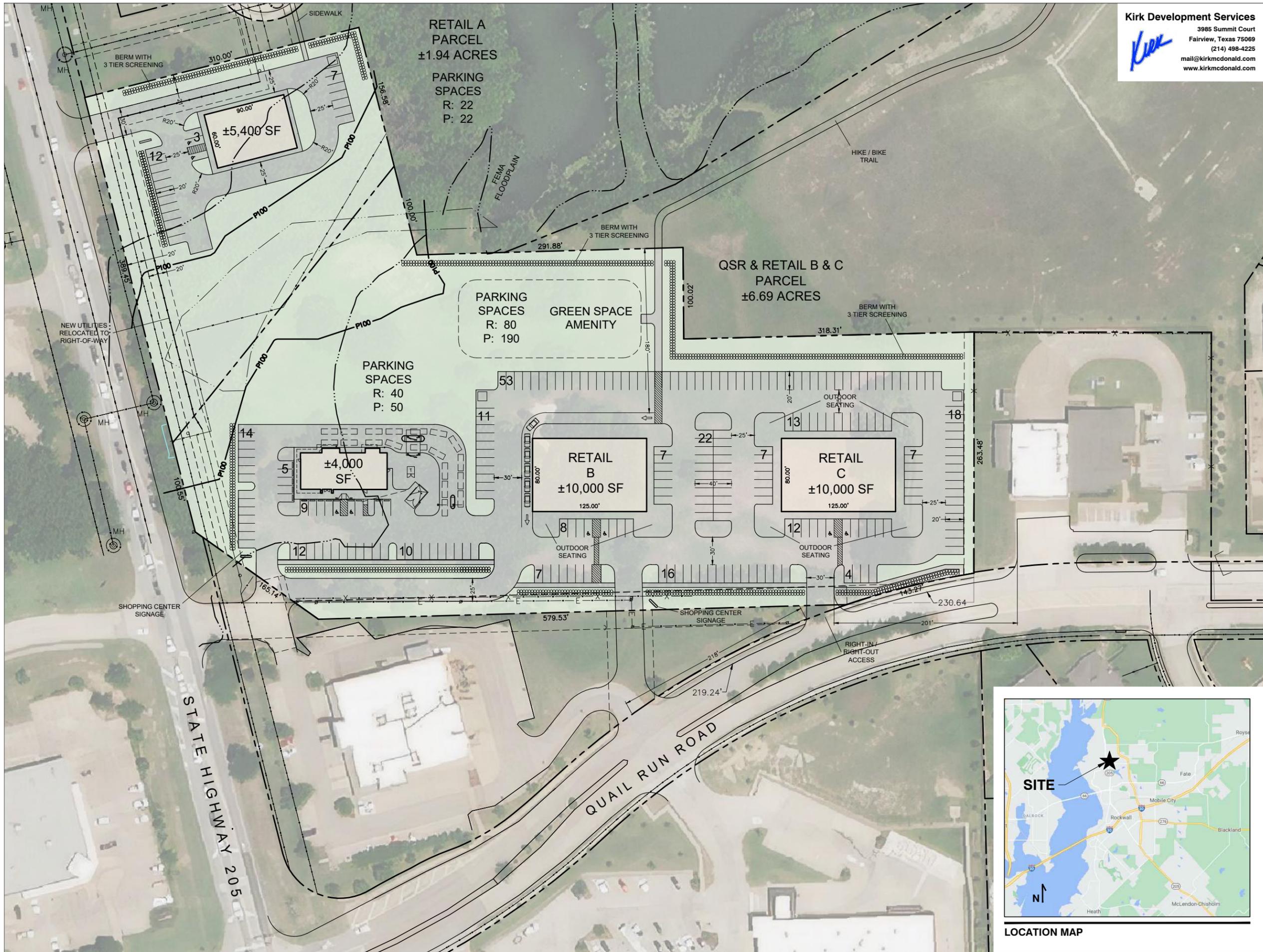
Sincerely,

A handwritten signature in blue ink that appears to read "BH".

Bowen Hendrix
Director of Development
DuWest Realty

A handwritten signature in black ink that appears to read "John Arnold".

John Arnold
Authorized Signer
The Skorburg Company



Kirk Development Services
3985 Summit Court
Fairview, Texas 75069
(214) 498-4225
mail@kirkmcDonald.com
www.kirkmcDonald.com

DuWEST
CREATING, ENHANCING & PROTECTING VALUE

4403 N. CENTRAL EXPY
SUITE 200
DALLAS, TEXAS 75205
duwestrealty.com

PROJECT INFORMATION

SITE AREA

RETAIL A PARCEL	±1.94 ACRES
QSR & RETAIL B & C PARCEL	±6.69 ACRES
TOTAL	±8.63 ACRES

BUILDING AREA

RETAIL A	5,400 SF
RETAIL B	10,000 SF
RETAIL C	10,000 SF
QSR	4,000 SF
TOTAL	29,400 SF

PARKING SUMMARY

USER	RATIO REQUIRED	SPACES REQ'D	SPACES PROV'D
RETAIL A	1/250 SF	22	22
RETAIL B & C	1/250 SF	80	190
QSR	1/100 SF	40	50
TOTAL		142	262

ZONING CLASSIFICATION

JURISDICTION	CITY OF ROCKWALL
EXISTING ZONING	TBV
REQUIRED ZONING	TBV

- PROJECT NOTES**
- THIS CONCEPTUAL SITE PLAN IS FOR PLANNING PURPOSES ONLY; SITE SPECIFIC INFORMATION SUCH AS EXISTING CONDITIONS, ZONING, PARKING LANDSCAPE REQUIREMENTS MUST BE VERIFIED.
 - THIS SITE PLAN IS BASED ON AERIAL PHOTO DATA.
 - ALL CURB CUTS AND TRAFFIC SIGNALS SHOWN, EXISTING AND PROPOSED, MUST BE VERIFIED.

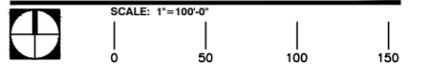
DRAWING ISSUE/REVISION RECORD

DATE	NARRATIVE	INITIALS
12/3/21	SCHEME 20	JKM

ROCKWALL TX
STATE HIGHWAY 205 & QUAIL RUN



LOCATION MAP



SCHEME 20
Case Number (Z2021-048)

ROCKWALL, TX

DUWEST REALTY

CONCEPTUAL SITE PLANNING

CONTEXT



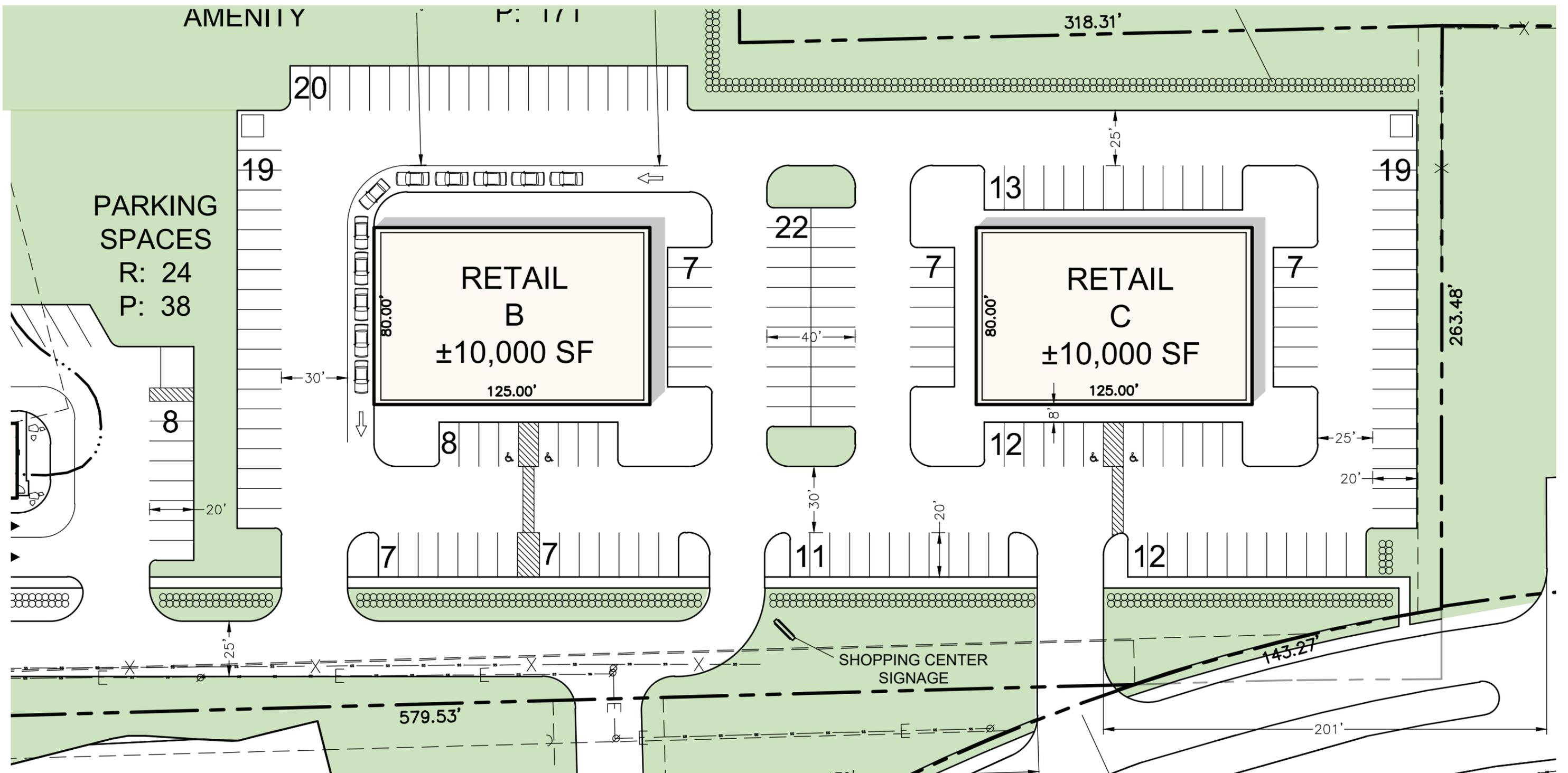
SITE PLANNING STUDY

DUWEST REALTY

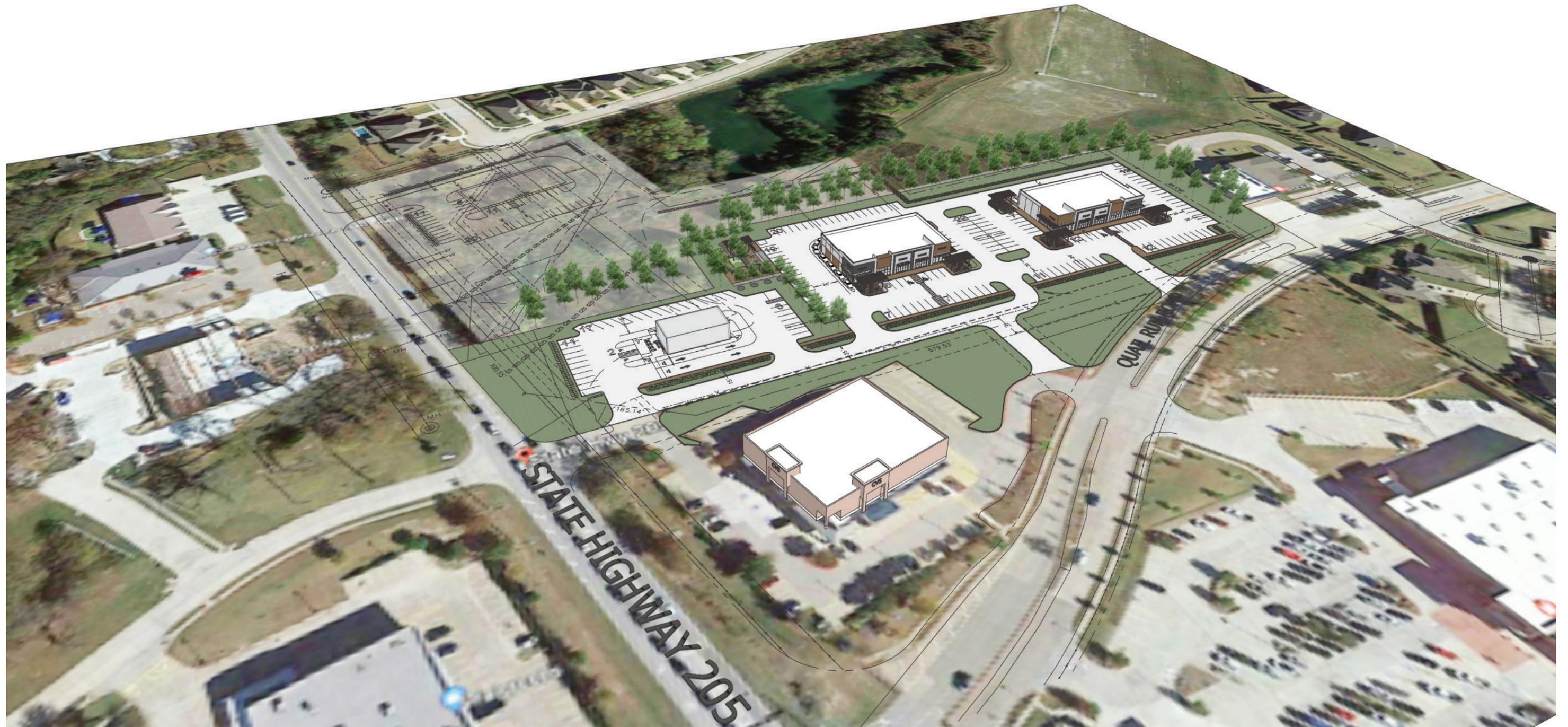
STATE HWY 205 & QUAIL RUN RD.

modus architecture

CONCEPTUAL SITE PLAN



OVERALL DEVELOPMENT



SITE PLANNING STUDY

DUWEST REALTY

STATE HWY 205 & QUAIL RUN RD.

modus architecture

CONCEPTUAL PLANS AND IMAGES ARE FOR INFORMATIVE PURPOSES ONLY. OWNER/ARCHITECT OF RECORD TO VERIFY CODE COMPLIANCE AND CONSTRUCTABILITY REQUIREMENTS.

DATE: 09/28/2021

OVERALL DEVELOPMENT



SITE PLANNING STUDY

DUWEST REALTY

STATE HWY 205 & QUAIL RUN RD.

modus architecture

CONCEPTUAL PLANS AND IMAGES ARE FOR INFORMATIVE PURPOSES ONLY. OWNER/ARCHITECT OF RECORD TO VERIFY CODE COMPLIANCE AND CONSTRUCTABILITY REQUIREMENTS.

DATE: 09/28/2021

OVERALL DEVELOPMENT



SITE PLANNING STUDY

DUWEST REALTY

STATE HWY 205 & QUAIL RUN RD.

modus architecture

CONCEPT STUDY



SITE PLANNING STUDY

DUWEST REALTY

STATE HWY 205 & QUAIL RUN RD.

modus architecture

CITY OF ROCKWALL

ORDINANCE NO. ~~22-XX~~

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 70 (PD-70) [ORDINANCE NO.'S 17-08, & 19-41] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR A GENERAL RETAIL SHOPPING CENTER ON AN 8.63-ACRE PORTION OF A LARGER 36.428-ACRE TRACT OF LAND IDENTIFIED AS TRACT 3 OF THE S. KING SURVEY, ABSTRACT NO. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Bowen Hendrix of DuWest Realty, LLC on behalf of John Arnold of the Skorburg Company for the approval of a PD Development Plan for the development of a general retail shopping center within Planned Development District 70 (PD-70) [Ordinance No.'s 17-08, & 19-41] on an 8.63-acre portion of a larger 36.428-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas and being more fully described in Exhibit 'A' and depicted in Exhibit 'B' of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 70 (PD-70) [Ordinance No.'s 17-08, & 19-41] 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. 17-08*.

SECTION 2. That Planned Development District 70 (PD-70) [Ordinance No. 19-41] and the Unified Development Code (UDC) [Ordinance No. 20-02], as heretofore amended, shall be further amended by amending the *Concept Plan* approved with *Ordinance No. 19-41* and the official zoning map of the City of Rockwall so as to approve a *PD Development Plan* for the *Subject Property*; and,

SECTION 3. That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 70 (PD-70) [Ordinance No. 19-41], the Unified

Development Code (UDC) [Ordinance No. 02-02], and in compliance with the following conditions and requirements:

- (1) The development of the *Subject Property* shall generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance.
- (2) *Retail Buildings 'B' & 'C'* -- as depicted in *Exhibit 'C'* of this ordinance -- shall generally conform to the *Concept Building Elevations* contained in *Exhibit 'D'* of this ordinance; however, the elevations submitted with the *PD Site Plan* shall require a recommendation from the Architectural Review Board (ARB) prior to approval by the Planning and Zoning Commission.
- (3) Outdoor seating areas shall be permitted in conformance with the *Concept Pedestrian Centers* depicted in *Exhibit 'E'* of this ordinance.
- (4) The development of the *Subject Property* shall incorporate a private passive/active greenspace amenity that is generally in the same location as depicted in *Exhibit 'C'* of this ordinance and that generally conforms to the *Concept Passive/Active Greenspace Amenity* in *Exhibit 'F'* of this ordinance.
- (5) The pedestrian pathways provided adjacent to the southern property boundary shall be generally as depicted in the *Concept Plan* contained in *Exhibit 'C'* of this ordinance.
- (6) Trails connecting to the adjacent residential subdivision shall generally be constructed as depicted in the *Concept Plan* contained in *Exhibit 'C'* of this ordinance.

