PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # Z2022-002 **P&Z DATE**_____ **CC DATE**_____ **APPROVED/DENIED**

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

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

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

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

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

NOTES:_____

_____

_____

_____

_____

_____

ZONING MAP UPDATED_____

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Moton Block 12, Lot 1				
SUBDIVISION	Harbor District Addition	Moton	LOT 1	BLOCK	12
GENERAL LOCATION	Summer Lee Drive & Sunset RidgeRock Wall Texas				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Mixed USe	CURRENT USE	Mixed Use
PROPOSED ZONING	Residential Condos	PROPOSED USE	Residential Condos
ACREAGE	0.4542	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]

☑ OWNER	101 Hubbard Dr LLC	☑ APPLICANT	KinoD LLC
CONTACT PERSON	DW Bobst	CONTACT PERSON	Louis Clark
ADDRESS	2701 Sunset Ridge Drive Ste 610	ADDRESS	1281 W Green Oaks Blvd
CITY, STATE & ZIP	Rockwall Texas 75032	CITY, STATE & ZIP	Suite 117 Arlington Texas 76013
PHONE	214-553-5505	PHONE	855-546-6301
E-MAIL	DWBobs@trendhr.com	E-MAIL	LCLARK@KINODLLC.COM

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. 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 13 *DAY OF* Dec, 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Melinda Clark

MELINDA CLARK
Notary Public, State of Texas
Comm. Expires 09-26-2022
Notary ID 126071873

MY COMMISSION EXPIRES

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]:

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- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

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

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

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

NOTES:
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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Parcel 19938 Summer Lee Drive Rockwall Texas				
SUBDIVISION	Moton	LOT	3&4	BLOCK	11
GENERAL LOCATION	Summer Lee Drive Rock Wall Texas				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Mixed USe	CURRENT USE	Mixed Use
PROPOSED ZONING	Residential Condos	PROPOSED USE	Residential Condos
ACREAGE		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]

☐ OWNER	Culpepper /Spatex JV	☑ APPLICANT	KinoD LLC
CONTACT PERSON	Gary Shultz	CONTACT PERSON	Louis Clark
ADDRESS	P O Box 190569	ADDRESS	1281 W Green Oaks Blvd
CITY, STATE & ZIP	Dallas Texas 75219	CITY, STATE & ZIP	Suite 117 Arlington Texas 76013
PHONE	817-233-0478	PHONE	855-546-6301
E-MAIL	gshultz@diamond-a.com	E-MAIL	LCLARK@KINODLLC.COM

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE DEC 16, 21 DAY OF _____, 20___. 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 16th *DAY OF* December, 20 21

OWNER'S SIGNATURE Gary Shultz manager

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THOMAS ABRAHAM
Notary Public, State of Texas
Comm. Expires 07-25-2025
Notary ID 11501644

MY COMMISSION EXPIRES

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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DIRECTOR OF PLANNING:

CITY ENGINEER:

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Moton Block 12, Lot 2,3,4				
SUBDIVISION	Harbor District Addition Moton	LOT	2,3,4	BLOCK	12
GENERAL LOCATION	Summer Lee Drive & Sunset RidgeRock Wall Texas				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Mixed USe	CURRENT USE	Mixed Use
PROPOSED ZONING	Residential Condos	PROPOSED USE	Residential Condos
ACREAGE		LOTS [CURRENT]	
LOTS [PROPOSED]			

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

☑ OWNER	Allen Anderson	☑ APPLICANT	KinoD LLC
CONTACT PERSON	Allen Anderson	CONTACT PERSON	Louis Clark
ADDRESS		ADDRESS	1281 W Green Oaks Blvd
CITY, STATE & ZIP		CITY, STATE & ZIP	Suite 117 Arlington Texas 76013
PHONE	214-538-2209	PHONE	855-546-6301
E-MAIL		E-MAIL	LCLARK@KINODLLC.COM

NOTARY VERIFICATION [REQUIRED]

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

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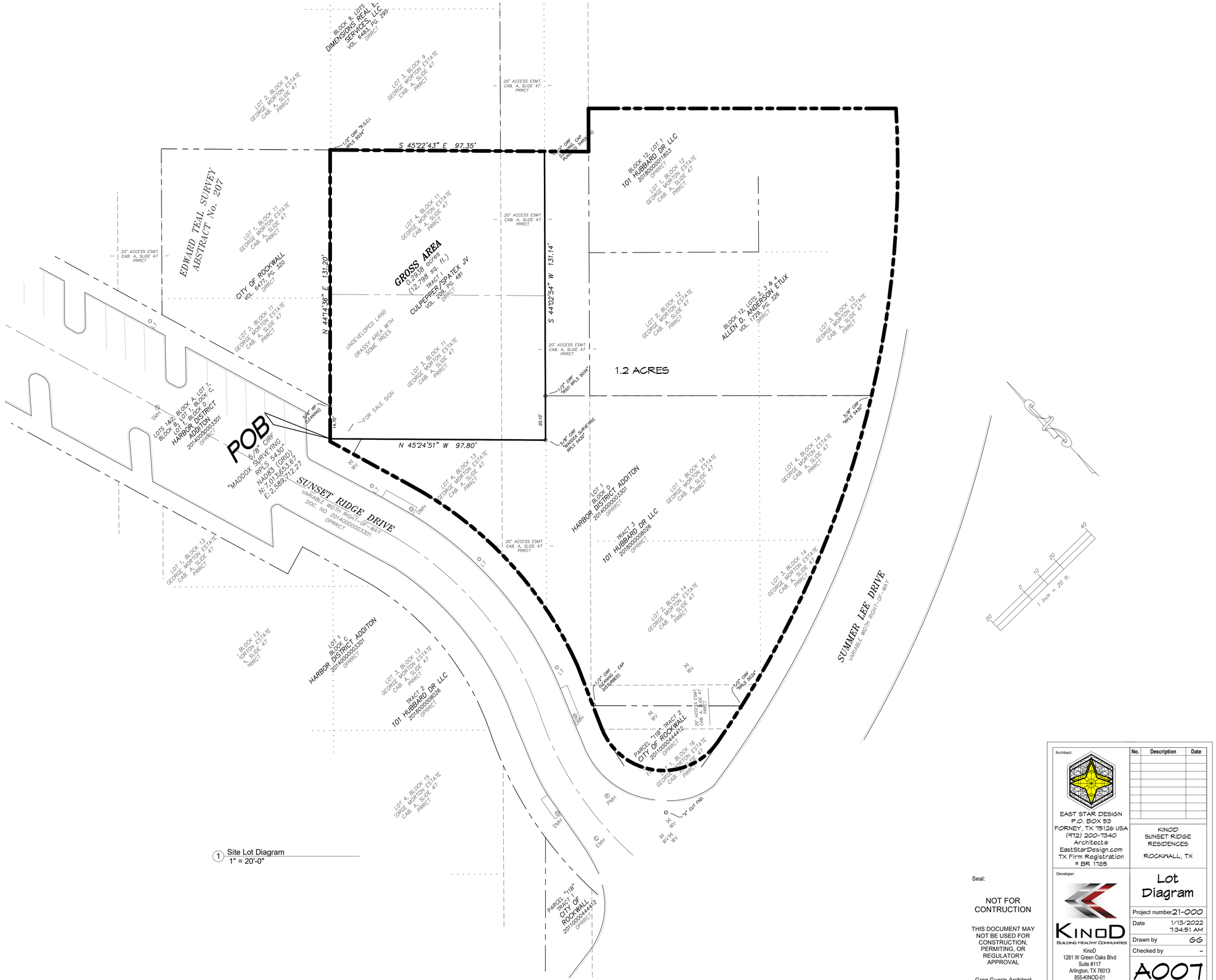
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 *DAY OF* December 2021.

Christine Noel Brandy
My Commission Expires
12/03/2023
ID No. 130457290

OWNER'S SIGNATURE Allen Anderson

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Christine N. Brandy

MY COMMISSION EXPIRES 12/03/2023



1 Site Lot Diagram
1" = 20'-0"

DISCLAIMER: THIS IS A CONCEPT DESIGN SKETCH ONLY AND NOT FOR CONSTRUCTION. THE BUILDING AND SITE LAYOUT AND ALL DIMENSIONS NEED TO BE VERIFIED WITH THE CITY PLANNING DEPARTMENT AND PROPERTY OWNER .