SECTION 4. The official zoning map of the City of Rockwall, Texas be corrected to reflect the changes in zoning described in this ordinance;

SECTION 5. 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 6. 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, 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 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or 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 (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 8. 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 3RD DAY OF JANUARY, 2022.**

Kevin Fowler, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: December 20, 2021

2nd Reading: January 3, 2022

Exhibit 'A':
Legal Description

BEING a tract of land situated in the S. King Survey, Abstract No.131, City of Rockwall, Rockwall County, Texas and being part of a tract of land described in Special Warranty Deed to Stone Creek Balance, LTD, recorded in Instrument No. 2007000375394, Official Public Records, Collin County, Texas, and being part of a tract of land described in Special Warranty Deed to Meritage Homes of Texas, LLC, recorded in Instrument No. 20150000013037, Official Public Records, Rockwall County, Texas, and being part of Lot 27, Block A, of Stone Creek Phase VII, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Instrument No. 20160000011737, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a Concrete Monument found at the north corner of a right-of-way corner clip for the east right-of-way line of State Highway 205 (N Goliad Street - a variable width right-of-way)

THENCE with said east right-of-way line, North 14°18'59" West, a distance of 100.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set;

THENCE departing said east right-of-way line, North 38°46'11" East, a distance of 387.72 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in a south line of Lot 8, Block D, Stone Creek Phase IV, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet H, Slide 317, Plat Records, Rockwall County, Texas;

THENCE with the south line of said Lot 8, the following course and distances, to wit:

South 14°18'59" East, a distance of 100.00 feet to a 1/2-inch iron rod with plastic cap stamped "CORWIN" found;

North 88°26'01" East, a distance of 96.46 feet to a 1/2-inch iron rod with plastic cap stamped "CORWIN" found at the most westerly southwest corner of said Lot 28;

THENCE with the south line of said Lot 28, North 88°27'32" East, passing at a distance of 195.78 feet a 1/2-inch iron rod with plastic cap stamped "CORWIN" found for a south corner of said Lot 28, departing said south line and continuing in all a total distance of 513.73 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set;

THENCE South 0°02'44" West, passing at a distance of 101.33 feet the north west corner of a tract of land described as Quail Run Fire Station recorded in Special Warranty Deed to The City of Rockwall, recorded in Vol. 5635, Pg. 211, Deed Records, Rockwall County, Texas, and continuing with the west line of said Quail Run Fire Station, passing at a distance of 262.60 feet the southwest corner of said Quail Run Fire Station, continuing with the north right-of-way line of Quail Run Drive (a variable width public right-of-way) in all a total distance of 395.49 feet to a point for corner;

THENCE with said north right-of-way line, South 89°34'22" West, a distance of 67.13 feet to a point for corner for the northeast corner of Lot 1, Block B of Quail Run Retail, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet E, Slide 67, Plat Records, Rockwall County, Texas;

THENCE with the north line of said Lot 1, South 88°24'25" West, a distance of 650.72 feet to a 1/2-inch iron rod with plastic cap stamped "CARTER & BUGESS" found at the southeast corner of said right-of-way corner clip;

THENCE departing said north line and with said corner clip, North 54°44'35" West, a distance of 165.14 feet to the **POINT OF BEGINNING** and containing 7.456 acres or 324797 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

Exhibit 'B':
Location Map



Exhibit 'C': Concept Plan

DuWEST
Development Services
4403 N. CENTRAL EXPY
SUITE 200
DALLAS, TEXAS 75206
duwestdevelopment.com

PROJECT INFORMATION

STATE PARCEL: ±1.94 ACRES
OSR & RETAIL B & C PARCEL: ±6.69 ACRES
TOTAL: ±8.63 ACRES

BUILDING AREA

RETAIL A: 6,750 SF
RETAIL B: 10,000 SF
RETAIL C: 10,000 SF
OSR: 10,000 SF
TOTAL: 36,750 SF

PARKING SUMMARY

USP: 100
R: 34
P: 100
TOTAL: 234

SPACES REQUIRED: 234
ASPD: 100
TOTAL: 234

RETAIL A: 100
RETAIL B & C: 134
TOTAL: 234

USP: 100
R: 34
P: 100
TOTAL: 234

ZONING CLASSIFICATION

CITY OF ROCKWALL: TBK
EXISTING ZONING: TBK
REQUIRED ZONING: TBK

PROJECT NOTES

- THIS CONCEPTUAL SITE PLAN IS FOR PLANNING PURPOSES ONLY. IT IS NOT A CONTRACT DOCUMENT. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE CITY OF ROCKWALL.
- THE SITE PLAN IS BASED ON THE 2015 Aerial Photo.
- ALL CURB CUTS AND TRAFFIC SIGNALS SHALL OBTAIN AND POST APPROVAL FROM THE CITY OF ROCKWALL.
- THE SITE PLAN IS SUBJECT TO THE CITY OF ROCKWALL'S APPROVED REGULATIONS AND ORDINANCES.

DATE: 10/21/17
REVISION: 10/21/17

ROCKWALL, TX
STATE HIGHWAY 205
& GOALL RUN

SCALE: 1" = 100'

SCHEME 16

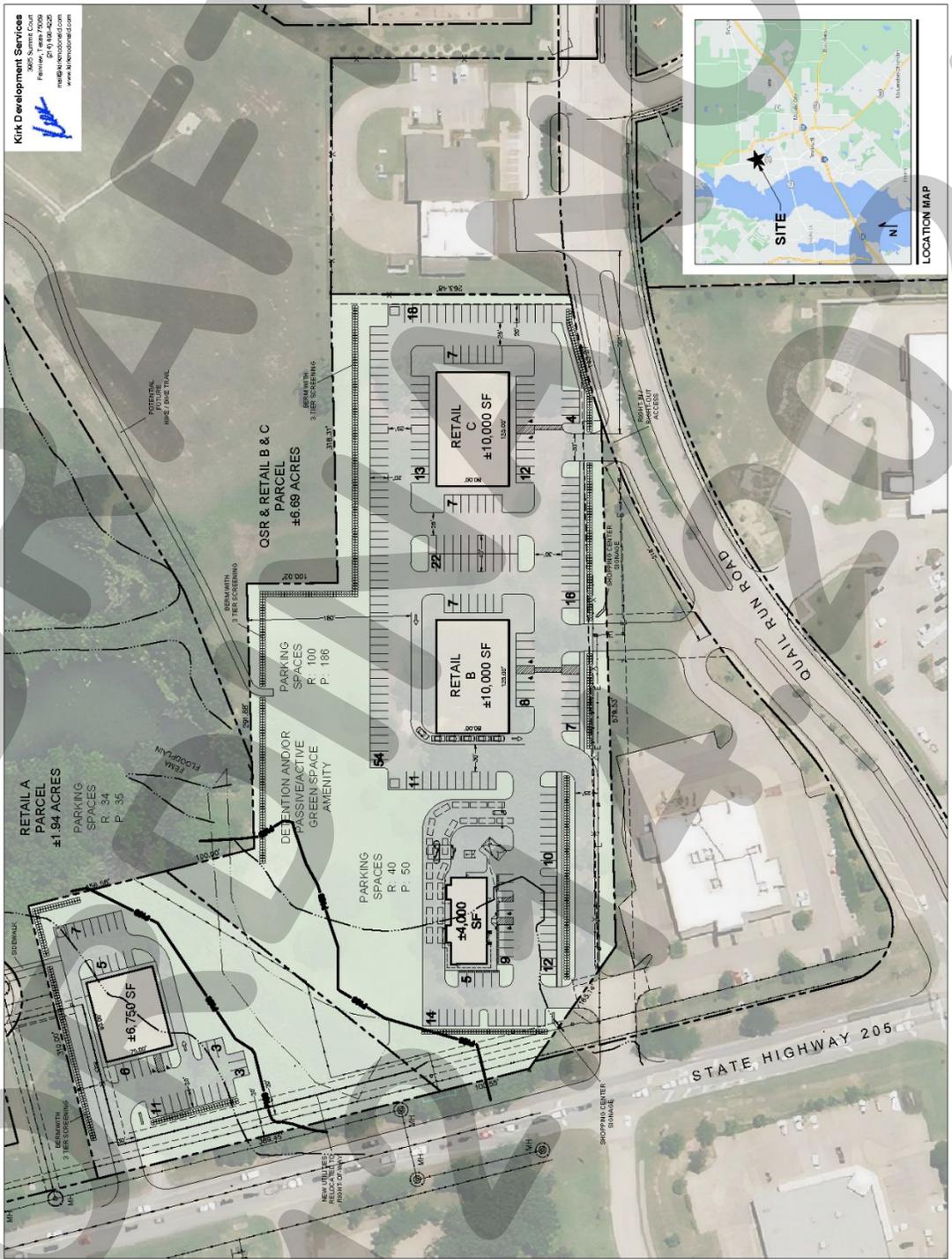


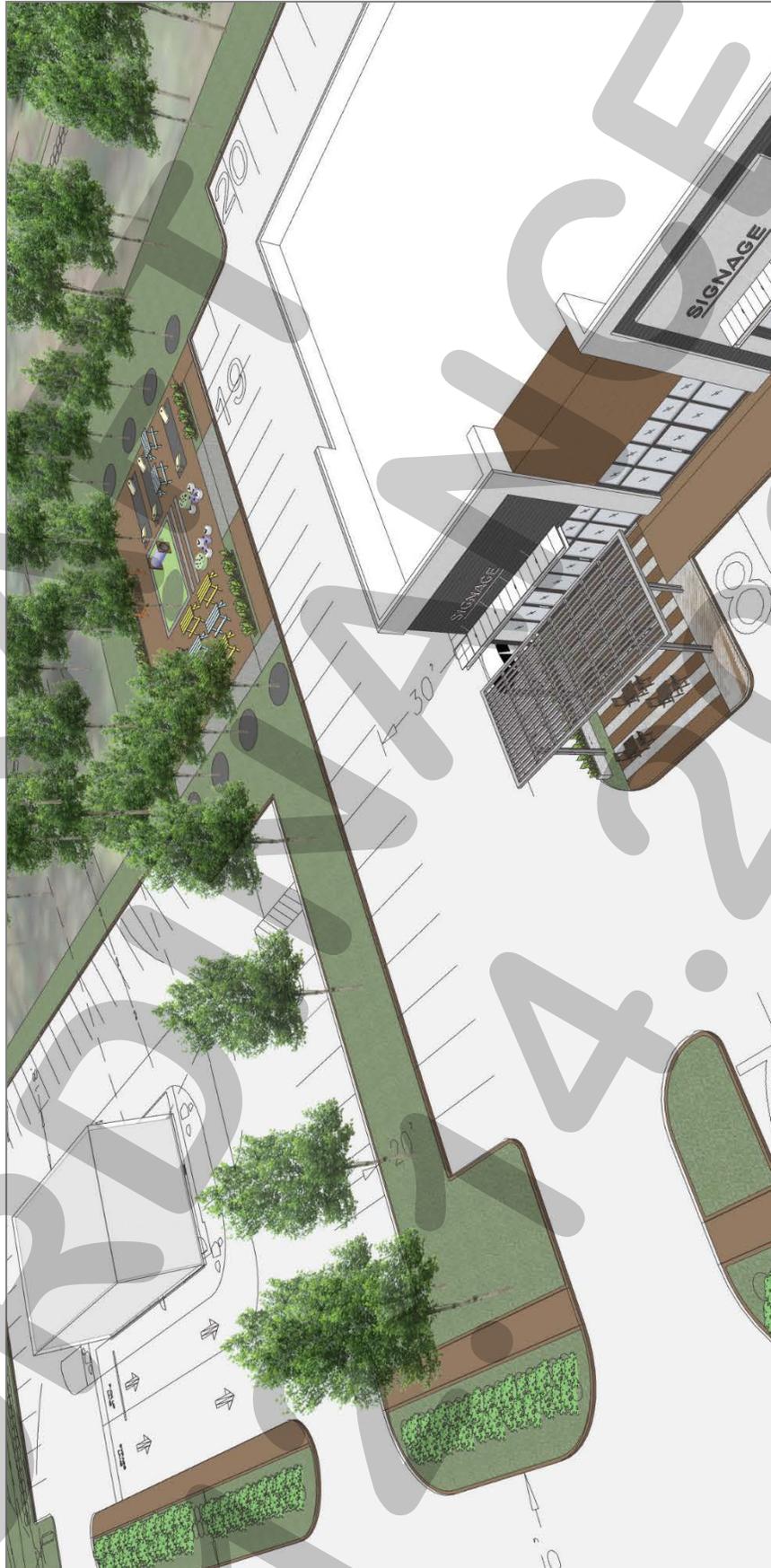
Exhibit 'D':
Concept Building Elevations



Exhibit 'E':
Concept Pedestrian Centers



Exhibit 'F':
Concept Passive/Active Greenspace Amenity





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: December 20, 2021

APPLICANT: Bowen Hendrix; *DuWest Realty, LLC*

CASE NUMBER: Z2021-048; *PD Development Plan for a General Retail Development/Shopping Center in Planned Development District 70 (PD-70)*

SUMMARY

Hold a public hearing to discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC on behalf of John Arnold of the Skorburg Company for the approval of a *PD Development Plan* for a *General Retail Development/Shopping Center* on an 8.63-acre portion of a larger 36.428-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [*SH-205*], and take any action necessary.

BACKGROUND

The subject property was annexed on February 6, 1961 by *Ordinance No. 61-02 [Case No. A1961-002]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On April 2, 2007, the City Council adopted *Ordinance No. 07-13 [Case No. Z2007-006]*, which rezoned a 395.075-acre tract of land -- *that included the subject property* -- from an Agricultural (AG) District to Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District and limited General Retail (GR) District land uses. The concept plan included with this Planned Development District designated the subject property for Single-Family 10 (SF-10) District land uses. On October 19, 2009, the City Council adopted *Ordinance No. 09-44 [Case No. Z2009-018]*, which amended the concept plan and development standards for Planned Development District 70 (PD-70). The amendment re-designated approximately seven (7) acres of the subject property to allow limited General Retail (GR) District land uses. This area was later expanded by *Ordinance No. 11-35 [Case No. Z2011-016]* to include the remainder of the subject property, re-designating the entire 8.63-acres for limited General Retail (GR) District land uses. On February 6, 2017, the City Council approved a PD Development Plan [*Ordinance No. 17-08; Case No. Z2016-049*] for the subject property in accordance with the requirements of Planned Development District 70 (PD-70). This development plan was for a proposed grocery store; however, the project was never pursued beyond the PD Development Plan, and the subject property has remained vacant since annexation.

PURPOSE

On November 16, 2021, the applicant -- *Bowen Hendrix of DuWest Realty, LLC* -- submitted an application requesting the approval of a PD Development Plan for the subject property. Specifically, the concept plan provided by the applicant shows two (2) ~10,000 SF multi-tenant retail buildings, a ~5,400 SF multi-tenant retail building, and a ~4,000 SF drive-through restaurant.

ADJACENT LAND USES AND ACCESS

The subject property is located north of the intersection of E. Quail Run Road and N. Goliad Street [*SH-205*]. The land uses adjacent to the subject property are as follows:

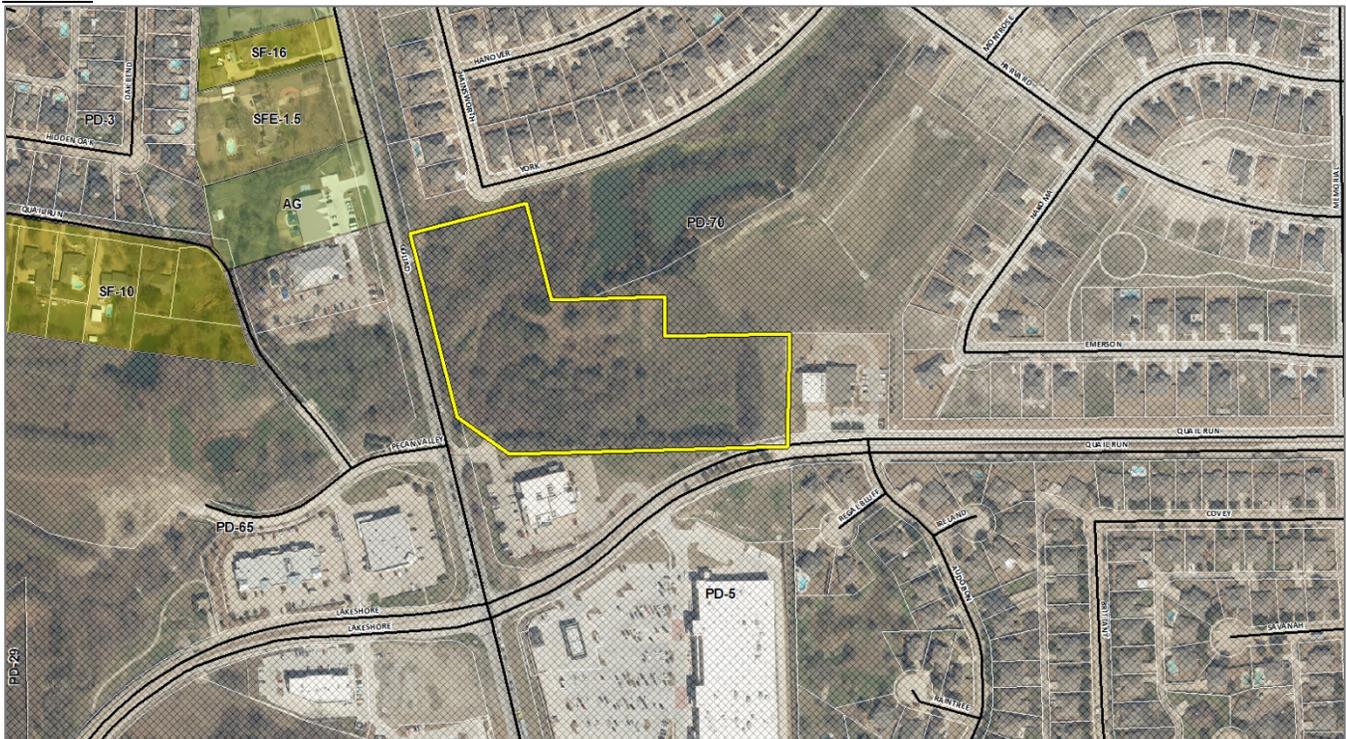
North: Directly north of the subject property is Phase 4 of the Stone Creek Subdivision, which was established on June 12, 2013 and consists of 59 single-family residential lots. Beyond this is Phase 1 of the Stone Creek Subdivision, which was established on August 28, 2008 and consists of 201 single-family residential lots. Both of these subdivisions are zoned Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses.