Seal:

NOT FOR CONTRUCTION

THIS DOCUMENT MAY NOT BE USED FOR CONSTRUCTION, PERMITING, OR REGULATORY APPROVAL

Greg Guerin Architect
TX License # 22011

Architect:
EAST STAR DESIGN
P.O. BOX 53
FORNEY, TX 75126 USA
(972) 200-7340
Architect@EastStarDesign.com
TX Firm Registration # BR 1785

No.	Description	Date

KINOD
SUNSET RIDGE RESIDENCES
ROCKWALL, TX

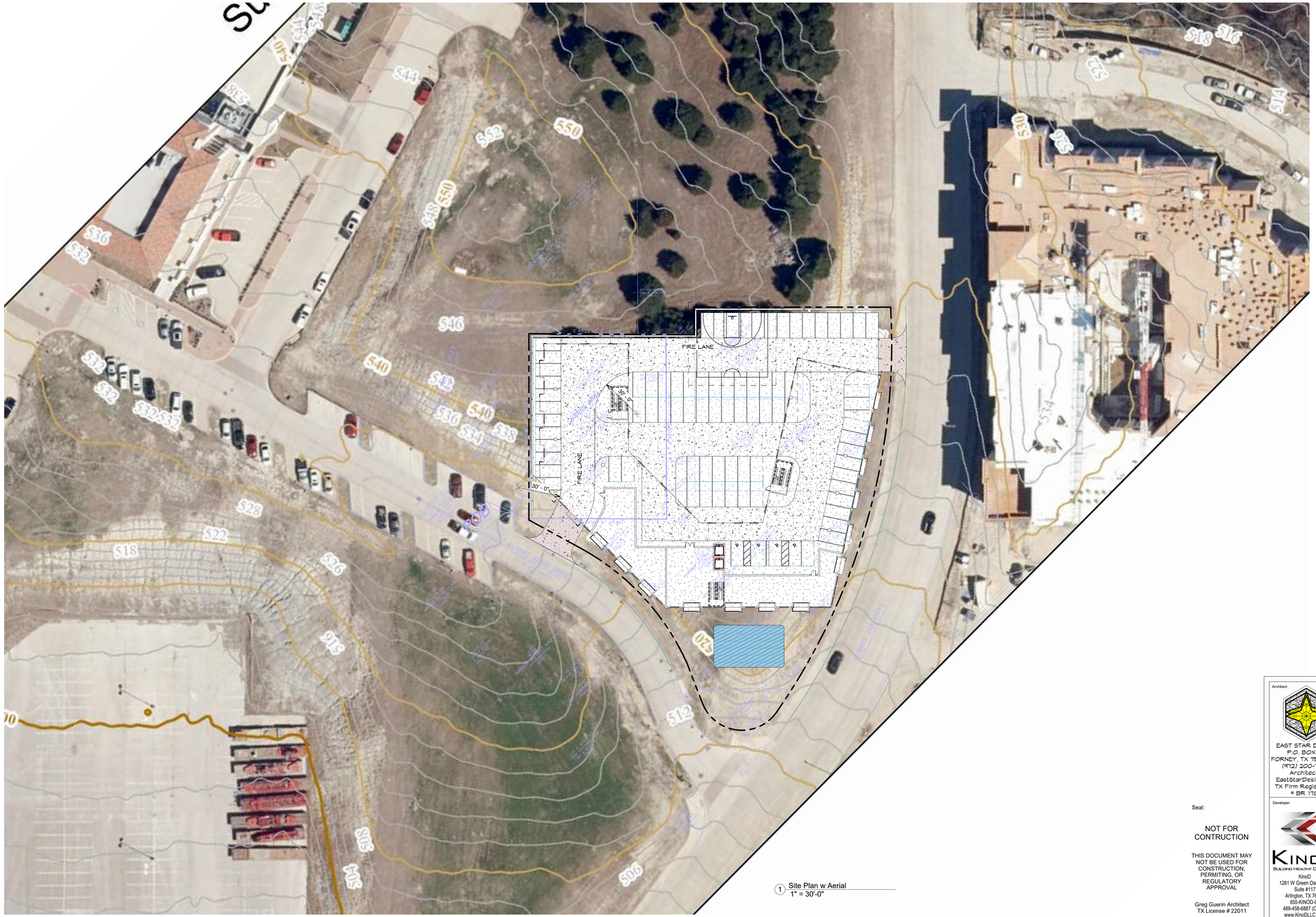
Developer:
KINOD
BUILDING HEALTHY COMMUNITIES
KinoD
1281 W Green Oaks Blvd
Suite #117
Arlington, TX 76013
855-KINOD-01
469-458-6887 (Office)
www.KinoDLLC.com

Lot Diagram

Project number	21-000
Date	1/13/2022 7:34:51 AM
Drawn by	GG
Checked by	-
	A007
Scale	1" = 20'-0"

1/13/2022 7:34:51 AM

Z:\Revit and CAD Project Working Files\2021\21007 KinoD\ Rockwall\ Summer Lee and Sunset Ridge\21007 KinoD Rockwall Summer Lee and Sunset Ridge 6.rvt



1 Site Plan w Aerial
1" = 30'-0"

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Greg Guerin Architect
TX License # 22011

Architect:
EAST STAR DESIGN
P.O. BOX 53
FORNEY, TX 75126 USA
(972) 200-7340
Architect@
EastStarDesign.com
TX Firm Registration
= BR 1705

No.	Description	Date

KINOD
SUNSET RIDGE
RESIDENCES

ROCKWALL, TX

Developer:
KINOD
BUILDING HEALTHY COMMUNITIES
KinoD
1281 W Green Oaks Blvd
Suite #117
Arlington, TX 76013
855-KINOD-01
469-458-6867 (Office)
www.KinoDLLC.com

Site Plan w Aerial

Project number	21-000
Date	1/13/2022 7:34:44 AM
Drawn by	GG
Checked by	–
Scale	1" = 30'-0"

A005

1/13/2022 7:34:44 AM

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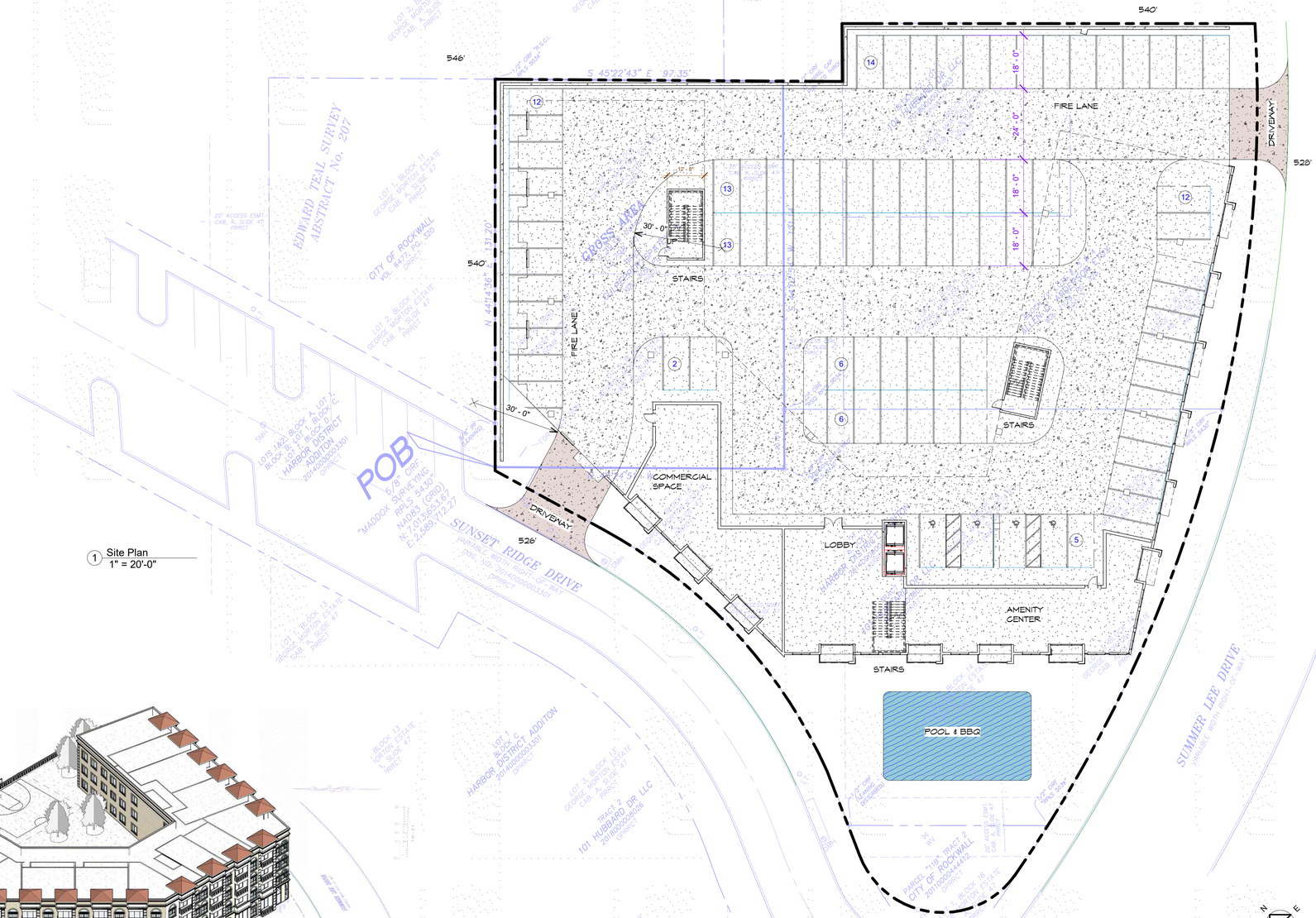


1 Site Plan
1" = 20'-0"

2 3D View 2

ZONING

PD-32
HILLSIDE MIXED USE SUB DISTRICT

PARKING

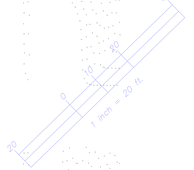
LAND USE MINIMUM PARKING REQUIRED
Multi-Family Unit with One (1) Bedroom 1.5/Unit
Multi-Family Unit with Two (2) Bedroom 2.0/Unit
Multi-Family Unit with Three (3) Bedroom 2.5/Unit

NUMBER OF STORIES:	4.5
HEIGHT:	60 FEET
PARKING:	83 PROVIDED

UNIT MIX

TYPE	QTY.	RATIO	PARKING REQ.	# OF BEDS
1 BED	12	1.5	18	12
2 BED	21	2.0	42	42
3 BED	9	2.5	22.5	27
TOTAL	42		82.5	81

Unit MIx
1/4" = 1'-0"



Architect:
EAST STAR DESIGN
P.O. BOX 53
FORNEY, TX 75126 USA
(972) 200-7340
Architect@EastStarDesign.com
TX Firm Registration # BR 1725

Developer:
KINOD
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KinoD
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Arlington, TX 76013
855-KINOD-01
469-458-6887 (Office)
www.KinoDLLC.com

No.	Description	Date

KINOD
SUNSET RIDGE RESIDENCES
ROCKWALL, TX

Site Plan

Project number 21-000
Date 1/13/2022 7:34:43 AM
Drawn by GG
Checked by –

A004

Scale As indicated

Seal:

NOT FOR CONTRUCTION

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Greg Guerin Architect
TX License # 22011

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Z:\Revit and CAD Project Working Files\2021\21007-KinoD Rockwall Summer Lee and Sunset Ridge\21007-KinoD Rockwall Summer Lee and Sunset Ridge_6.rvt
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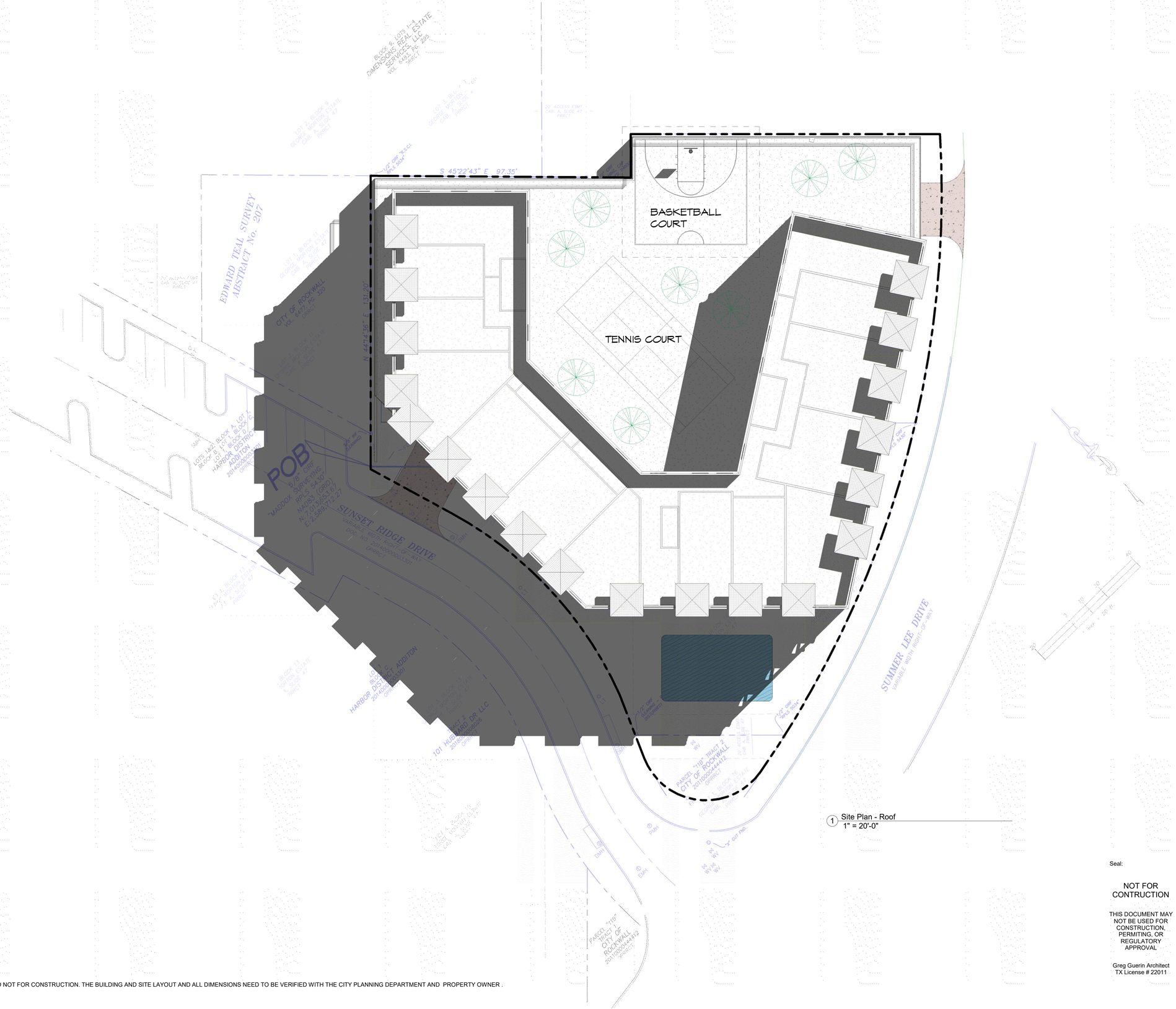
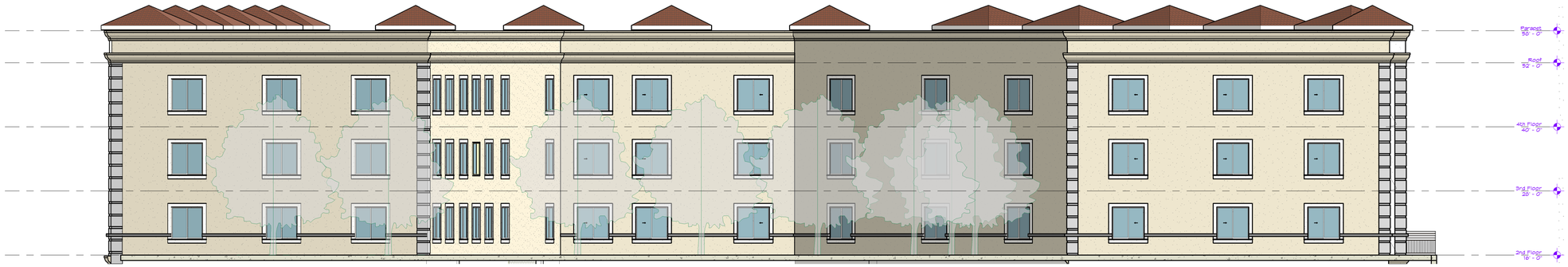