South: Directly south of the subject property is a 2.519-acre parcel of land (i.e. Lot 1R, Block B, Quail Run Retail) with a pharmacy (i.e. CVS Pharmacy) situated on it. Beyond this is E. Quail Run Road, which is identified as a M4D (i.e. major collector, four [4] lane, divided roadway) on the City's Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 11.236-acre parcel of land (i.e. Lot 1, Block A, Kroger 205 Addition) with a grocery store and gas station (i.e. Kroger Grocery Store and Fuel Center) situated on it. These properties are zoned Planned Development District 5 (PD-5) for General Retail (GR) District land uses.

East: Directly east of the subject property is a 1.512-acre parcel of land owned by the City of Rockwall, and which is occupied with a fire station (i.e. Fire Station #3). Beyond this is Phase 7 of the Stone Creek Subdivision, which was established on July 13, 2016 and consists of 80 single-family residential homes. These properties are zoned Planned Development District 70 (PD-70) for Public and Single-Family 10 (SF-10) District land uses.

West: Directly west of the subject property is N. Goliad Street [SH-205], which is identified as a M4D (i.e. major collector, four [4] lane, divided roadway) on the City's Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 2.174-acre parcel of land (i.e. Lot 1, Block A, Pecan Valley Retail Addition), which is occupied by a multi-tenant retail building.

FIGURE 1: LOCATION MAP WITH ZONING DESIGNATIONS AND PARCELS



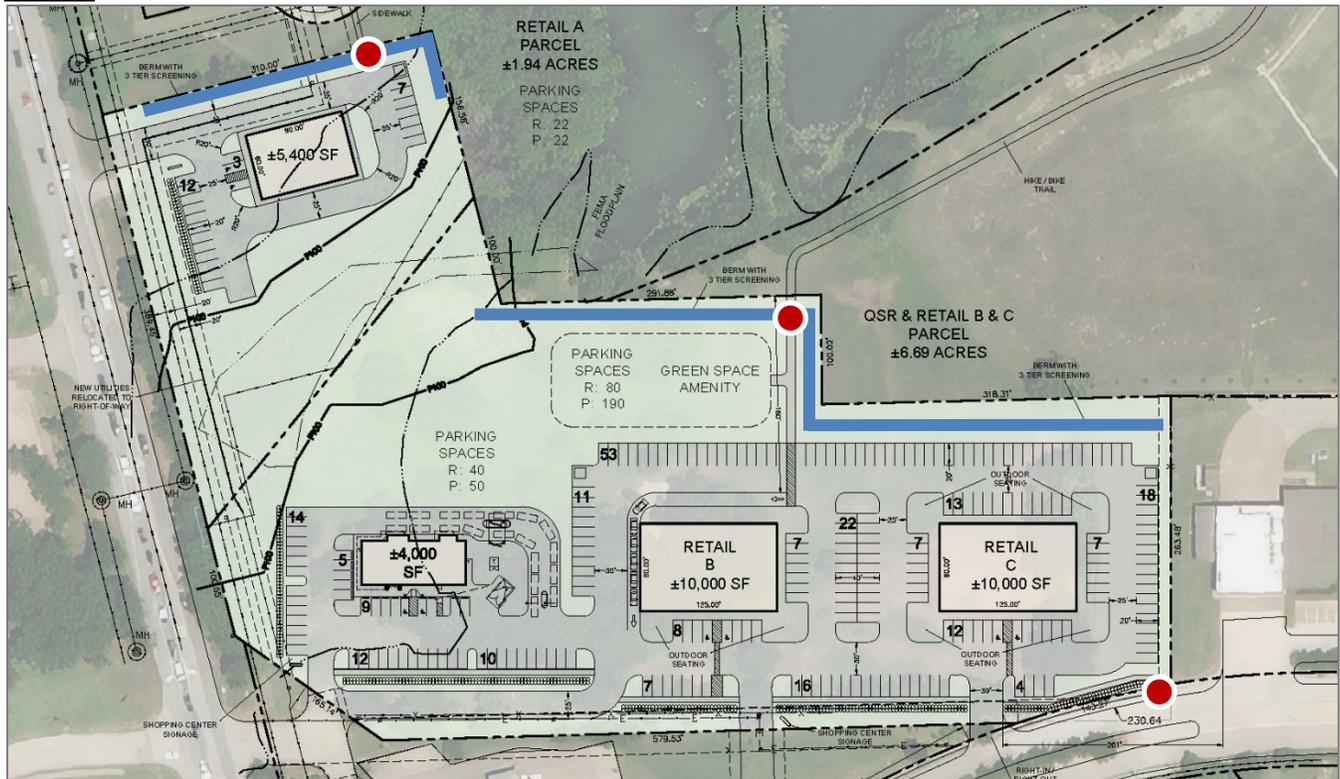
YELLOW: SUBJECT PROPERTY

CHARACTERISTICS OF THE REQUEST

According to Article 10, *Planned Development Regulations*, of the Unified Development Code (UDC), "(a) PD Development Plan is optional and is intended to be used where appropriate as the second step of the PD Development process. It may be required by the PD Ordinance, or it may be submitted voluntarily by the property owner." In this case, the subject property is designated as *Retail* on the *Concept Plan* contained within *Ordinance No. 19-41* [i.e. *Planned Development District 70 (PD-70)*]. This ordinance goes on to state that "(n)on-residential uses shall be allowed only within the area designated as *Retail* on the approved *Concept Plan* for the district [i.e. *Planned Development District 70 (PD-70)*], and are limited to those uses permitted of right [i.e. *by-right*] or by Specific Use Permit (SUP) for the General Retail (GR) District subject to the approval of a *PD Development Plan* and *PD Site Plan* ..." Since Planned Development District 70 (PD-70) requires the submittal of a PD Development Plan, staff requested that the applicant submit a PD Development Plan for the proposed development.

The purpose of *Ordinance No. 19-41* requiring a *PD Development Plan* is to ensure that “(t)he *Retail areas [are] ... designed to be pedestrian oriented and easily accessible to [the] adjacent residential neighborhoods.* Additionally, the retail area shall be designed and constructed to be integrated with adjacent uses, not separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from adjacent development into the retail area and through the use of landscaping buffers, building design and other urban design elements to create compatibility with the surrounding residential neighborhood.” The applicant has submitted a *Concept Plan* showing the proposed development will consist of two (2) ~10,000 SF multi-tenant retail buildings, a ~5,400 SF multi-tenant retail building, and a ~4,000 SF drive-through restaurant. In addition, the *Concept Plan* shows how the proposed development will create connections with the adjacent residential subdivision, and the proposed screening method for the development. Specifically, the applicant is proposing three (3) connection points to the adjacent Stone Creek Subdivision (see *Figure 2 below*): [1] a proposed sidewalk connection to the intersection of York Drive and Hainsworth Drive on the north side of the subject property, [2] a proposed sidewalk connection north of *Retail Building B* that will be located along the northside of the detention pond and connect to Harvard Drive, and [3] a proposed sidewalk that will run parallel to the southern property line and connect to the existing sidewalk along E. Quail Run Road. Staff should note, that since the sidewalk connections are proposed to connect to existing streets in the Stone Creek Subdivision on property owned by the Stone Creek Homeowners Associations’ (HOA), the applicant will need to work with the HOA to establish these connections. Based on this the applicant has submitted a letter stating that they have been in contact with the Skorburg Company (i.e. the current owner/operator of the Stone Creek HOA) and have requested their approval to proceed with the connections. The proposed screening will be located along the northern property line -- with the exception of the area in the 100-year floodplain -- and consist of three (3) tiered screening (i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers) and a berm. This should impair visibility of the proposed retail building from the adjacent, existing residential homes. In addition, the applicant is proposing a 20-foot landscape buffer in between the ~5,400 SF multi-tenant retail building and the residential homes in Phase 1 of the Stone Creek Subdivision. Staff should note that this conforms with the *Screening from Residential* standards contained in Article 08, *Landscape and Screening*, of the Unified Development Code (UDC).

FIGURE 2: PEDESTRIAN ACCESS POINTS AND PROPOSED SCREENING



BLUE: PEDESTRIAN ACCESS POINTS; **RED:** PROPOSED SCREENING

In addition to the *Concept Plan* showing the proposed screening and pedestrian access points, the applicant has submitted *Conceptual Building Elevations*. These elevations not only show what the appearance of the two (2) 10,000 SF multi-tenant retail buildings will be, but also the proposed outdoor dining areas and a proposed playground area (see *Figure 3 & 4 below*). Since the applicant has submitted these additional drawings staff has included conditions and requirements in the proposed PD

Development Plan ordinance requiring that these elements (*i.e. the outdoor dining area and proposed playground area*) be provided and generally conform to the submitted materials. In addition, staff has included a condition that the building elevations generally conform to the submitted *Conceptual Building Elevations*, but are subject to recommendations from the Architectural Review Board (ARB) and approval by the Planning and Zoning Commission.

FIGURE 3: OUTDOOR DINING AREA



FIGURE 4: PLAYGROUND



With regard to the proposed land uses, *Ordinance No. 19-41 [Planned Development District 70 (PD-70)]* does provide some prohibition of certain land uses that were perceived to be incompatible with the adjacent residential land uses (*e.g. hotel or motel, animal boarding/kennel with outside pens, mortuary or funeral chapel, garden supply/plant nursery, etc.*). Based on the applicant's *Concept Plan*, the proposed development will consist of multi-tenant retail buildings that could support retail, restaurant, and/or office land uses all of which are permitted *by-right* in a General Retail (GR) District; however, the two (2) proposed *Restaurants with 2,000 SF or more with Drive-Through or Drive-In* do require a Specific Use Permit (SUP) within a General Retail (GR) District. Since the PD Development Plan is not tied to establishing land uses on the subject property, these businesses will be required to apply and be approve for a Specific Use Permit (SUP) prior to being established. Staff should note, that both restaurants/drive-throughs appear to meet the *Residential Adjacency Standards* stipulated in Article 05, *District Development Standards*, of the Unified Development Code (UDC), but staff will need to see the parcel layout for the proposed development before this can be verified. The *Residential Adjacency Standards* for a *Restaurant with 2,000 SF or more with Drive-Through or Drive-In* require a minimum separation of 150-feet of any proposed building, structure, or device from a residentially zoned or used property.

Based on the submitted request, the applicant's proposed development does appear to meet the intent of the PD Development Plan requirement as outlined in Planned Development District 70 (PD-70) [*Ordinance No. 19-41*] and Article 10, *Planned Development Regulations*, of the Unified Development Code (UDC); however, PD Development Plans are discretionary to the City Council pending a recommendation from the Planning and Zoning Commission.

INFRASTRUCTURE

Based on the applicant's *Concept Plan* and the proposed *Conceptual Building Elevations*, the following infrastructure is required to be constructed to provide adequate public services for the proposed development:

- (1) Roadways. No roadway improvements are required with this development; however, a \$40,520.65 pro-rata fee for E. Quail Run Road will be required. In addition, according to Article 10, *Planned Development Regulations*, of the Unified Development Code (UDC), "(i)f deemed necessary by the City Engineer or Director of Planning and Zoning, the applicant for a PD Development Plan shall also submit an updated traffic impact analysis prior to commission action." In this case, a Traffic Impact Analysis (TIA) was not required by staff with the submittal of the PD Development Plan. The reasons behind

this action are as follows: [1] the property is currently zoned for the proposed land uses, [2] the Future Land Use designation for the subject property on the Future Land Use Map -- *which is what establishes the Master Thoroughfare Plan for the City of Rockwall* -- is in conformance with the existing zoning of the subject property, and [3] a Traffic Impact Analysis (TIA) will be required by the Texas Department of Transportation (TXDOT) at the time the civil engineering is submitted for the proposed ~5,400 SF multi-tenant retail building (*this is due to the driveway off of N. Goliad Street [SH-205]*). Staff should also note that since the plan conforms with the current zoning and future land use designation, the proposed impacts of the potential traffic increases were included when the Master Thoroughfare Plan was created.

- (2) Water. An eight (8) inch water line will need to be looped through the site from the 12-inch line adjacent to N. Goliad Street [SH-205] and connecting to either the eight (8) inch line at *Fire Station #3* or the eight (8) inch line adjacent to E. Quail Run Road.
- (3) Wastewater. The applicant will need to connect to the existing 18-inch wastewater line adjacent to N. Goliad Street [SH-205].
- (4) Drainage. The applicant shall be required to perform a flood study to delineate the fully developed 100-year localized floodplain for all ponds, creeks or streams, and draws on the subject property. This has already been submitted by the applicant. In addition, detention will be required and sized per *Manning's C-Value* for the zoning designation.

CONFORMANCE TO THE CITY'S CODES

The proposed PD Development Plan appears to conform to all of the requirements of Planned Development District 70 (PD-70) and the Unified Development Code (UDC); however, conformance of each building/site will be reviewed for compliance at the time of site plan if the PD Development Plan is approved by the City Council.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the Northwest Residential District and is designated for Commercial/Retail land uses on the Future Land Use Plan. According to the Comprehensive Plan, Commercial/Retail land uses are defined as "...single to multi-tenant commercial retail centers along major arterials at key intersections. These areas are typically considered to be convenience shopping centers and service adjacent to residential subdivisions." In addition, the *District Strategies* for the Northwest Residential District state that "(t)he commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures. These areas should provide pedestrian access between the *Neighborhood/Convenience Centers* and the *Suburban Residential* developments." Based on these definitions the applicant's proposed development appears to conform to the Future Land Use Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

Looking at the goals and policies for *Commercial* developments contained in the Comprehensive Plan, the applicant's request does appear to be in conformance with all the applicable *Connectivity Goals* contained in the *Land Use* section of the plan. These goals and policies and the plans conformance are as follows:

GOAL 02 | CONNECTIVITY

Commercial/retail shopping centers should be pedestrian-oriented and easily accessible to adjacent residential and commercial developments.

- (1) Non-transparent fencing and masonry screening walls should be discouraged in areas between residential and commercial/retail shopping centers where a properly sized landscape buffer can be established.

Staff Comments. The *Concept Plan* is proposing to utilize three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*) and a berm to separate the proposed commercial development from the adjacent existing residential subdivision. In addition, the applicant is utilizing a 20-foot landscape buffer adjacent to the ~5,400 SF multi-tenant retail building on the north side of the subject property.

- (2) Commercial/retail shopping centers should be screened from residential areas utilizing landscape buffers that are composed of berms, landscaping and trees.

Staff Comments. The *Concept Plan* is proposing to utilize three (3) tiered screening (i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers) and a berm to separate the proposed commercial development from the adjacent existing residential subdivision.

- (3) The design of commercial/retail shopping centers should incorporate streets, sidewalks and trails to ensure multi-modal access to adjacent residential and commercial developments.

Staff Comments. The proposed *Concept Plan* shows three (3) points of access utilizing trails and sidewalks to connect to the existing residential subdivision.

- (4) Commercial developments should be constructed with logical connections and extensions to the City's existing and proposed hike and bike trails.

Staff Comments. The proposed *Concept Plan* shows three (3) points of access utilizing trails and sidewalks to connect to the existing residential subdivision. These appear to be logical connections between the land uses.

Based on the above information and taking into account the proposed *Concept Plan* and *Conceptual Building Elevations*, the applicant's request appears to be in substantial conformance with the OURHometown Vision 2040 Comprehensive Plan.