BASKETBALL COURT
TENNIS COURT
POB
S 45°22'43" E 97.35'
N 44°14'35" E 131.28'
EDWARD TEAL SURVEY
ABSTRACT No. 207
SUNSET RIDGE DRIVE
VARIABLE WIDTH RIGHT-OF-WAY
SUMMER LEE DRIVE
VARIABLE WIDTH RIGHT-OF-WAY
CITY OF ROCKWALL
VOL. 6477, PG. 320
DEED REC.
HARBOR DISTRICT ADDITION
LOTS 1&2, BLOCK A, LOT 1, BLOCK B, LOT 1, BLOCK D, LOT 1, BLOCK E
HARBOR DISTRICT ADDITION
20140200004444
OFFICIAL PUBLIC RECORDS
101 HUBBARD DR LLC
20180000004226
OFFICIAL PUBLIC RECORDS
PARCEL "119", TRACT 2
CITY OF ROCKWALL
20170000044412
OFFICIAL PUBLIC RECORDS
PARCEL "119"
TRACT 1
CITY OF ROCKWALL
20170000044412
OFFICIAL PUBLIC RECORDS
BLOCK 9, LOTS 1-4
DIMENSIONS REAL ESTATE SERVICES, LLC
VOL. 6483, PG. 328
DEED REC.
"MADDOX SURVEYING"
RPLS 5400
NAD83 (GRID)
N: 7,013,655.67
E: 2,589,712.27
"SUNSET RIDGE"
RPLS 6540
NAD83 (GRID)
N: 7,013,652.61

1 South
3/32" = 1'-0"



2 North
3/32" = 1'-0"

Seal:

NOT FOR CONTRUCTION

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Greg Guerin Architect
TX License # 22011

Architect:
EAST STAR DESIGN
P.O. BOX 53
FORNEY, TX 75126 USA
(972) 200-7340
Architect@EastStarDesign.com
TX Firm Registration # BR 17125

No.	Description	Date

KINOD
SUNSET RIDGE RESIDENCES
ROCKWALL, TX

Developer:
KINOD
BUILDING HEALTHY COMMUNITIES
KinoD
1281 W Green Oaks Blvd
Suite #117
Arlington, TX 76013
855-KINOD-01
469-458-6887 (Office)
www.KinoDLLC.com

Elevations

Project number 21-000
Date 1/13/2022 7:35:05 AM
Drawn by GG
Checked by –

A201

Scale 3/32" = 1'-0"

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Z:\Revit and CAD Project Working Files\2021\21057-KinoD Rockwall Summer Lee and Sunset Ridge\21057-KinoD Rockwall Summer Lee and Sunset Ridge_6.rvt
1/13/2022 7:35:05 AM

1 West
3/32" = 1'-0"

2 East
3/32" = 1'-0"

Seal:

NOT FOR CONTRUCTION

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Greg Guerin Architect
TX License # 22011

Architect:
EAST STAR DESIGN
P.O. BOX 53
FORNEY, TX 75126 USA
(972) 200-7340
Architect@EastStarDesign.com
TX Firm Registration # BR 17125

Developer:
KinoD
1281 W Green Oaks Blvd
Suite #117
Arlington, TX 76013
855-KINOD-01
469-458-6887 (Office)
www.KinoDLLC.com

No.	Description	Date

KINOD
SUNSET RIDGE RESIDENCES

ROCKWALL, TX

Elevations

Project number 21-000
Date 1/13/2022 7:35:15 AM
Drawn by GG
Checked by –

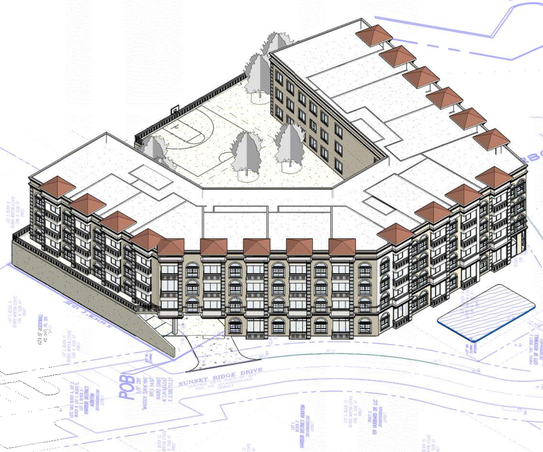
A202

Scale 3/32" = 1'-0"

DISCLAIMER: THIS IS A CONCEPT DESIGN SKETCH ONLY AND NOT FOR CONSTRUCTION. THE BUILDING AND SITE LAYOUT AND ALL DIMENSIONS NEED TO BE VERIFIED WITH THE CITY PLANNING DEPARTMENT AND PROPERTY OWNER .

Z:\Revit and CAD Project Working Files\2021\21057-KinoD Rockwall Summer Lee and Sunset Ridge\21057-KinoD Rockwall Summer Lee and Sunset Ridge_6.rvt
1/13/2022 7:35:15 AM
1/13/2022 7:35:15 AM

1 3D View 1



2 3D View 3

3 3D View 5

Seal:

NOT FOR CONTRUCTION

THIS DOCUMENT MAY NOT BE USED FOR CONSTRUCTION, PERMITING, OR REGULATORY APPROVAL

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TX License # 22011

Architect:
EAST STAR DESIGN
P.O. BOX 53
FORNEY, TX 75126 USA
(972) 200-7340
Architect@
EastStarDesign.com
TX Firm Registration
BR 1705

Developer:
KinoD
Building Healthy Communities
KinoD
1281 W Green Oaks Blvd
Suite #117
Arlington, TX 76013
855-KINOD-01
469-458-6887 (Office)
www.KinoDLLC.com

No.	Description	Date

KINOD
SUNSET RIDGE
RESIDENCES

ROCKWALL, TX

3D Views

Project number 21-000
Date 1/13/2022 7:34:39 AM
Drawn by GG
Checked by –

A003

Scale

DISCLAIMER: THIS IS A CONCEPT DESIGN SKETCH ONLY AND NOT FOR CONSTRUCTION. THE BUILDING AND SITE LAYOUT AND ALL DIMENSIONS NEED TO BE VERIFIED WITH THE CITY PLANNING DEPARTMENT AND PROPERTY OWNER .