NOTIFICATIONS

On November 17, 2021, staff mailed 65 notices to property owners and occupants within 500-feet of the subject property. 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). Staff also notified the Stone Creek, Quail Run Valley, the Shores on Lake Ray Hubbard, Random Oaks/Shores, and Lakeview Summit Homeowner's Associations (HOAs), which were the only Homeowners' Association (HOAs) and/or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. At the time this report was drafted, staff had received the following:

- (1) One (1) property owner notification in opposition from a property owner within the 500-notification area.
- (2) Four (4) notices from the City's online *Zoning & Specific Use Permit Input Form* in opposition to the request from property owners outside of the 500-foot notification area.
- (3) Two (2) emails in opposition to the request from property owners outside of the 500-foot notification area.
- (4) One (1) email in favor from a property owner outside of the 500-foot notification area.
- (5) One (1) email not stating a position, but requesting a [7] 48-inch tall berm with cedar trees, and [2] bollards be placed at the west and east entrances to prevent golf carts and all-terrain vehicles from accessing the development. This email was from a property owner outside of the 500-foot notification area.

Staff should note that all but three (3) of the responses stated an opposition to the land use and not the screening or pedestrian access.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a PD Development Plan, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the conditions contained in the PD Development Plan ordinance; and,
- (2) Any construction resulting from the approval of this PD Development Plan 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 December 14, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the *PD Development Plan* by a vote of 6-1, with Commissioner Welch dissenting.



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	not yet assigned*		
SUBDIVISION		LOT	BLOCK
GENERAL LOCATION	NEC E Quail Run Road and 205		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-70	CURRENT USE	Undeveloped land
PROPOSED ZONING	PD-70	PROPOSED USE	Commercial (Retail)
ACREAGE	8.684 AC	LOTS [CURRENT]	LOTS [PROPOSED]

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]

<input type="checkbox"/> OWNER	<input checked="" type="checkbox"/> APPLICANT	DuWest Realty, LLC
CONTACT PERSON	CONTACT PERSON	Bowen Hendrix
ADDRESS	ADDRESS	4403 North Central Expressway Suite 200
CITY, STATE & ZIP	CITY, STATE & ZIP	Dallas, TX 75025
PHONE	PHONE	(214) 918-1804
E-MAIL	E-MAIL	bowen@duwestrealty.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Bowen Hendrix [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 \$1500 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF November, 2021 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

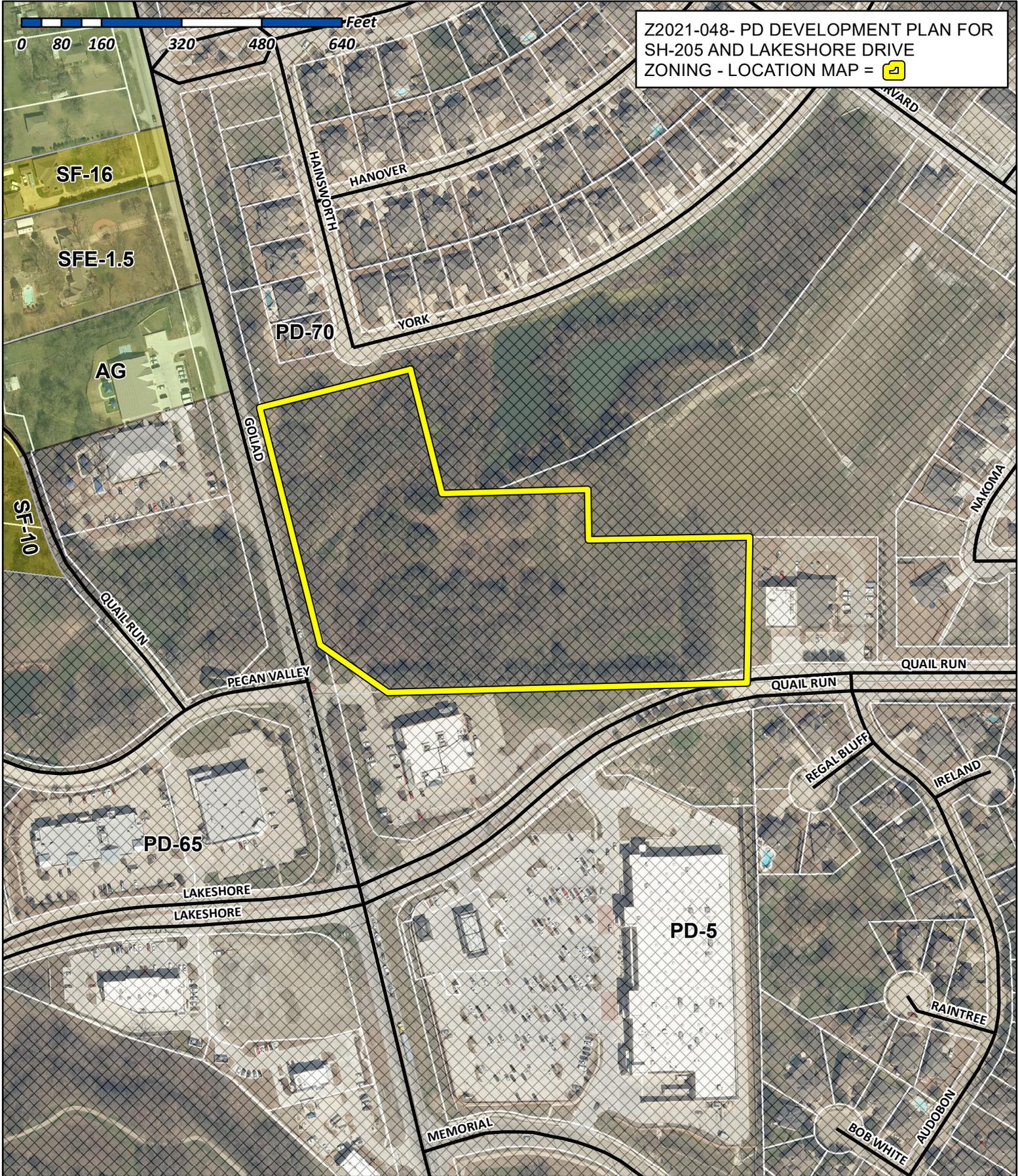
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF November, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Lisa Caldwell





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.

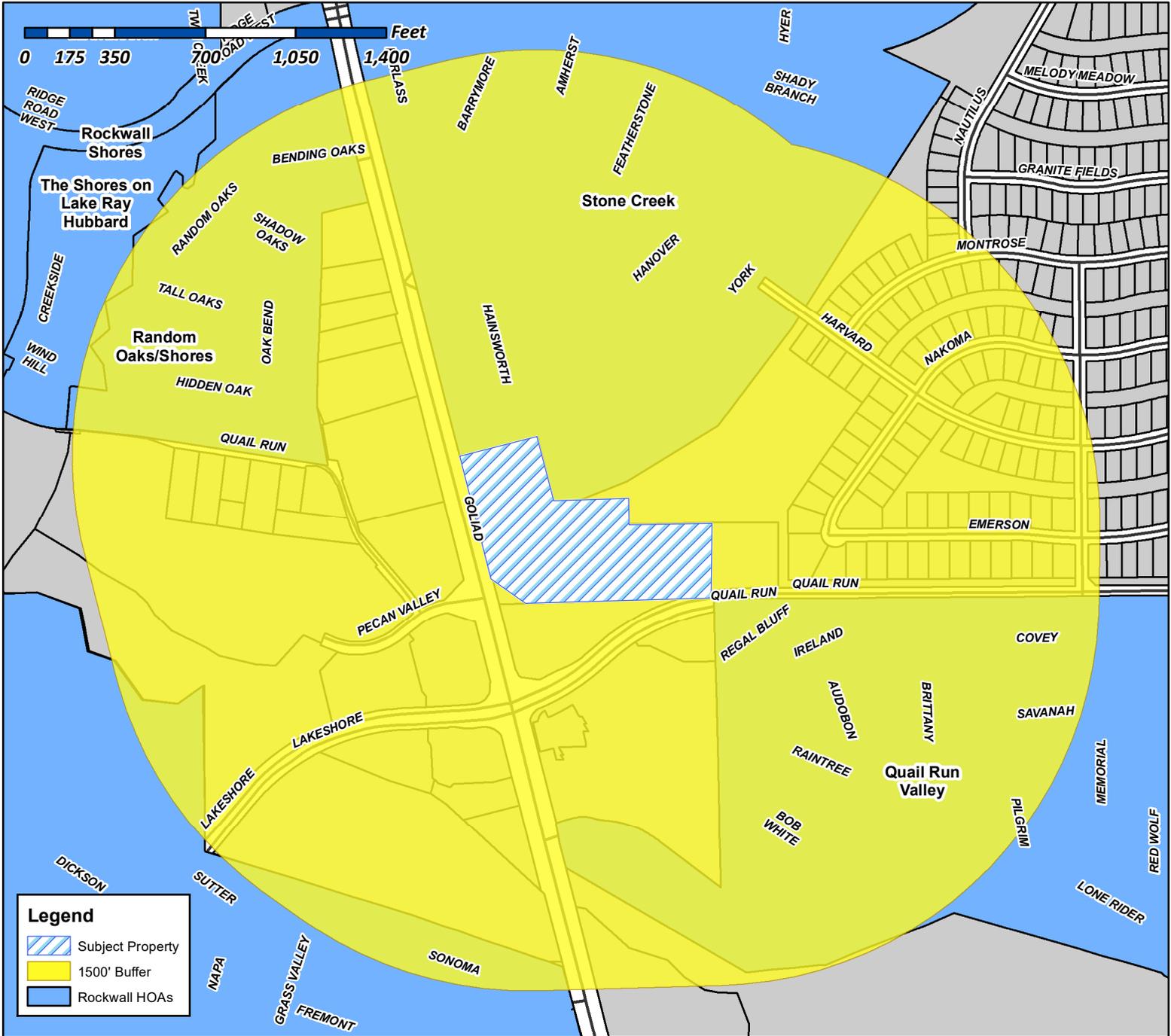




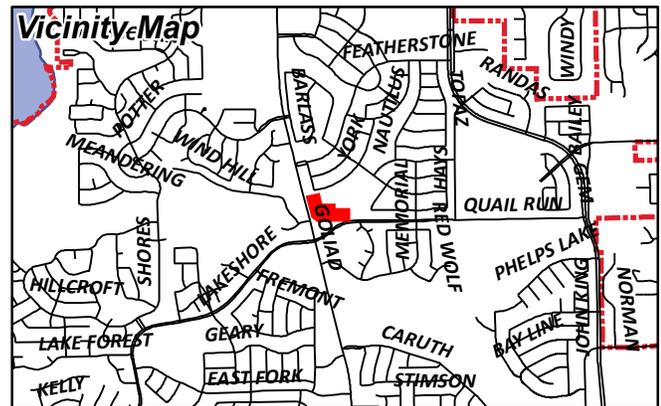
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2021-048
Case Name: PD Development Plan for SH-205 and Lakeshore Drive
Case Type: Zoning
Zoning: Planned Development District 70 (PD-70)
Case Address: By SH-205 & Lakeshore Drive
Date Created: 11/16/2021
 For Questions on this Case Call (972) 771-7745



Miller, Ryan

From: Gamez, Angelica
Sent: Thursday, November 18, 2021 8:55 AM
Cc: Miller, Ryan; Reyna, Andrew; Lee, Henry
Subject: Neighborhood Notification Program [Z2021-048]
Attachments: Public Notice (11.18.2021).pdf; HOA Map (11.16.2021).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 *November 26, 2021*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, December 14, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, December 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>.

Z2021-048- PD Development Plan for General Retail Development/ Shopping Center

Hold a public hearing to discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC on behalf of John Arnold of the Skorburg Company for the approval of a *PD Development Plan* for a *General Retail Development/Shopping Center* on an 8.63-acre portion of a larger 36.428-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [*SH-205*], 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/>

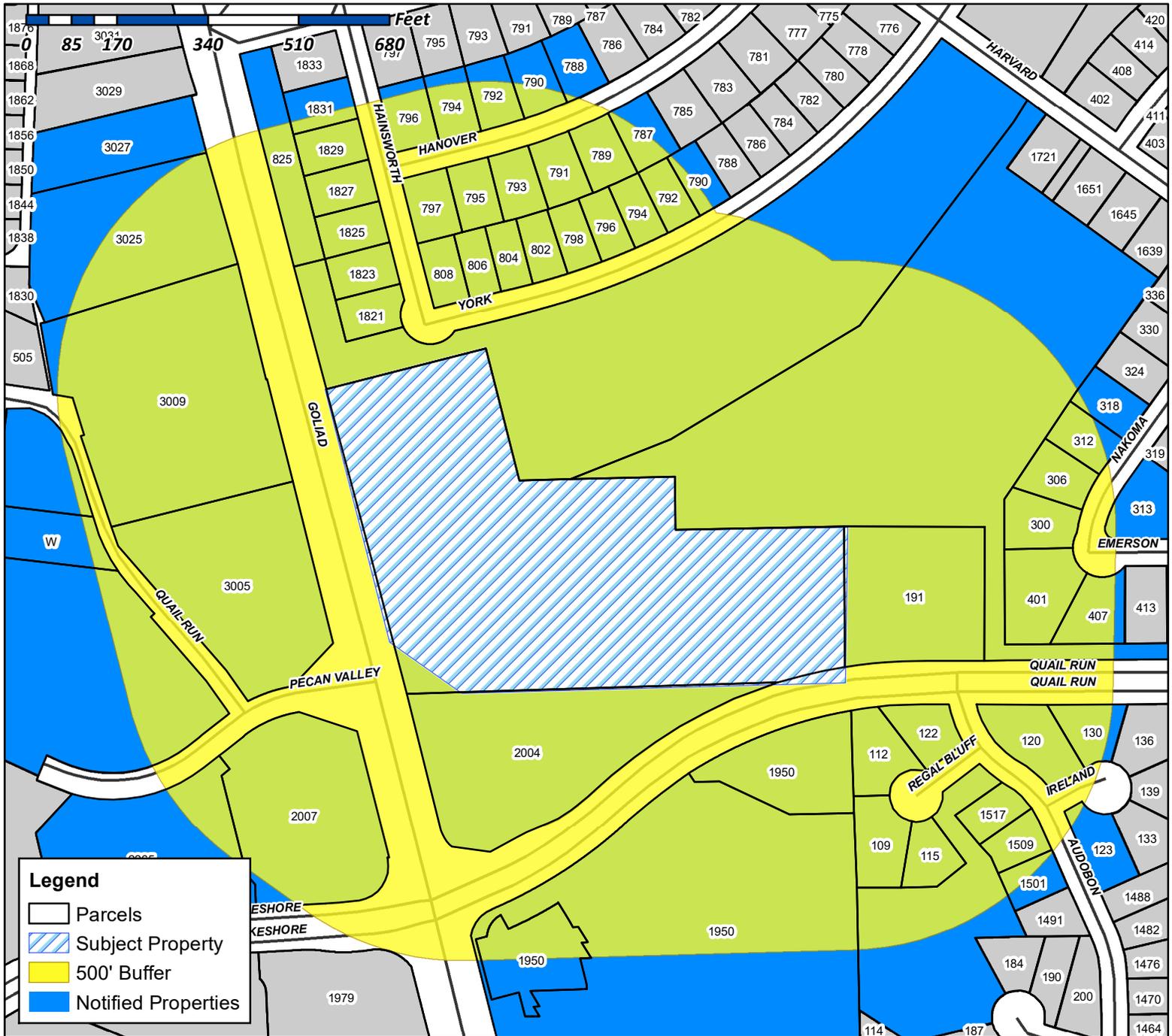
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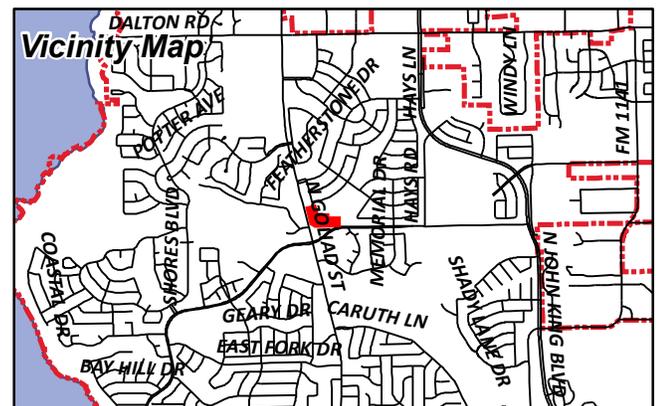
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2021-048
Case Name: PD Development Plan for SH-205 and Lakeshore Drive
Case Type: Zoning
Zoning: Planned Development District 70 (PD-70)
Case Address: By SH-205 & Lakeshore Drive
Date Created: 11/16/2021
 For Questions on this Case Call (972) 771-7745



KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

ROCKWALL STONE CREEK ESTATES
HOMEOWNERS ASSOCIATION INC
C/O NEIGHBORHOOD MANAGEMENT INC
1024 S GREENVILLE AVE SUITE 230
ALLEN, TX 75002