1/13/2022 7:34:39 AM

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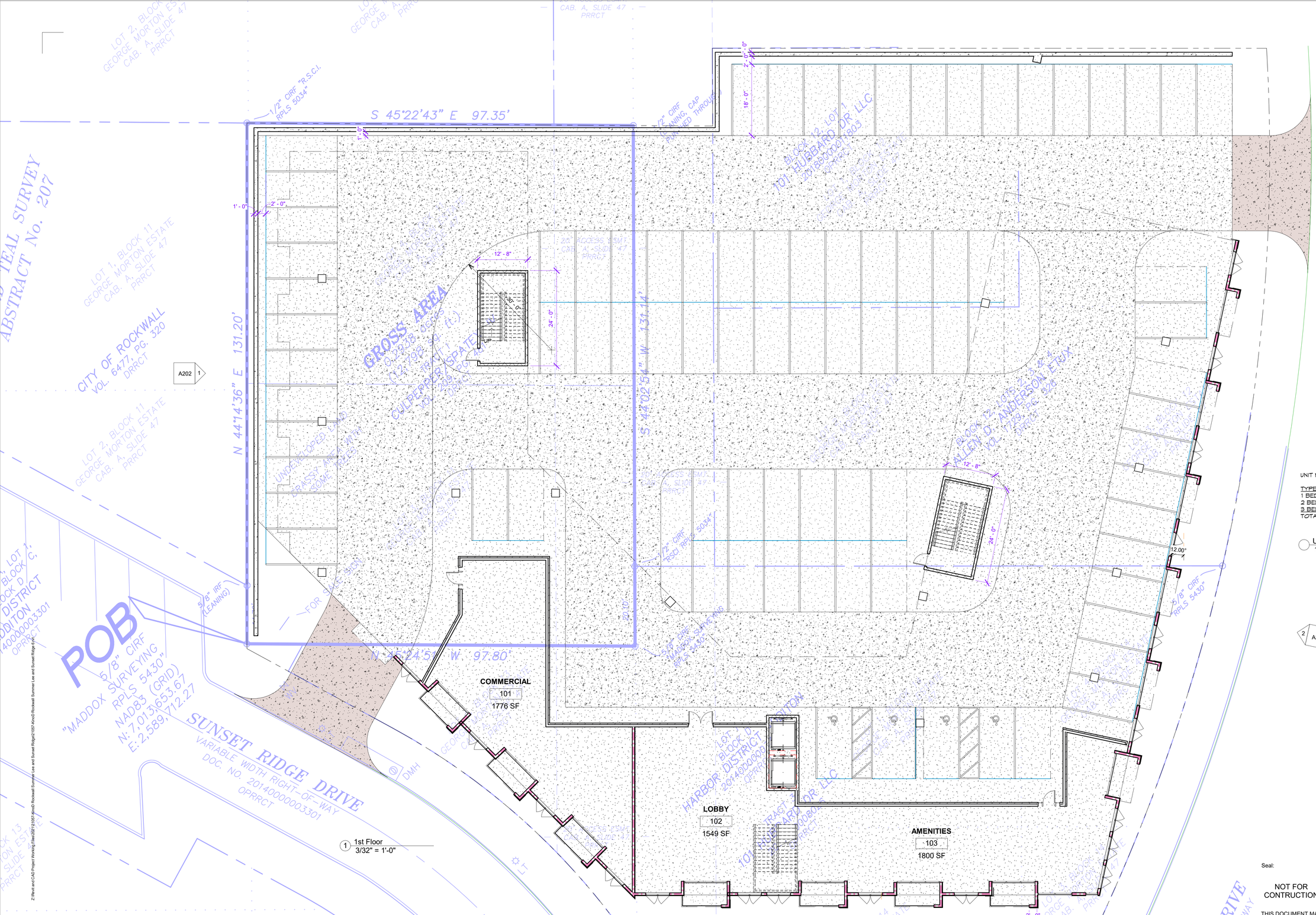
1/13/2022 7:34:39 AM

Sunset Ridge Dr. and Summer Lee Dr.
Rockwall, TX
01-19-22
EAST STAR
DESIGN
KINOD



UNIT MIX

TYPE	QTY.	RATIO	PARKING REQ.	# OF BEDS
1 BED	12	1.5	18	12
2 BED	21	2.0	42	42
3 BED	9	2.5	22.5	27
TOTAL	42		82.5	81

Unit MIx
1/4" = 1'-0"

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Seal:

NOT FOR CONTRUCTION

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Greg Guerin Architect
TX License # 22011

Architect:
EAST STAR DESIGN
P.O. BOX 53
FORNEY, TX 75126 USA
(972) 200-7340
Architect@EastStarDesign.com
TX Firm Registration = BR 1785

Developer:
KinoD
Building Healthy Communities
KinoD
1281 W Green Oaks Blvd
Suite #117
Arlington, TX 76013
855-KINOD-01
469-458-6867 (Office)
www.KinoDLLC.com

No.	Description	Date

KINOD
SUNSET RIDGE RESIDENCES
ROCKWALL, TX

1st Floor Plan

Project number 21-000
Date 1/13/2022 7:34:53 AM
Drawn by GG
Checked by -

A101

Scale As indicated

1/13/2022 7:34:53 AM

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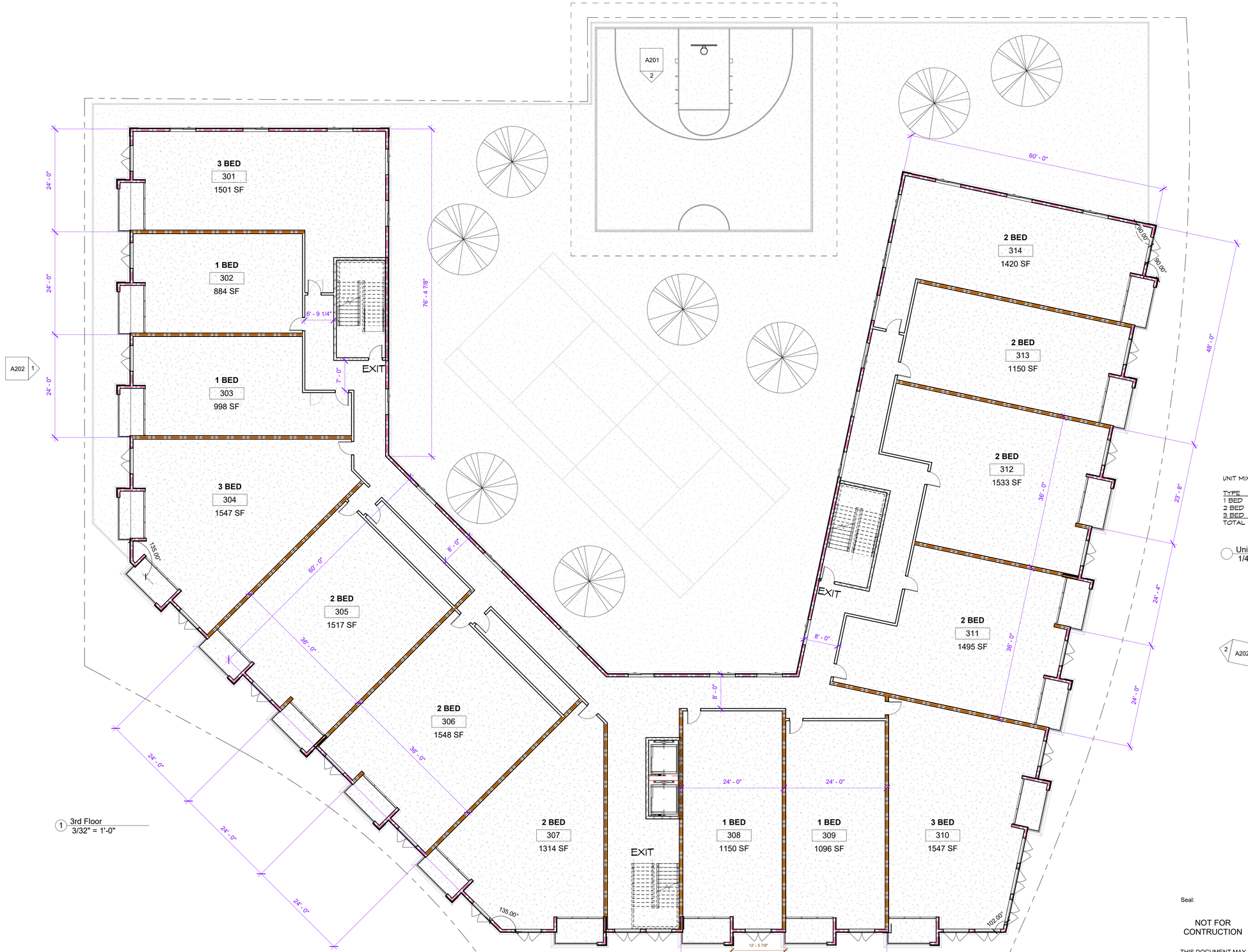

1 3rd Floor
3/32" = 1'-0"

UNIT MIX

TYPE	QTY.	RATIO	PARKING REQ.	# OF BEDS
1 BED	12	1.5	18	12
2 BED	21	2.0	42	42
3 BED	9	2.5	22.5	27
TOTAL	42		82.5	81

Unit MIx
1/4" = 1'-0"

Seal:

NOT FOR CONTRUCTION

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Greg Guerin Architect
TX License # 22011

Architect:
EAST STAR DESIGN
P.O. BOX 53
FORNEY, TX 75126 USA
(972) 200-7340
Architect@EastStarDesign.com
TX Firm Registration # BR 1785

No.	Description	Date

KINOD
SUNSET RIDGE RESIDENCES
ROCKWALL, TX

Developer:
KINOD
BUILDING HEALTHY COMMUNITIES
KinoD
1281 W Green Oaks Blvd
Suite #117
Arlington, TX 76013
855-KINOD-01
469-458-6887 (Office)
www.KinoDLLC.com

3rd Floor Plan

Project number 21-000
Date 1/13/2022 7:34:56 AM
Drawn by GG
Checked by –

A103

Scale As indicated

1/13/2022 7:34:56 AM

DISCLAIMER: THIS IS A CONCEPT DESIGN SKETCH ONLY AND NOT FOR CONSTRUCTION. THE BUILDING AND SITE LAYOUT AND ALL DIMENSIONS NEED TO BE VERIFIED WITH THE CITY PLANNING DEPARTMENT AND PROPERTY OWNER .

Z:\Revit and CAD Project Working Files\2021\21007-KinoD\Rockwall\Summer Lee and Sunset Ridge\21007-KinoD-Rockwall-Summer Lee and Sunset Ridge-R.rvt

1/13/2022 7:34:56 AM

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Moton Block 12, Lot 1				
SUBDIVISION	Harbor District Addition	Moton	LOT 1	BLOCK	12
GENERAL LOCATION	Summer Lee Drive & Sunset RidgeRock Wall Texas				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Mixed USe	CURRENT USE	Mixed Use
PROPOSED ZONING	Residential Condos	PROPOSED USE	Residential Condos
ACREAGE	0.4542	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]

☑ OWNER	101 Hubbard Dr LLC	☑ APPLICANT	KinoD LLC
CONTACT PERSON	DW Bobst	CONTACT PERSON	Louis Clark
ADDRESS	2701 Sunset Ridge Drive Ste 610	ADDRESS	1281 W Green Oaks Blvd
CITY, STATE & ZIP	Rockwall Texas 75032	CITY, STATE & ZIP	Suite 117 Arlington Texas 76013
PHONE	214-553-5505	PHONE	855-546-6301
E-MAIL	DWBobs@trendhr.com	E-MAIL	LCLARK@KINODLLC.COM

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. 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 13 *DAY OF* Dec, 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Melinda Clark

MELINDA CLARK
Notary Public, State of Texas
Comm. Expires 09-26-2022
Notary ID 126071873

MY COMMISSION EXPIRES

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Parcel 19938 Summer Lee Drive Rockwall Texas				
SUBDIVISION	Moton	LOT	3&4	BLOCK	11
GENERAL LOCATION	Summer Lee Drive Rock Wall Texas				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Mixed USe	CURRENT USE	Mixed Use
PROPOSED ZONING	Residential Condos	PROPOSED USE	Residential Condos
ACREAGE		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]

☐ OWNER	Culpepper /Spatex JV	☑ APPLICANT	KinoD LLC
CONTACT PERSON	Gary Shultz	CONTACT PERSON	Louis Clark
ADDRESS	P O Box 190569	ADDRESS	1281 W Green Oaks Blvd
CITY, STATE & ZIP	Dallas Texas 75219	CITY, STATE & ZIP	Suite 117 Arlington Texas 76013
PHONE	817-233-0478	PHONE	855-546-6301
E-MAIL	gshultz@diamond-a.com	E-MAIL	LCLARK@KINODLLC.COM

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE DEC 16, 21 DAY OF _____, 20___. 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 16th *DAY OF* December, 20 21

OWNER'S SIGNATURE Gary Shultz manager

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THOMAS ABRAHAM
Notary Public, State of Texas
Comm. Expires 07-25-2025
Notary ID 11501644

MY COMMISSION EXPIRES

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:

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- ☐ 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]
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ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Moton Block 12, Lot 2,3,4				
SUBDIVISION	Harbor District Addition Moton	LOT	2,3,4	BLOCK	12
GENERAL LOCATION	Summer Lee Drive & Sunset RidgeRock Wall Texas				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Mixed USe	CURRENT USE	Mixed Use
PROPOSED ZONING	Residential Condos	PROPOSED USE	Residential Condos
ACREAGE		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]

☑ OWNER	Allen Anderson	☑ APPLICANT	KinoD LLC
CONTACT PERSON	Allen Anderson	CONTACT PERSON	Louis Clark
ADDRESS		ADDRESS	1281 W Green Oaks Blvd
CITY, STATE & ZIP		CITY, STATE & ZIP	Suite 117 Arlington Texas 76013
PHONE	214-538-2209	PHONE	855-546-6301
E-MAIL		E-MAIL	LCLARK@KINODLLC.COM

NOTARY VERIFICATION [REQUIRED]

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

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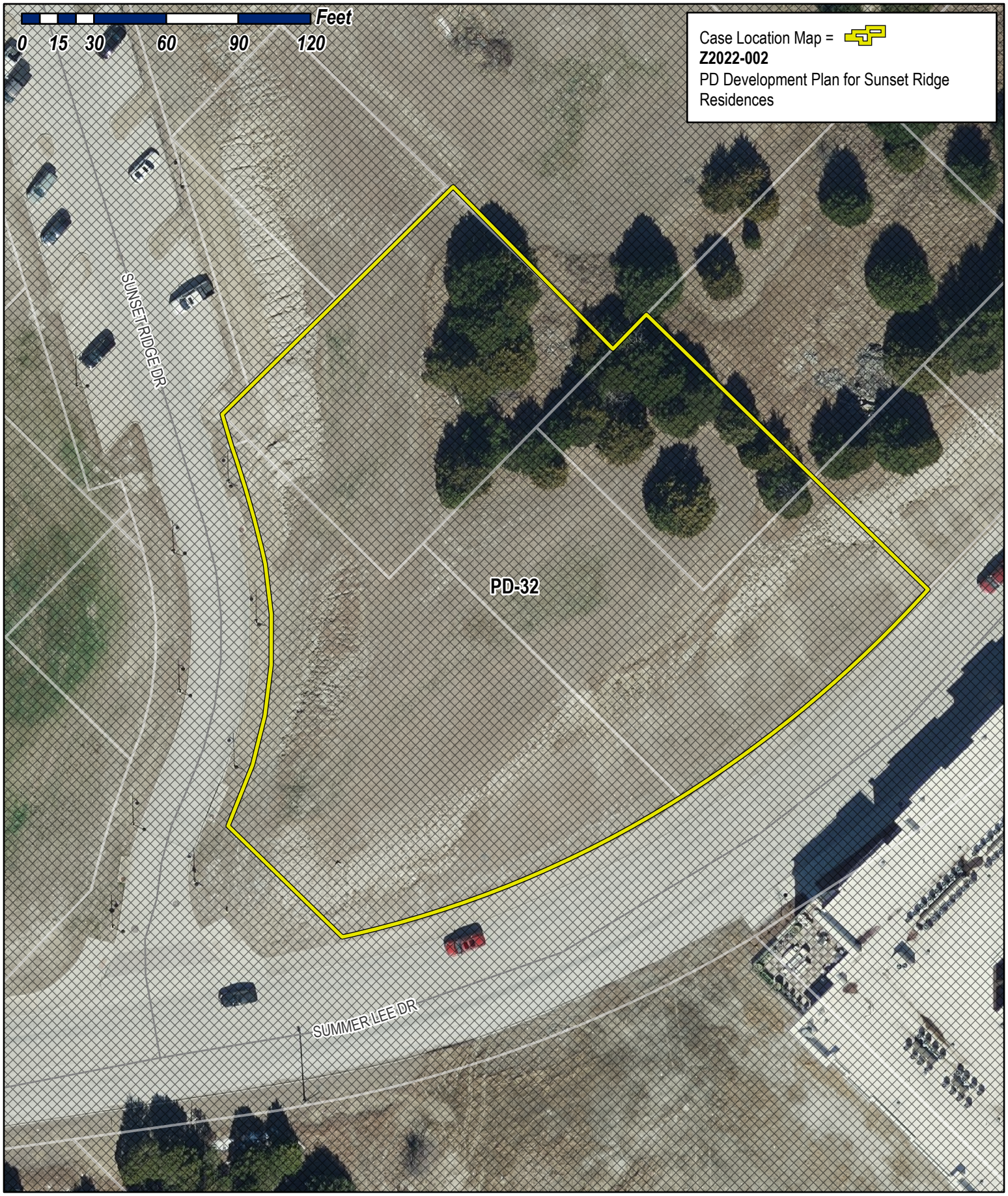
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 *DAY OF* December 2021.