HAMPTON GEORGE T & BRENDA J
109 REGAL BLF
ROCKWALL, TX 75087

MCMILLAN GARY AND SANDI
112 REGAL BLUFF
ROCKWALL, TX 75087

HOWLETT NEVA RAE
115 REGAL BLUFF
ROCKWALL, TX 75087

RAMOS RAMON A & DELMA P
120 IRELAND CT
ROCKWALL, TX 75087

HPA TEXAS SUB 2018-1 ML LLC
120 S RIVERSIDE SUITE 2000
CHICAGO, IL 60606

CULPEPPER DANNA JOHNSON
122 REGAL BLUFF
ROCKWALL, TX 75087

HEIDENREICH ERIN K AND ADAM
123 IRELAND COURT
ROCKWALL, TX 75087

M REA PROPERTIES 2 LLC
1234 TRALEE LN
GARLAND, TX 75044

SCOTT MARK ALAN SR &
DOREEN
130 IRELAND CT
ROCKWALL, TX 75087

HELMER KALENA
1501 AUDOBON LN
ROCKWALL, TX 75087

FUNK AUDRA JOY
1509 AUDOBON LN
ROCKWALL, TX 75087

HARRIS PATRICIA A
1517 AUDOBON LN
ROCKWALL, TX 75087

CHAPMAN BOBBY E II AND AMY L CHAMPMAN
1821 HAINSWORTH DRIVE
ROCKWALL, TX 75087

MOORE MICHAEL RAY JR & STEPHANIE
1823 HAINSWORTH DRIVE
ROCKWALL, TX 75087

MILLER MATHIEL JR
1825 HAINSWORTH DRIVE
ROCKWALL, TX 75087

ESCOBEDO OMAR & MARIA C
1827 HAINSWORTH DRIVE
ROCKWALL, TX 75087

HUA ALEXANDER AND THU THUY
1829 HAINSWORTH DR
ROCKWALL, TX 75087

AFFINITY DEVELOPMENT COMPANY LLC
1831 HAINSWORTHDR
ROCKWALL, TX 75087

CITY OF ROCKWALL
191E QUAIL RUN RD
ROCKWALL, TX 75087

KROGER TEXAS LP
1950 N GOLIAD
ROCKWALL, TX 75087

JAVKER REALTY CORP
2004 N GOLIAD
ROCKWALL, TX 75087

REBAC OF ROCKWALL, LLC
2007 N GOLIAD
ROCKWALL, TX 75087

DEAN LANTY W & MARY F
216 W QUAIL RUN RD
ROCKWALL, TX 75087

COLE HC ROCKWALL TX LLC
C/O ROCKWALL REGIONAL HOSPITAL, LLC; ATTN
LEGAL DEPT.
2265 NORTH LAKESHORE DR
ROCKWALL, TX 75087

QUAIL RUN VALLEY OWNERS ASSOC
C/O ASSURED MGT INC
2500 LEGACY DR STE 220
FRISCO, TX 75034

MACKIE EMILY & ANDREW STINSON
300 NAKOMA DRIVE
ROCKWALL, TX 75087

JCDB GOLIAD HOLDINGS LLC
C/O DA GOLIAD PARTNERS LP
3005 N GOLIAD ST
ROCKWALL, TX 75087

M REA PROPERTIES 2 LLC
3009 N GOLIAD
ROCKWALL, TX 75087

CLARK TROY & JANICE
3025 N GOLIAD ST
ROCKWALL, TX 75087

ROSS JODY ALAN & KAREY
3027 N GOLIAD ST
ROCKWALL, TX 75087

VELASQUEZ-EDMONDSON DANIELA AND
CHRISTOPHER SUAREZ
306 NAKOMA DRIVE
ROCKWALL, TX 75087

HUFF ELLIOTT AND TOBIE
312 NAKOMA DRIVE
ROCKWALL, TX 75087

CLARK ALLAN JR
313 NAKOMA DR
ROCKWALL, TX 75087

COLE HC ROCKWALL TX LLC
C/O ROCKWALL REGIONAL HOSPITAL, LLC; ATTN
LEGAL DEPT.
3150 HORIZON RD
ROCKWALL, TX 75032

CARLSON CURT AND MARIA
318 NAKOMA DRIVE
ROCKWALL, TX 75087

TYSON STEPHANIE AND CARY
401 EMERSON DRIVE
ROCKWALL, TX 75087

ETHERIDGE CHRIS
407 EMERSON DRIVE
ROCKWALL, TX 75087

JAVKER REALTY CORP
42 BOND ST
NEW YORK, NY 10012

AFFINITY DEVELOPMENT COMPANY LLC
480 WILDWOOD FOREST DRIVE SUITE 801
THE WOODLANDS, TX 77380

REBAC OF ROCKWALL, LLC
6000 UNIVERSITY AVE STE 350
WEST DES MOINES, IA 50266

LAND GEOFFREY ALLISON & ERNANI MAXINE
787 HANOVER DR
ROCKWALL, TX 75087

CONFIDENTIAL
788 HANOVER DR
ROCKWALL, TX 75087

HOOVER THOMAS E AND CHELSEA L
789 HANOVER DRIVE
ROCKWALL, TX 75087

HPA TEXAS SUB 2018-1 ML LLC
790 HANOVER DR
ROCKWALL, TX 75087

KELLY TIMOTHY
790 YORK DRIVE
ROCKWALL, TX 75087

ALBRITTON MICHAEL H & ELAINE W LIVING
TRUST
MICHAEL H & ELAINE W ALBRITTON TRUSTEES
791 HANOVER DRIVE
ROCKWALL, TX 75087

DAVISON CHARLES DAVID AND NANCY JOAN
792 HANOVER DR
ROCKWALL, TX 75087

WILSON BRANDON CRAIG AND EMILY MARIE
792 YORK DR
ROCKWALL, TX 75087

HARP CHRISTOPHER J AND PENNY
793 HANOVER DR
ROCKWALL, TX 75087

HENRY JUSTIN WILLIAM AND MARIA
794 HANOVER DR
ROCKWALL, TX 75087

NUTTER GREG AND KRISTIN LARSON-NUTTER
794 YORK DRIVE
ROCKWALL, TX 75087

NURMI DOUGLAS B & LISA R
795 HANOVER DRIVE
ROCKWALL, TX 75087

CHAMBLESS WILLIAM AND HELEN GOMEZ-
SALVADOR
796 HANOVER DR
ROCKWALL, TX 75087

WEMPE MARK STEVEN AND SUSAN SPENCER
796 YORK DR
ROCKWALL, TX 75087

TUMULTY TIMOTHY M & KIM A
797 HANOVER DRIVE
ROCKWALL, TX 75087

DAVIS JAN ANNETTE AND DARRYL WAYNE
798 YORK DR
ROCKWALL, TX 75087

PODINA LAUREN ADRIA & MICHAEL
802 YORK DRIVE
ROCKWALL, TX 75087

CRANDALL BRANT
804 YORK DRIVE
ROCKWALL, TX 75087

REY LUIS SR AND JUDY L
806 YORK DR
ROCKWALL, TX 75087

ODEYEMI ADETUNJI
808 YORK DR
ROCKWALL, TX 75087

STONE CREEK PHASE X LTD
8214 WESTCHESTER DRIVE SUITE 710
DALLAS, TX 75225

ROCKWALL STONE CREEK ESTATES
HOMEOWNERS ASSOCIATION INC
C/O NEIGHBORHOOD MANAGEMENT INC
825 GOLIAD ST
ROCKWALL, TX 75087

JCDB GOLIAD HOLDINGS LLC
C/O DA GOLIAD PARTNERS LP
8350 N CENTRAL EXPRESSWAY SUITE 1300
DALLAS, TX 75206

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. Z2021-048: PD Development Plan for a General Retail Development/ Shopping Center

Hold a public hearing to discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC on behalf of John Arnold of the Skorburg Company for the approval of a PD Development Plan for a General Retail Development/Shopping Center on an 8.63-acre portion of a larger 36.428-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [SH-205], 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, December 14, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, December 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:

Ryan Miller
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, December 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



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. Z2021-048: PD Development Plan for a General Retail Development/ Shopping Center

Please place a check mark on the appropriate line below:

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

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

Name:
Address:

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

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

From: Mark Brock <mbrock1974@gmail.com>
Sent: Thursday, December 16, 2021 8:06 AM
To: Planning
Subject: Z2021-048

Hi,

My name is Mark Brock and I live at 204 Chatfield Dr in Stone Creek.

I was watching the December 14th P&Z meeting and I wanted to give my input on the pedestrian access points and the walking/bike trail that has been proposed by the developer.

I saw the gentleman from Stone Creek speaking at the meeting in opposition to the walking/bike trail. He seemed to think he was speaking on behalf of the Stone Creek subdivision and cited something on the Nextdoor website as his evidence that Stone Creek residents don't want the trails implemented by the developer.

I believe the gentleman is in the minority with his opinion on the trails and in no way is representative of the neighborhood as a whole. We would welcome the addition of the trails to our neighborhood as would every neighbor we have discussed the issue with.

I understand that some residents may not be thrilled with the idea of retail being in that location, but that wasn't the topic being addressed and we understand that the retail center is going to be built. In that case, we would welcome the additional trails that would be constructed by the developer. At least our neighborhood would be getting something of value in return for the retail center being built.

Thank you and have a wonderful day.

Mark Brock
204 Chatfield Drive

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Case No. Z2021-048: PD Development Plan for a General Retail Development/ Shopping Center

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.

We are opposed to the retail A parcel. This is too close to the houses in the neighborhood. We already have noise from 205, and pollution from cars on 205. This retail space should not be allowed this close to our homes.

Name: Charles + Nancy Davison

Address: 792 Hanover Dr., Rockwall, TX 75087

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

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

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).

Z2021-048

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

I am in favor of the request.

I am in opposition to the request.

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

Goliad is way too congested, especially at that intersection. It's a nightmare as it is at that intersection, and it backs traffic all the way up to 66 during certain hours of the day.

Respondent Information

Please provide your information.

First Name *

Allison

Last Name *

Morahan

Address *

1349 White Water Ln

City *

Rockwall

State *

TX

Zip Code *

75087

Email Address *

helloalimo15@gmail.com

Phone Number

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.
- 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: Received a property owner email

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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).

Z2021-048

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

I am in favor of the request.

I am in opposition to the request.

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

That area of land is a natural barrier between the retail south of Quail Run and the subdivision to its north. Putting in a retail space of that size will damage property values and increase an already clogged thoroughfare

Respondent Information

Please provide your information.

First Name *

Brad

Last Name *

Clark

Address *

2223 Hyer Dr

City *

Rockwall

State *

TX

Zip Code *

75087

Email Address *

bclark6971@gmail.com

Phone Number

972-971-6556

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.
- 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: HOA notification

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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).

Z2021-048

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

I am in favor of the request.

I am in opposition to the request.

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

Has any hydraulic analysis been done to determine the flood-related impacts of this development on the existing creek? This is a FEMA Zone A stream, but it appears a detailed study was performed with the most recent LOMR's. It appears premature to approve the concept plan without this information.

Additionally, the location of the 4000 SF restaurant with the drive-thru is problematic. SH 205 is already a congested roadway. The location of the southwest driveway will cause issues with left turn movements to head south on SH 205. The background aerial on the concept plan coincidentally shows a traffic backup on SH 205.

Respondent Information

Please provide your information.

First Name *

Jeff

Last Name *

Thomas

Address *

669 Featherstone Dr.

City *

Rockwall

State *

TX

Zip Code *

75087

Email Address *

goodag@hotmail.com

Phone Number

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.
- 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

Miller, Ryan

From: jimsmithtexas@aol.com
Sent: Monday, December 13, 2021 8:33 AM
To: Miller, Ryan
Subject: Z2021-048 P&Z Meeting Scheduled for 12/14/2021

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Ryan,

In case we are unable to attend the P&Z Meeting scheduled for 12/14/2021, please add our comments, provided below, to share with the public record in regards to Z2021-048.

“We are requesting the tallest (48 inches) berm possible and large, wide trees such as cedar trees strategically placed to provide maximum screening from the homesites. Additionally, our HOA has had to pay for damages caused by ATVs in the detention pond south of the proposed walkway. We are requesting bollards be placed at the west entrance and east entrance of the walkway installed by this detention pond to prevent ATV entry. Obviously, the fact that driving ATVs to this location and at this location is illegal, was not sufficient to prevent its occurrence.

Bollards on this walkway would make golf carting to restaurants via this walkway impossible. Therefore, could a foot bridge across the stream be built to allow pedestrians to cross the water way to access the businesses next to Quail Run?”

Thank you,

Jim & Shirley Smith
609 Amherst Drive, Rockwall, TX 75087

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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).

Z2021-048

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

I am in favor of the request.



I am in opposition to the request.

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

The sign announcing this proposed SUP that was placed on SH205 North was turned over the day after it was put out and is totally invisible. No one would know about this unless you saw it the day it was installed. Those entering and exiting either on Quail Run or SH205 at the points shown will create a very hazardous traffic condition. Both locations have very low visibility for those exiting, entering, or traveling on either Quail Run or SH205.

Nothing is shown on the project layout for visibility and sound shielding for adjacent property owners in Stone Creek Estates.

The developers should be required to install barrier walls between this proposed development that would prevent sound and visible impacts from this development that impacts Stone Creek Estates. Garbage pickups, storages, and delivery trucks

as well as customer/employee parking create value degradation of adjacent residential property owners.

The barrier walls should be designed to prevent ATV /Golf Cart access to and from Stone Creek Estates.

The barrier walls also must be sufficient height to hide visibly of the development buildings from Stone Creek Estates.

Respondent Information

Please provide your information.

First Name *

John

Last Name *

Bowman

Address *

2228 Barlass Dr

City *

Rockwall

State *

TX

Zip Code *

75087

Email Address *

j.bowman45@yahoo.com

Phone Number

210-288-6187

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.
- 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: Nextdoor

From: Julie Hunter <juliesjubilee@yahoo.com>
Sent: Tuesday, December 14, 2021 11:14 AM
To: Planning
Subject: Z2021-048

To whom it may concern:

I understand that this area is zoned commercial and that it is coming up for discussion tonight. As I am unable to make the meeting, please consider my comments below:

This will add more traffic to an already congested area, especially at rush hour, AND the developer is not required to do a traffic study.

I understand it will provide direct access to Stone creek from behind the drive thru restaurant. I don't think it is fair to those homeowners to allow access to their neighborhood that way, particularly the individual houses it will be next to. The trail has already been damaged by carts and ATVs. Further, it is being built on a flood plain area, and the study was not published by the developer. This could cause flooding of Squabble Creek in Stone Creek Estates.

The developer's concept plan shows buildings on some drawings, but only 3 on others - with the 4th greyed out.

For the reasons above, please consider denial to the plan as written, requiring revision to address the above issues. I also think all residents of Stone Creek Estates should be notified of the apparent issues and proposed development.

Should you have any questions, feel free to contact me.

Best,

Julie Hunter
455 Sausalito Dr.
Rockwall, TX 75087
214.957.7950

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Miller, Ryan

From: Mary Pearson <yingling44@yahoo.com>
Sent: Monday, December 13, 2021 2:14 PM
To: Miller, Ryan
Subject: Z2021-048

We oppose the new commercial project on that corner.

Regarding the above case, the traffic increase will be significant for the Quail Run entrance/exits. We already have a huge amount of traffic on East Quail Run and with the new development we expect it will double. Please consider that when making the decision on this new commercial project.

Thanks,

Mary Yingling
570 East Quail Run
Rockwall, TX 75087
yingling44@yahoo.com

[Sent from Yahoo Mail for iPad](#)

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November 15, 2021

City of Rockwall
385 South Goliad
Rockwall, TX 75087

Re: Retail Development on the NEQ of SH 205 and Quail Ridge

Mr. Miller,

We are working with The Skorburg Company to develop a neighborhood retail center complete with pad users on their existing land on the northeast quadrant of land at SH 205 and Quail Ridge. This letter serves as confirmation that we have been in communication with representatives at The Skorburg Company and have their approval to proceed with the necessary steps to deliver a high quality neighborhood center on their land. We will be working jointly with them to deliver a hike and bike trail that connects to their existing neighborhood to the north. By signing this letter below, The Skorburg company gives DuWest Realty a waiver to proceed with our development application and plans.