Christine Noel Brandy
My Commission Expires
12/03/2023
ID No. 130457290

OWNER'S SIGNATURE Allen Anderson

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Christine N. Brandy

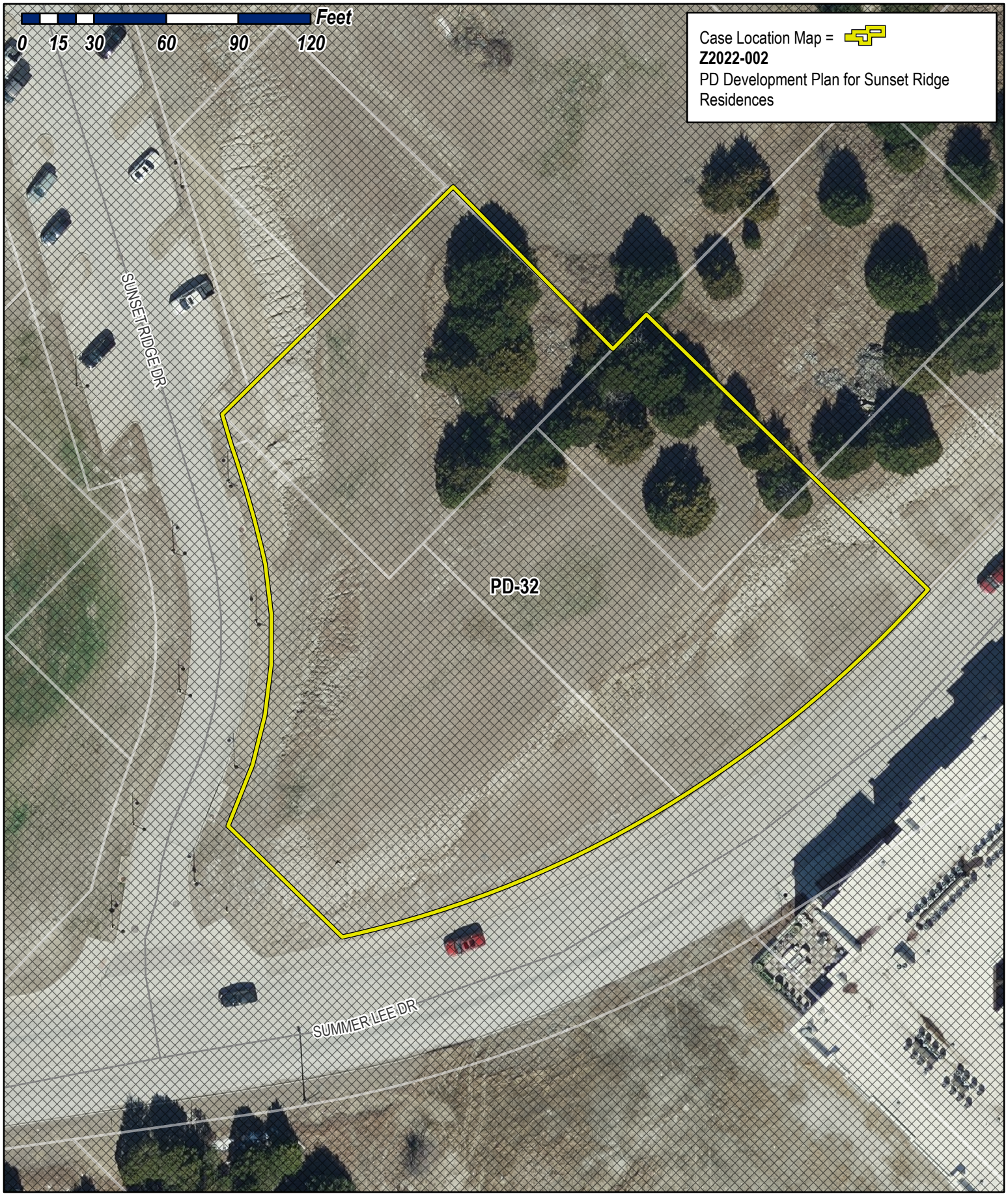
MY COMMISSION EXPIRES 12/03/2023



City of Rockwall

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

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



City of Rockwall

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

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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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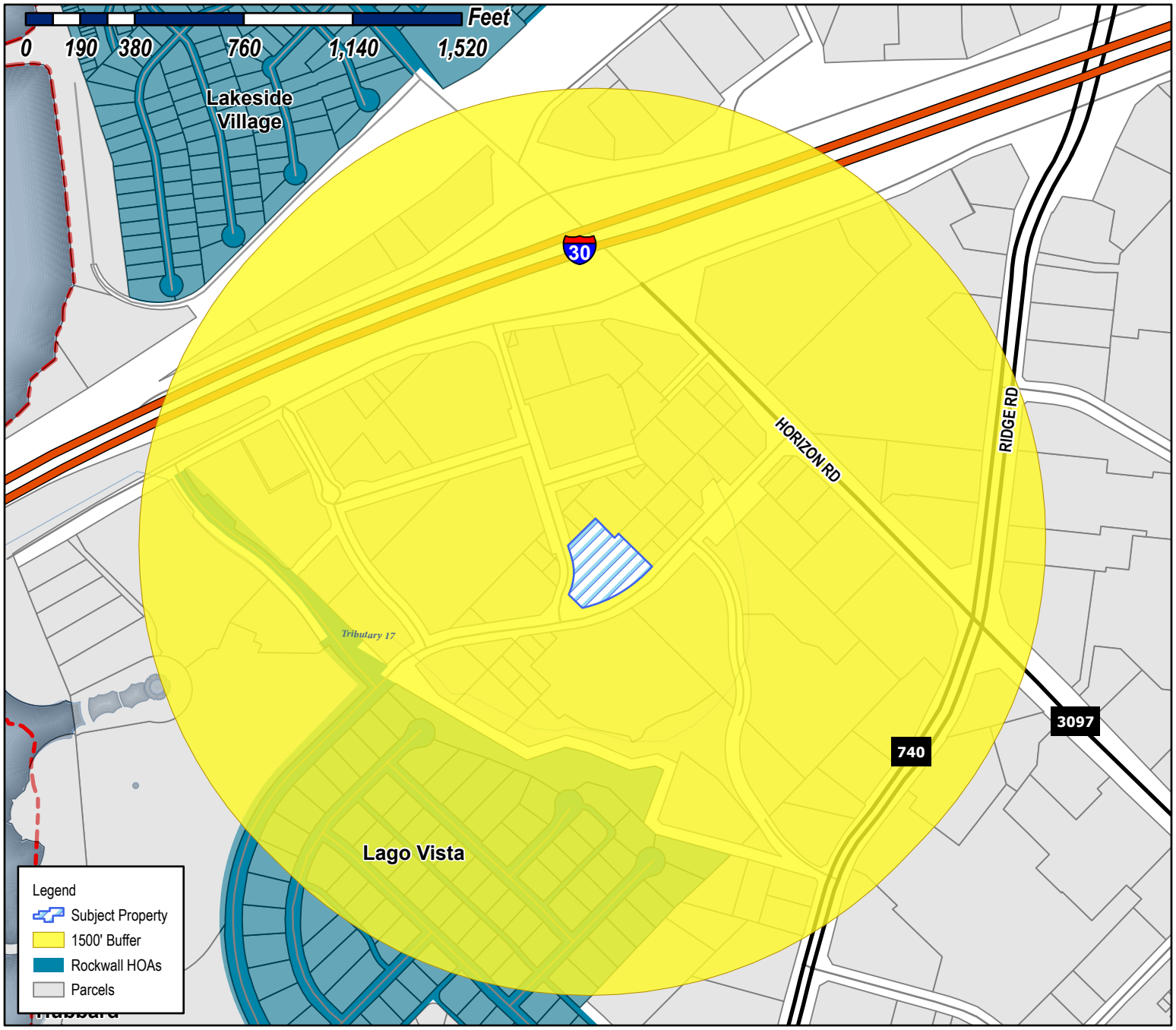

Case Number: Z2022-002
Case Name: PD Development Plan for Sunset Ridge Residences
Case Type: Zoning
Zoning: PD-32
Case Address: Summer Lee Dr. & Sunset Ridge Dr.