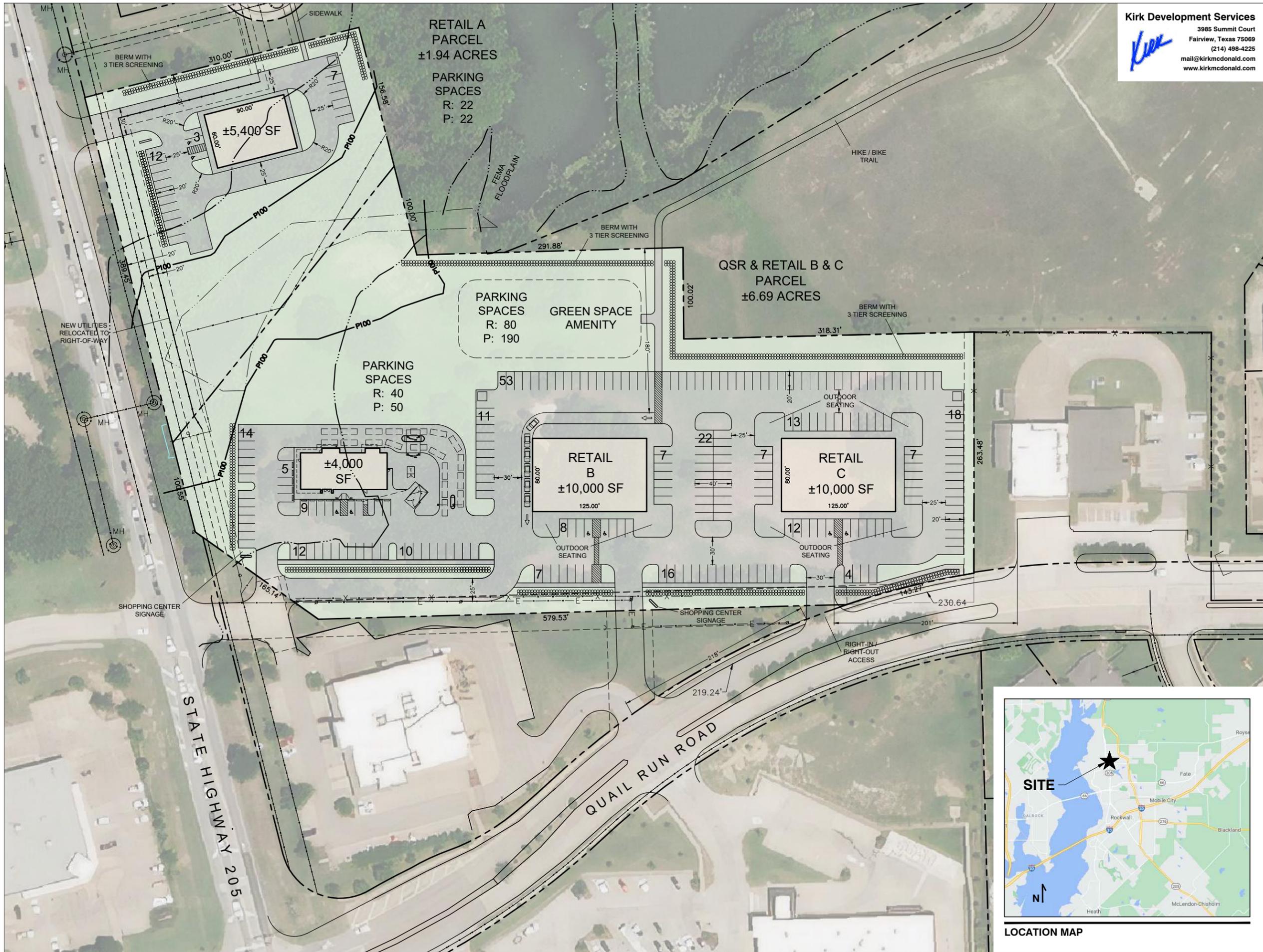
Sincerely,

A handwritten signature in blue ink that appears to read "BH".

Bowen Hendrix
Director of Development
DuWest Realty

A handwritten signature in black ink that appears to read "John Arnold".

John Arnold
Authorized Signer
The Skorburg Company



Kirk Development Services
 3985 Summit Court
 Fairview, Texas 75069
 (214) 498-4225
 mail@kirkmcdonald.com
 www.kirkmcdonald.com

DuWEST
 CREATING, ENHANCING & PROTECTING VALUE
 4403 N. CENTRAL EXPY
 SUITE 200
 DALLAS, TEXAS 75205
 duwestrealty.com

PROJECT INFORMATION

SITE AREA

RETAIL A PARCEL	±1.94 ACRES
QSR & RETAIL B & C PARCEL	±6.69 ACRES
TOTAL	±8.63 ACRES

BUILDING AREA

RETAIL A	5,400 SF
RETAIL B	10,000 SF
RETAIL C	10,000 SF
QSR	4,000 SF
TOTAL	29,400 SF

PARKING SUMMARY

USER	RATIO REQUIRED	SPACES REQ'D	SPACES PROV'D
RETAIL A	1/250 SF	22	22
RETAIL B & C	1/250 SF	80	190
QSR	1/100 SF	40	50
TOTAL		142	262

ZONING CLASSIFICATION

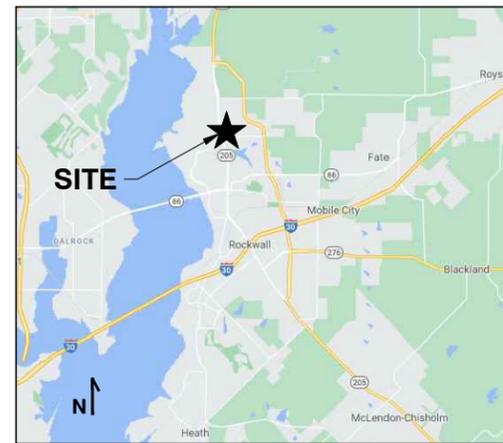
JURISDICTION	CITY OF ROCKWALL
EXISTING ZONING	TBV
REQUIRED ZONING	TBV

- PROJECT NOTES**
- THIS CONCEPTUAL SITE PLAN IS FOR PLANNING PURPOSES ONLY; SITE SPECIFIC INFORMATION SUCH AS EXISTING CONDITIONS, ZONING, PARKING LANDSCAPE REQUIREMENTS MUST BE VERIFIED.
 - THIS SITE PLAN IS BASED ON AERIAL PHOTO DATA.
 - ALL CURB CUTS AND TRAFFIC SIGNALS SHOWN, EXISTING AND PROPOSED, MUST BE VERIFIED.

DRAWING ISSUE/REVISION RECORD

DATE	NARRATIVE	INITIALS
12/3/21	SCHEME 20	JKM

ROCKWALL TX
 STATE HIGHWAY 205 & QUAIL RUN



LOCATION MAP

SCALE: 1"=100'-0"
 0 50 100 150

SCHEME 20
 Case Number (Z2021-048)

ROCKWALL, TX

DUWEST REALTY

CONCEPTUAL SITE PLANNING

CONTEXT



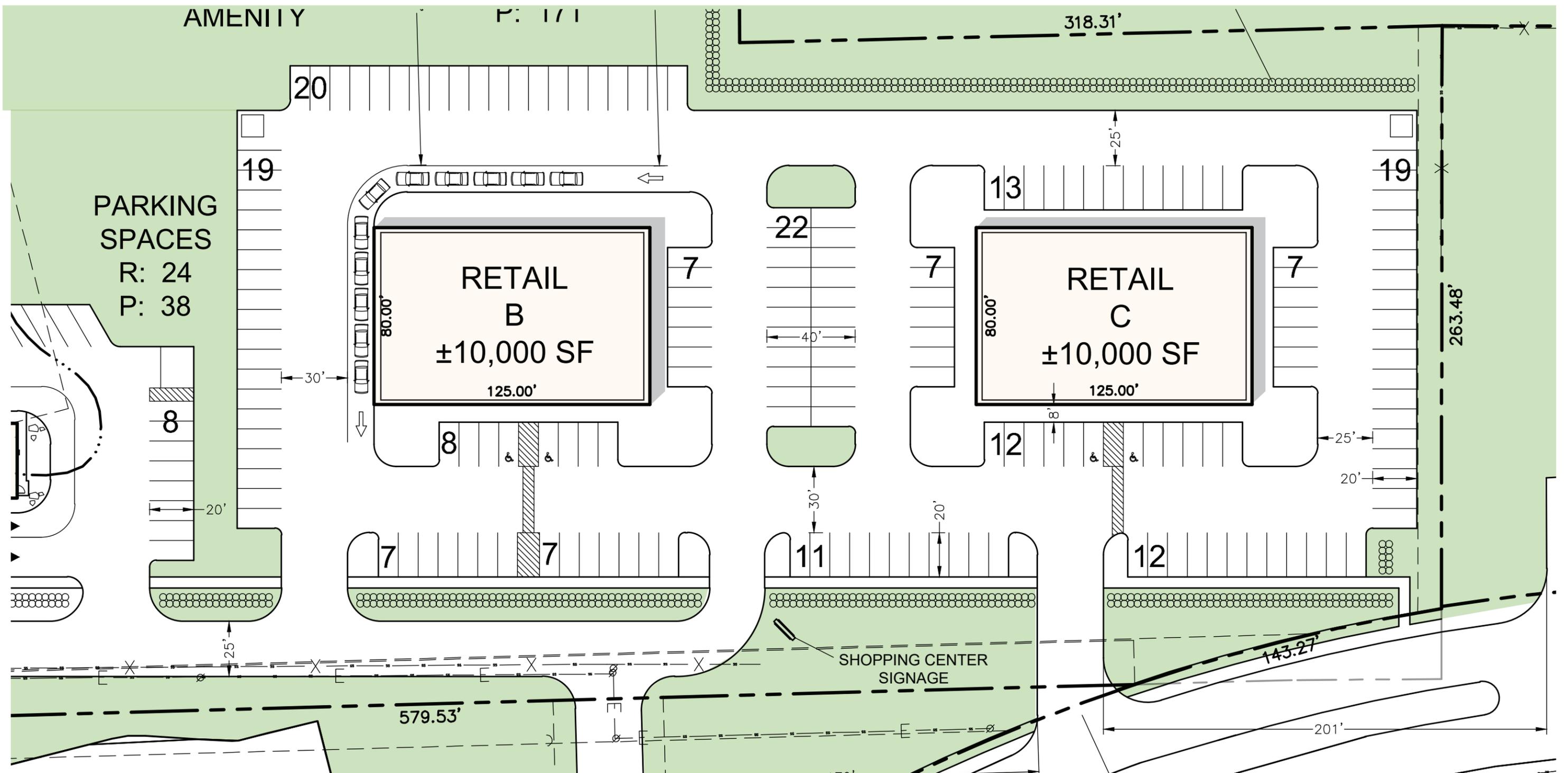
SITE PLANNING STUDY

DUWEST REALTY

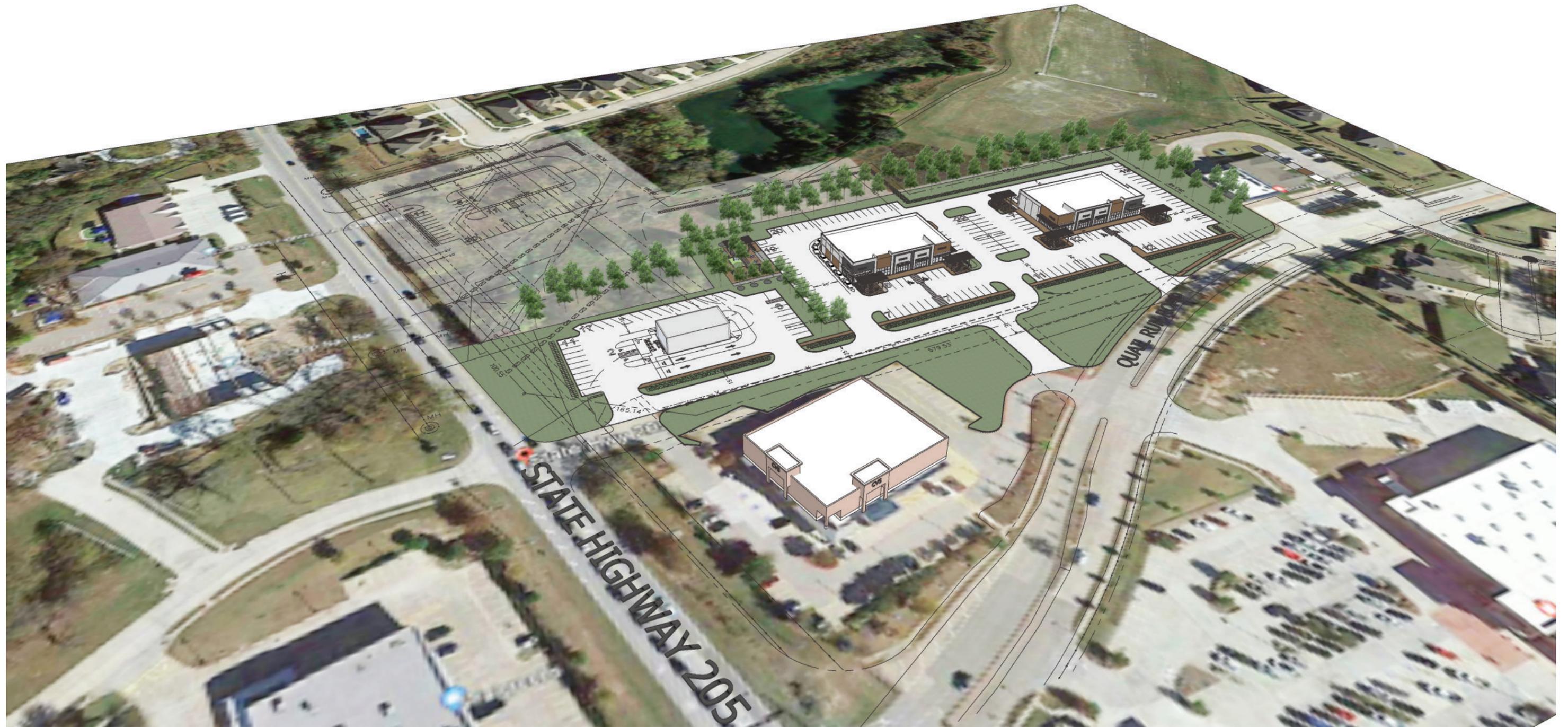
STATE HWY 205 & QUAIL RUN RD.

modus architecture

CONCEPTUAL SITE PLAN



OVERALL DEVELOPMENT



SITE PLANNING STUDY

DUWEST REALTY

STATE HWY 205 & QUAIL RUN RD.

modus architecture

CONCEPTUAL PLANS AND IMAGES ARE FOR INFORMATIVE PURPOSES ONLY. OWNER/ARCHITECT OF RECORD TO VERIFY CODE COMPLIANCE AND CONSTRUCTABILITY REQUIREMENTS.

DATE: 09/28/2021

OVERALL DEVELOPMENT



SITE PLANNING STUDY

DUWEST REALTY

STATE HWY 205 & QUAIL RUN RD.

modus architecture

OVERALL DEVELOPMENT



SITE PLANNING STUDY

DUWEST REALTY

STATE HWY 205 & QUAIL RUN RD.

modus architecture

CONCEPT STUDY



SITE PLANNING STUDY

DUWEST REALTY

STATE HWY 205 & QUAIL RUN RD.

modus architecture

CITY OF ROCKWALL

ORDINANCE NO. ~~22-XX~~

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 70 (PD-70) [ORDINANCE NO.'S 17-08, & 19-41] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR A GENERAL RETAIL SHOPPING CENTER ON AN 8.63-ACRE PORTION OF A LARGER 36.428-ACRE TRACT OF LAND IDENTIFIED AS TRACT 3 OF THE S. KING SURVEY, ABSTRACT NO. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Bowen Hendrix of DuWest Realty, LLC on behalf of John Arnold of the Skorburg Company for the approval of a PD Development Plan for the development of a general retail shopping center within Planned Development District 70 (PD-70) [Ordinance No.'s 17-08, & 19-41] on an 8.63-acre portion of a larger 36.428-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas and being more fully described in Exhibit 'A' and depicted in Exhibit 'B' of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 70 (PD-70) [Ordinance No.'s 17-08, & 19-41] 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. 17-08*.

SECTION 2. That Planned Development District 70 (PD-70) [Ordinance No. 19-41] and the Unified Development Code (UDC) [Ordinance No. 20-02], as heretofore amended, shall be further amended by amending the *Concept Plan* approved with *Ordinance No. 19-41* and the official zoning map of the City of Rockwall so as to approve a *PD Development Plan* for the *Subject Property*; and,

SECTION 3. That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 70 (PD-70) [Ordinance No. 19-41], the Unified

Development Code (UDC) [Ordinance No. 02-02], and in compliance with the following conditions and requirements:

- (1) The development of the *Subject Property* shall generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance.
- (2) *Retail Buildings 'B' & 'C'* -- as depicted in *Exhibit 'C'* of this ordinance -- shall generally conform to the *Concept Building Elevations* contained in *Exhibit 'D'* of this ordinance; however, the elevations submitted with the *PD Site Plan* shall require a recommendation from the Architectural Review Board (ARB) prior to approval by the Planning and Zoning Commission.
- (3) Outdoor seating areas shall be permitted in conformance with the *Concept Pedestrian Centers* depicted in *Exhibit 'E'* of this ordinance.
- (4) The development of the *Subject Property* shall incorporate a private passive/active greenspace amenity that is generally in the same location as depicted in *Exhibit 'C'* of this ordinance and that generally conforms to the *Concept Passive/Active Greenspace Amenity* in *Exhibit 'F'* of this ordinance.
- (5) The pedestrian pathways provided adjacent to the southern property boundary shall be generally as depicted in the *Concept Plan* contained in *Exhibit 'C'* of this ordinance.
- (6) Trails connecting to the adjacent residential subdivision shall generally be constructed as depicted in the *Concept Plan* contained in *Exhibit 'C'* of this ordinance.

SECTION 4. The official zoning map of the City of Rockwall, Texas be corrected to reflect the changes in zoning described in this ordinance;

SECTION 5. 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 6. 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, 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 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or 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 (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 8. 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 3RD DAY OF JANUARY, 2022.**

Kevin Fowler, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: December 20, 2021

2nd Reading: January 3, 2022

Exhibit 'A':
Legal Description

BEING a tract of land situated in the S. King Survey, Abstract No.131, City of Rockwall, Rockwall County, Texas and being part of a tract of land described in Special Warranty Deed to Stone Creek Balance, LTD, recorded in Instrument No. 2007000375394, Official Public Records, Collin County, Texas, and being part of a tract of land described in Special Warranty Deed to Meritage Homes of Texas, LLC, recorded in Instrument No. 20150000013037, Official Public Records, Rockwall County, Texas, and being part of Lot 27, Block A, of Stone Creek Phase VII, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Instrument No. 20160000011737, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a Concrete Monument found at the north corner of a right-of-way corner clip for the east right-of-way line of State Highway 205 (N Goliad Street - a variable width right-of-way)

THENCE with said east right-of-way line, North 14°18'59" West, a distance of 100.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set;

THENCE departing said east right-of-way line, North 38°46'11" East, a distance of 387.72 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in a south line of Lot 8, Block D, Stone Creek Phase IV, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet H, Slide 317, Plat Records, Rockwall County, Texas;

THENCE with the south line of said Lot 8, the following course and distances, to wit:

South 14°18'59" East, a distance of 100.00 feet to a 1/2-inch iron rod with plastic cap stamped "CORWIN" found;

North 88°26'01" East, a distance of 96.46 feet to a 1/2-inch iron rod with plastic cap stamped "CORWIN" found at the most westerly southwest corner of said Lot 28;

THENCE with the south line of said Lot 28, North 88°27'32" East, passing at a distance of 195.78 feet a 1/2-inch iron rod with plastic cap stamped "CORWIN" found for a south corner of said Lot 28, departing said south line and continuing in all a total distance of 513.73 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set;

THENCE South 0°02'44" West, passing at a distance of 101.33 feet the north west corner of a tract of land described as Quail Run Fire Station recorded in Special Warranty Deed to The City of Rockwall, recorded in Vol. 5635, Pg. 211, Deed Records, Rockwall County, Texas, and continuing with the west line of said Quail Run Fire Station, passing at a distance of 262.60 feet the southwest corner of said Quail Run Fire Station, continuing with the north right-of-way line of Quail Run Drive (a variable width public right-of-way) in all a total distance of 395.49 feet to a point for corner;

THENCE with said north right-of-way line, South 89°34'22" West, a distance of 67.13 feet to a point for corner for the northeast corner of Lot 1, Block B of Quail Run Retail, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet E, Slide 67, Plat Records, Rockwall County, Texas;

THENCE with the north line of said Lot 1, South 88°24'25" West, a distance of 650.72 feet to a 1/2-inch iron rod with plastic cap stamped "CARTER & BUGESS" found at the southeast corner of said right-of-way corner clip;

THENCE departing said north line and with said corner clip, North 54°44'35" West, a distance of 165.14 feet to the **POINT OF BEGINNING** and containing 7.456 acres or 324797 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

Exhibit 'B':
Location Map

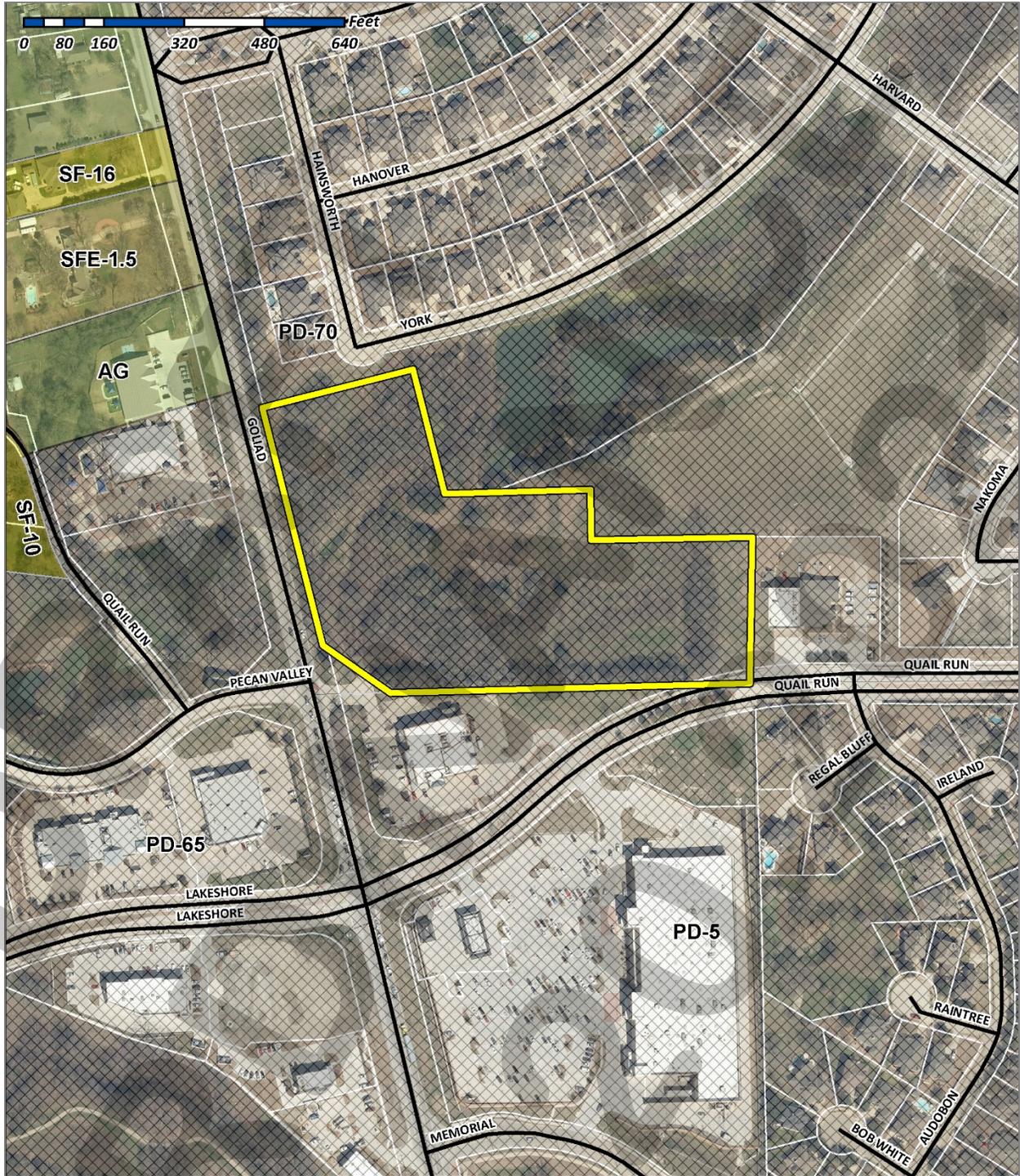


Exhibit 'C':
Concept Plan

DuWest
Development Services
4403 N. CENTRAL EXPY
SUITE 200
DALLAS, TEXAS 75206
duwestdev.com

PROJECT INFORMATION

STATE PARCEL: ±1.94 ACRES
OSR & RETAIL B & C PARCEL: ±6.69 ACRES
TOTAL: ±8.63 ACRES

BUILDING AREA

RETAIL A: 6,750 SF
RETAIL B: 10,000 SF
RETAIL C: 10,000 SF
OSR: 10,000 SF
TOTAL: 36,750 SF

PARKING SUMMARY

USE	REQUIRED	SPACES PROVIDED
RETAIL A	100	100
RETAIL B & C	174	174
OSR	50	50
TOTAL	224	324

ZONING CLASSIFICATION

CITY OF ROCKWALL: TRK
EXISTING ZONING: TRK
REQUIRED ZONING: TRK

PROJECT NOTES

- THIS CONCEPTUAL SITE PLAN IS FOR PLANNING PURPOSES ONLY. IT IS NOT A CONTRACT DOCUMENT.
- THE SITE PLAN IS SUBJECT TO THE CITY OF ROCKWALL'S REVIEW AND APPROVAL.
- ALL CURB CUTS AND TRAFFIC SIGNALS SHALL OBTAIN AND POSTAGE MUST BE OBTAINED.

APPROVED DEVELOPMENT RECORD

DATE: 10/21/17
REVISION: 10/21/17

ROCKWALL TX
STATE HIGHWAY 205
& GOALL RUN

SCALE: 1" = 100'

SCHEME 16

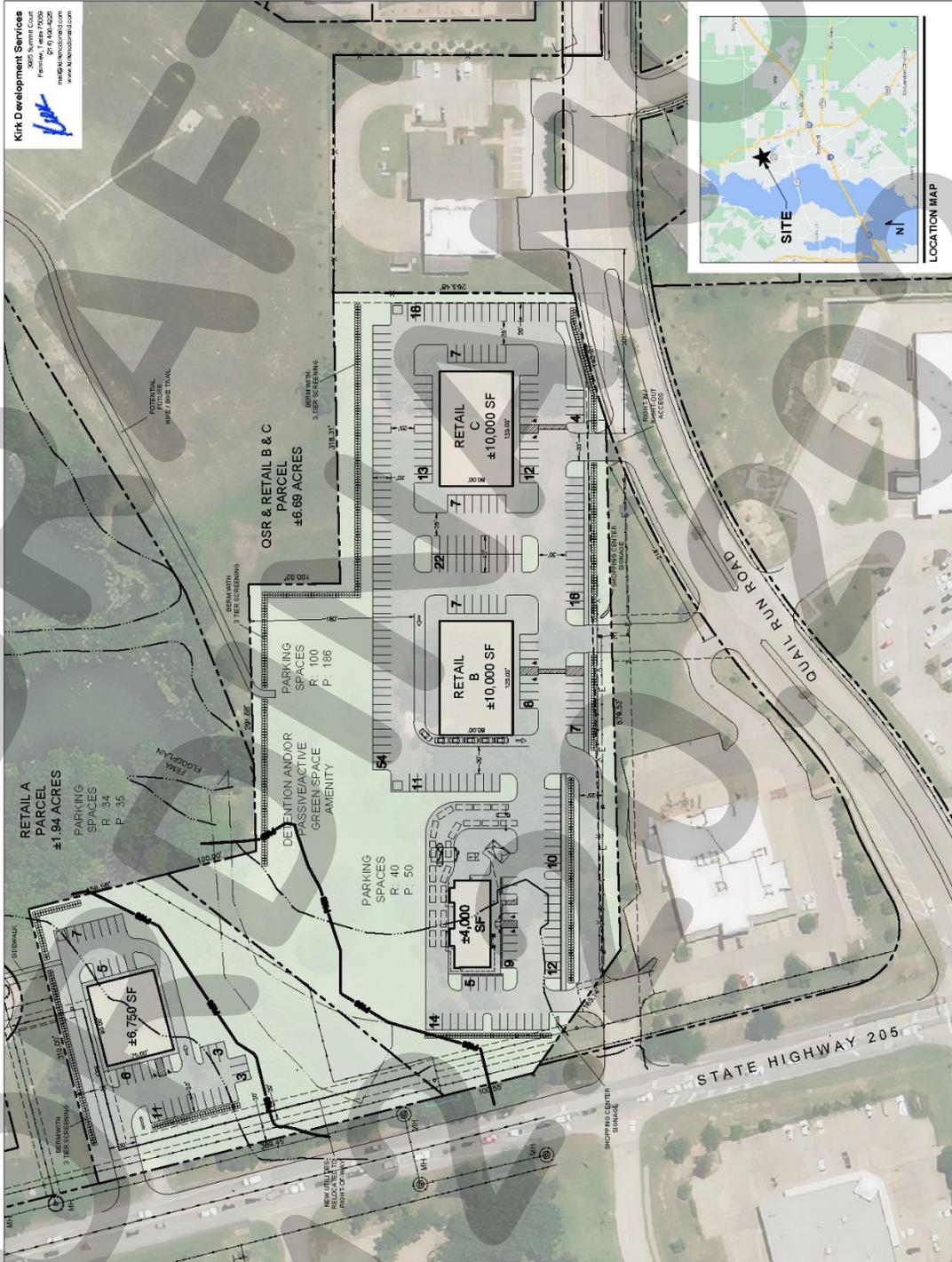


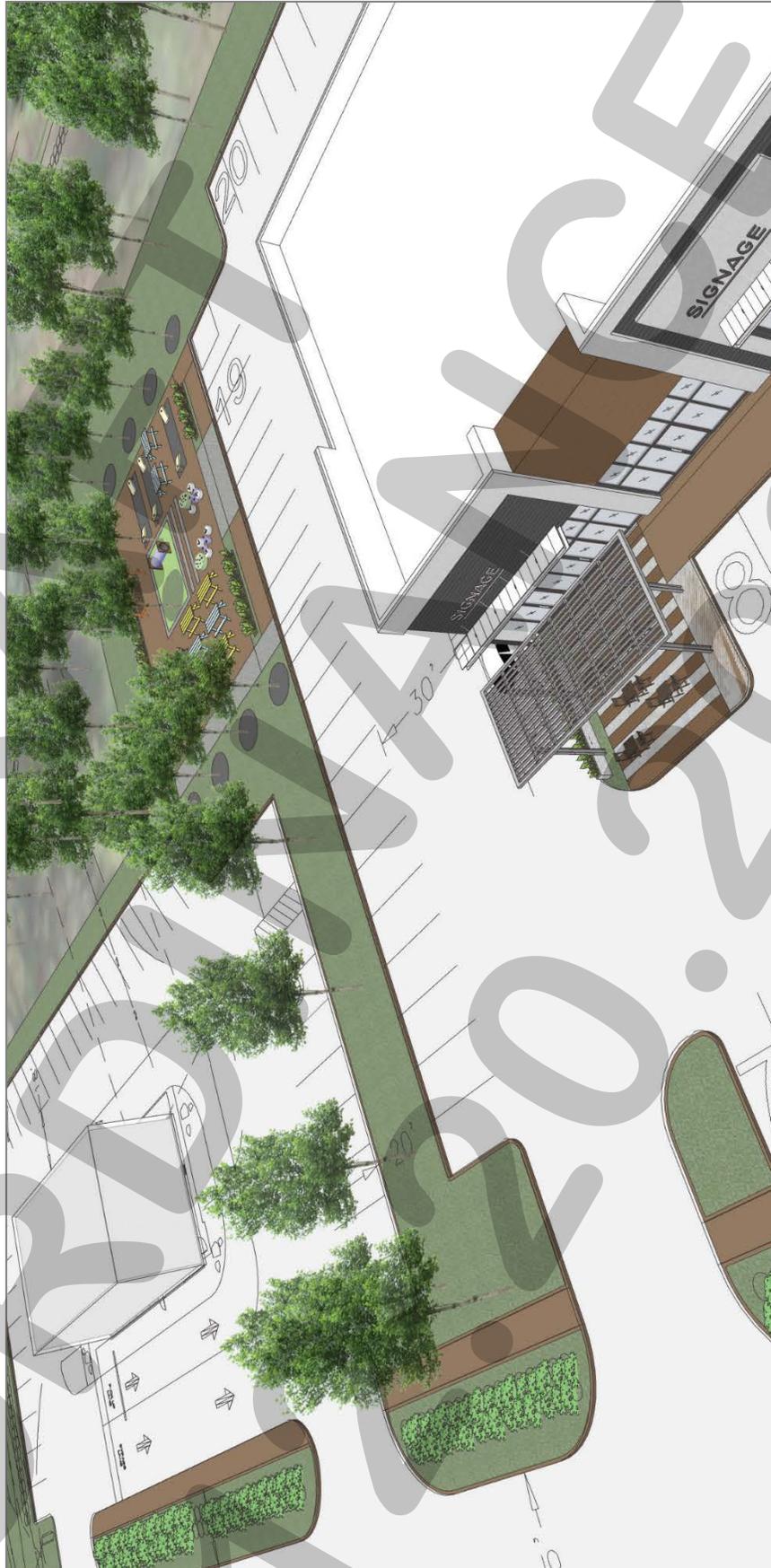
Exhibit 'D':
Concept Building Elevations



Exhibit 'E':
Concept Pedestrian Centers



Exhibit 'F':
Concept Passive/Active Greenspace Amenity



Miller, Ryan

From: Gamez, Angelica
Sent: Thursday, November 18, 2021 8:55 AM
Cc: Miller, Ryan; Reyna, Andrew; Lee, Henry
Subject: Neighborhood Notification Program [Z2021-048]
Attachments: Public Notice (11.18.2021).pdf; HOA Map (11.16.2021).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 *November 26, 2021*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, December 14, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, December 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>.

Z2021-048- PD Development Plan for General Retail Development/ Shopping Center

Hold a public hearing to discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC on behalf of John Arnold of the Skorburg Company for the approval of a *PD Development Plan* for a *General Retail Development/Shopping Center* on an 8.63-acre portion of a larger 36.428-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [*SH-205*], 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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From: Miller, Ryan
Sent: Friday, November 19, 2021 12:45 PM
To: Bowen Hendrix <bowen@duwestrealty.com>
Cc: 'Jordan Cluff' <jcluff@duwestrealty.com>
Subject: Z2021-048: Project Comments

Bowen ... Attached are the project comments and draft ordinance for your proposed PD Development Plan. Please review the draft ordinance and let me know if you have any issues or questions. All comments for this case will need to be addressed by December 7, 2021. The schedule of meetings for this case is as follows:

Planning and Zoning Commission Work Session Meeting: November 30, 2021
Planning and Zoning Commission Public Hearing: December 14, 2021
City Council Public Hearing/1st Reading: December 20, 2021
City Council 2nd Reading: January 3, 2022

All meetings will start at 6:00 PM in the City Council Chambers at City Hall, which is located at 385 S. Goliad Street [SH-205]. Please note that a representative will need to be present at each meeting. Should you have any additional questions please let me know. Thanks.



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

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[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

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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: Miller, Ryan
Sent: Friday, November 19, 2021 1:13 PM
To: Bowen Hendrix
Cc: 'Jordan Cluff'
Subject: Z2021-048: Project Comments UPDATED
Attachments: Engineering Comments (11.30.2021).pdf; Project Comments (11.30.2021).pdf; Draft Ordinance (11.30.2021).pdf

Bowen ... Please disregard the previous. Attached are the updated documents. Thanks.



RYAN C. MILLER, AICP

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

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Sent: Friday, November 19, 2021 12:45 PM
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All meetings will start at 6:00 PM in the City Council Chambers at City Hall, which is located at 385 S. Goliad Street [SH-205]. Please note that a representative will need to be present at each meeting. Should you have any additional questions please let me know. Thanks.



RYAN C. MILLER, AICP

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
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Miller, Ryan

From: Cole Blocker <coleblocker@duwestrealty.com>
Sent: Sunday, December 5, 2021 7:03 PM
To: Miller, Ryan
Cc: Jordan Cluff; Bowen Hendrix
Subject: Re: Z2021-048: Project Comments UPDATED
Attachments: TX, ROCKWALL - HIGHWAY 205 & QUAIL RUN - SCHEME 20 - 12032021-100 SCALE - CORRECTED.pdf

Hi Ryan,

Hope you had a nice weekend. Please see the corrected PD development plan for Z2021-048. Please let us know if you have further questions or comments and we will work quickly to get them addressed.

As it relates to the draft ordinance, we do not have any comments at this time.

Let us know if you need anything else.

Thank you,
Cole

Cole Blocker
4403 N Central Expwy Ste. 200 | Dallas, TX 75205
T 901.573.0450
coleblocker@duwestrealty.com | duwestrealty.com

From: Miller, Ryan <RMiller@rockwall.com>
Sent: Friday, November 19, 2021 1:13 PM
To: Bowen Hendrix <bowen@duwestrealty.com>
Cc: Jordan Cluff <jcluff@duwestrealty.com>
Subject: Z2021-048: Project Comments UPDATED

Bowen ... Please disregard the previous. Attached are the updated documents. Thanks.



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

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Miller, Ryan

From: Miller, Ryan
Sent: Tuesday, December 7, 2021 9:19 AM
To: 'Bowen Hendrix'
Cc: Jordan Cluff
Subject: Case Memo
Attachments: Case Memo [P&Z] (12.14.2021).pdf

Bowen/Jordan ... Attached is staff's case memo that will be sent out to the Planning and Zoning Commission this Friday. I am sending this so that you have a chance to review it before next Tuesday's public hearing. Should you have any questions please let me know. Thanks.



RYAN C. MILLER, AICP

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

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February 14, 2022

TO: Bowen Hendrix
DuWest Realty, LLC
4403 North Central Expressway
Dallas, TX 75025

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

SUBJECT: Z2021-048; PD Development Plan for SH-205 and Lakeshore Drive

Mr. Hendrix:

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall was approved by the City Council on January 3, 2021. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) The applicant shall be responsible for maintaining compliance with the conditions contained in the PD Development Plan ordinance; and,
- (2) Any construction resulting from the approval of this PD Development Plan 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 December 14, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the PD Development Plan by a vote of 6-1, with Commissioner Welch dissenting.

City Council

On December 20, 2021, the City Council approved a motion to approve the PD development plan with the conditions of approval by a vote of 7-0.

On January 3, 2022, the City Council approved a motion to approve the PD Development Plan with the conditions of approval by a vote of 7-0.

Included with this letter is a copy of *Ordinance No. 22-01*, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning

CITY OF ROCKWALL

ORDINANCE NO. 22-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 70 (PD-70) [ORDINANCE NO.'S 17-08, & 19-41] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR A GENERAL RETAIL SHOPPING CENTER ON AN 8.63-ACRE PORTION OF A LARGER 36.428-ACRE TRACT OF LAND IDENTIFIED AS TRACT 3 OF THE S. KING SURVEY, ABSTRACT NO. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Bowen Hendrix of DuWest Realty, LLC on behalf of John Arnold of the Skorborg Company for the approval of a PD Development Plan for the development of a general retail shopping center within Planned Development District 70 (PD-70) [*Ordinance No.'s 17-08, & 19-41*] on an 8.63-acre portion of a larger 36.428-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas and being more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 70 (PD-70) [*Ordinance No.'s 17-08, & 19-41*] 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. 17-08*.

SECTION 2. That Planned Development District 70 (PD-70) [*Ordinance No. 19-41*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*], as heretofore amended, shall be further amended by amending the *Concept Plan* approved with *Ordinance No. 19-41* and the official zoning map of the City of Rockwall so as to approve a *PD Development Plan* for the *Subject Property*; and,

SECTION 3. That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 70 (PD-70) [*Ordinance No. 19-41*], the Unified

Development Code (UDC) [Ordinance No. 02-02], and in compliance with the following conditions and requirements:

- (1) The development of the *Subject Property* shall generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance.
- (2) *Retail Buildings 'B' & 'C'* -- as depicted in *Exhibit 'C'* of this ordinance -- shall generally conform to the *Concept Building Elevations* contained in *Exhibit 'D'* of this ordinance; however, the elevations submitted with the *PD Site Plan* shall require a recommendation from the Architectural Review Board (ARB) prior to approval by the Planning and Zoning Commission.
- (3) Outdoor seating areas shall be permitted in conformance with the *Concept Pedestrian Centers* depicted in *Exhibit 'E'* of this ordinance.
- (4) The development of the *Subject Property* shall incorporate a private passive/active greenspace amenity that is generally in the same location as depicted in *Exhibit 'C'* of this ordinance and that generally conforms to the *Concept Passive/Active Greenspace Amenity* in *Exhibit 'F'* of this ordinance.
- (5) The pedestrian pathways provided adjacent to the southern property boundary shall be generally as depicted in the *Concept Plan* contained in *Exhibit 'C'* of this ordinance.
- (6) Trails connecting to the adjacent residential subdivision shall generally be constructed as depicted in the *Concept Plan* contained in *Exhibit 'C'* of this ordinance.

SECTION 4. The official zoning map of the City of Rockwall, Texas be corrected to reflect the changes in zoning described in this ordinance;

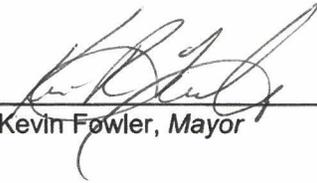
SECTION 5. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such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

SECTION 6. 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, 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 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or 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 (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 8. 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 3rd DAY OF JANUARY, 2022.**



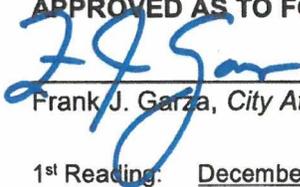
Kevin Fowler, Mayor

ATTEST:



Kristy Cole, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney

1st Reading: December 20, 2021

2nd Reading: January 3, 2022



Exhibit 'A':
Legal Description

BEING a tract of land situated in the S. King Survey, Abstract No.131, City of Rockwall, Rockwall County, Texas and being part of a tract of land described in Special Warranty Deed to Stone Creek Balance, LTD, recorded in Instrument No. 2007000375394, Official Public Records, Collin County, Texas, and being part of a tract of land described in Special Warranty Deed to Meritage Homes of Texas, LLC, recorded in Instrument No. 20150000013037, Official Public Records, Rockwall County, Texas, and being part of Lot 27, Block A, of Stone Creek Phase VII, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Instrument No. 20160000011737, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a Concrete Monument found at the north corner of a right-of-way corner clip for the east right-of-way line of State Highway 205 (N Goliad Street - a variable width right-of-way)

THENCE with said east right-of-way line, North 14°18'59" West, a distance of 100.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set;

THENCE departing said east right-of-way line, North 38°46'11" East, a distance of 387.72 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in a south line of Lot 8, Block D, Stone Creek Phase IV, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet H, Slide 317, Plat Records, Rockwall County, Texas;

THENCE with the south line of said Lot 8, the following course and distances, to wit:

South 14°18'59" East, a distance of 100.00 feet to a 1/2-inch iron rod with plastic cap stamped "CORWIN" found;

North 88°26'01" East, a distance of 96.46 feet to a 1/2-inch iron rod with plastic cap stamped "CORWIN" found at the most westerly southwest corner of said Lot 28;

THENCE with the south line of said Lot 28, North 88°27'32" East, passing at a distance of 195.78 feet a 1/2-inch iron rod with plastic cap stamped "CORWIN" found for a south corner of said Lot 28, departing said south line and continuing in all a total distance of 513.73 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set;

THENCE South 0°02'44" West, passing at a distance of 101.33 feet the north west corner of a tract of land described as Quail Run Fire Station recorded in Special Warranty Deed to The City of Rockwall, recorded in Vol. 5635, Pg. 211, Deed Records, Rockwall County, Texas, and continuing with the west line of said Quail Run Fire Station, passing at a distance of 262.60 feet the southwest corner of said Quail Run Fire Station, continuing with the north right-of-way line of Quail Run Drive (a variable width public right-of-way) in all a total distance of 395.49 feet to a point for corner;

THENCE with said north right-of-way line, South 89°34'22" West, a distance of 67.13 feet to a point for corner for the northeast corner of Lot 1, Block B of Quail Run Retail, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet E, Slide 67, Plat Records, Rockwall County, Texas;

THENCE with the north line of said Lot 1, South 88°24'25" West, a distance of 650.72 feet to a 1/2-inch iron rod with plastic cap stamped "CARTER & BUGESS" found at the southeast corner of said right-of-way corner clip;

THENCE departing said north line and with said corner clip, North 54°44'35" West, a distance of 165.14 feet to the **POINT OF BEGINNING** and containing 7.456 acres or 324797 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

Exhibit 'B':
Location Map

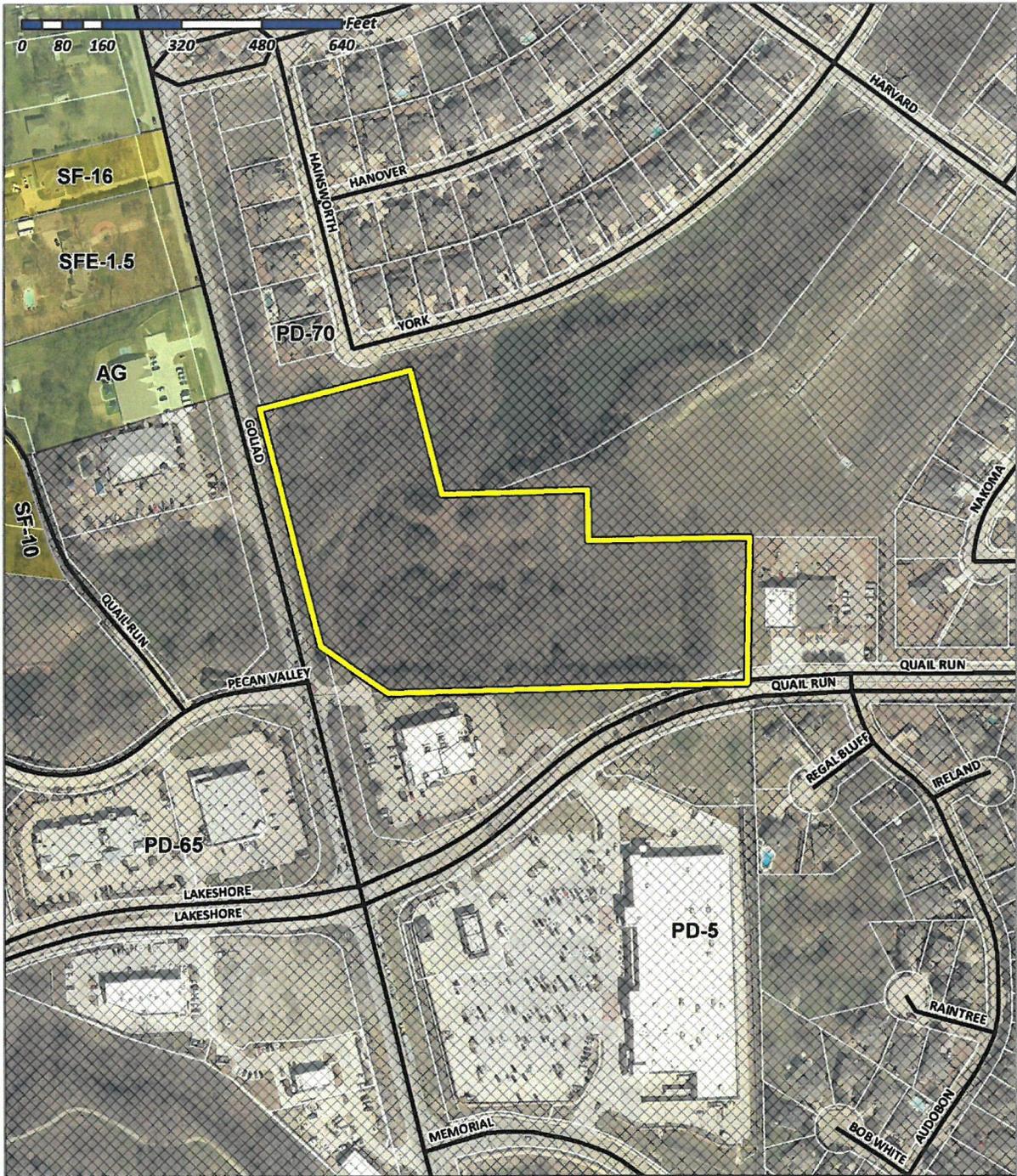


Exhibit 'D':
Concept Building Elevations



Exhibit 'E':
Concept Pedestrian Centers

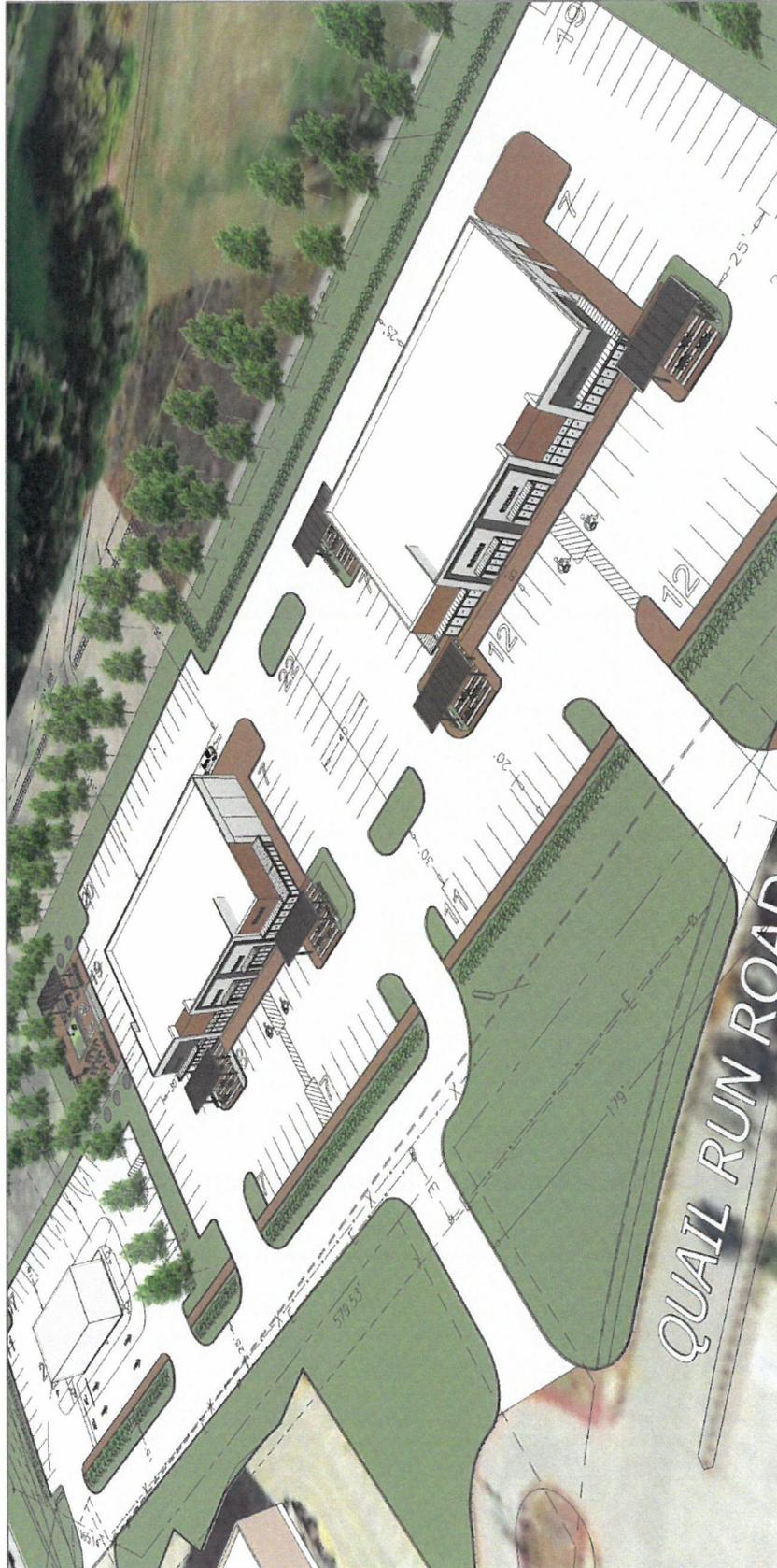


Exhibit 'F':
Concept Passive/Active Greenspace Amenity