Date Saved: 1/14/2022
For Questions on this Case Call (972) 771-7745

City of Rockwall

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

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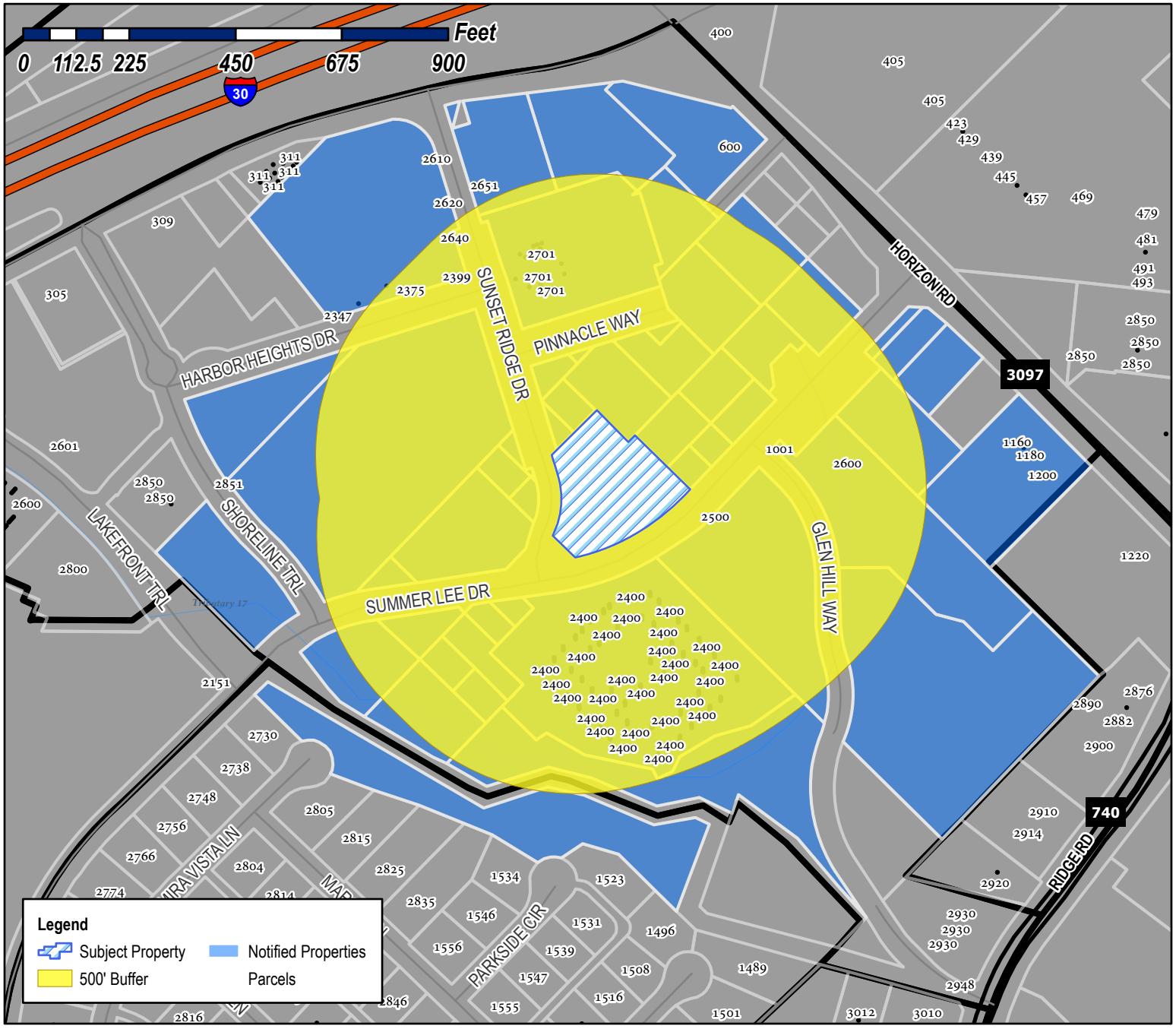

Case Number: Z2022-002
Case Name: PD Development Plan for Sunset Ridge Residences
Case Type: Zoning
Zoning: PD-32
Case Address: Summer Lee Dr. & Sunset Ridge Dr.

Date Saved: 1/14/2022
For Questions on this Case Call (972) 771-7745

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

SPATEX GROUP PARTNERSHIP
C/O GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

ATTICUS REAL ESTATE SERVICES INC
5339 ALPHA RD
STE 300
DALLAS, TX 75240

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

FIELDS EARNEST E
2400 109th Ave
OAKLAND, CA 94603

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

CARSON MARK R
701 N MUNSON RD
ROYSE CITY, TX 75189

CULPEPPER/SPATEX JV
C/O GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

101 HUBBARD DR LLC
2701 SUNSET RIDGE DR
SUITE 610
ROCKWALL, TX 75032

SONG CORPORATION
1200 HORIZON RD
ROCKWALL, TX 75032

ROCKWALL HARBOR HILL, LTD
15653 HIGHWAY 243
KAUFMAN, TX 75142

CULPEPPER /SPATEX JV
C/O GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

CULPEPPER /SPATEX JV
C/O GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

CAIN DOYLE E
1375 COUNTY ROAD 2290
MINEOLA, TX 75773

CAIN DOYLE
1375 COUNTY ROAD 2290
MINEOLA, TX 75773

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

CULPEPPER/SPATEX JV
C/O GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

CITY OF ROCKWALL
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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

WHITE MICHAEL AND
MARION E WILSON AND DIMENSIONS REAL ESTATE SERVICES LLC
2304 W WHEATLAND RD
DALLAS. TX 75232

WHITE MICHAEL AND
MARION E WILSON AND DIMENSIONS REAL ESTATE SERVICES LLC
2304 W WHEATLAND RD
DALLAS. TX 75232

WHITE MICHAEL AND
MARION E WILSON AND DIMENSIONS REAL ESTATE SERVICES LLC
2304 W WHEATLAND RD
DALLAS. TX 75232

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

101 HUBBARD DR LLC
2701 SUNSET RIDGE DR
SUITE 610
ROCKWALL, TX 75032

ANDERSON ALLEN D ETUX
1208 S LAKESHORE DR
ROCKWALL, TX 75087

101 HUBBARD DR LLC
2701 SUNSET RIDGE DR
SUITE 610
ROCKWALL, TX 75032

HARBOR HEIGHTS INVESTORS LP
2701 SUNSET RIDGE DR
SUITE 610
ROCKWALL, TX 75032

101 HUBBARD DR LLC
2701 SUNSET RIDGE DR
SUITE 610
ROCKWALL, TX 75032

SPATEX GROUP PARTNERSHIP
C/O GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

KATHERINE BANNER FAMILY TRUST
KATHERINE BANNER- TRUSTEE
4 CHURCH HILL ROAD
HIGH FALLS, NY 12240

MHC ROCKWALL LLC
1468 KIMBROUGH RD
SUITE 103
GERMANTOWN, TN 38138

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

CULPEPPER /SPATEX JV
C/O GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

SONG CORPORATION
1200 HORIZON RD
ROCKWALL, TX 75032

EIGHTYTWENTY REAL ESTATE HOLDINGS LLC
5740 PROSPECT AVE
SUITE 2001
DALLAS, TX 75206

HARBOR LAKE POINTE INVESTORS LLC
2701 SUNSET RIDGE DR
SUITE 607
ROCKWALL, TX 75032

CULPEPPER/SPATEX JV
C/O GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

HH RETAIL CENTER LP
2701 SUNSET RIDGE DR
SUITE 610
ROCKWALL, TX 75032

CULPEPPER/SPATEX JV
C/O GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

SPATEX GROUP PARTNERSHIP
C/O GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

HARBOR URBAN CENTER LLC
5339 ALPHA RD
SUITE 300
DALLAS, TX 75240

ATTICUS SUMMER LEE TOWNHOMES LLC
5339 ALPHA ROAD
SUITE 300
DALLAS, TX 75240

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. Z2022-002: PD Development Plan for Sunset Ridge Condominiums

Hold a public hearing to discuss and consider a request by Louis Clark of KinoD LLC on behalf of D. W. Bobst of 101 Hubbard Dr. LLC, Gary Shultz of Culpepper/Spatex JV, and Allen Anderson for the approval of a *PD Development Plan* for a 42-unit condominium and retail/office building on a 0.4542-acre tract of land identified as Lot 1, Block D, Harbor District Addition and Lots 3 & 4, Block 11 and Lots 1, 2, 3, & 4, Block 12, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the *Hillside Mixed Use Subdistrict* of Planned Development District 32 (PD-32), generally located at the northeast corner of the intersection of Sunset Ridge Drive and Summer Lee Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, February 15, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, February 22, 2022 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 *Tuesday, February 22, 2022 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2022-002: PD Development Plan for Sunset Ridge Condominiums

Please place a check mark on the appropriate line below:

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

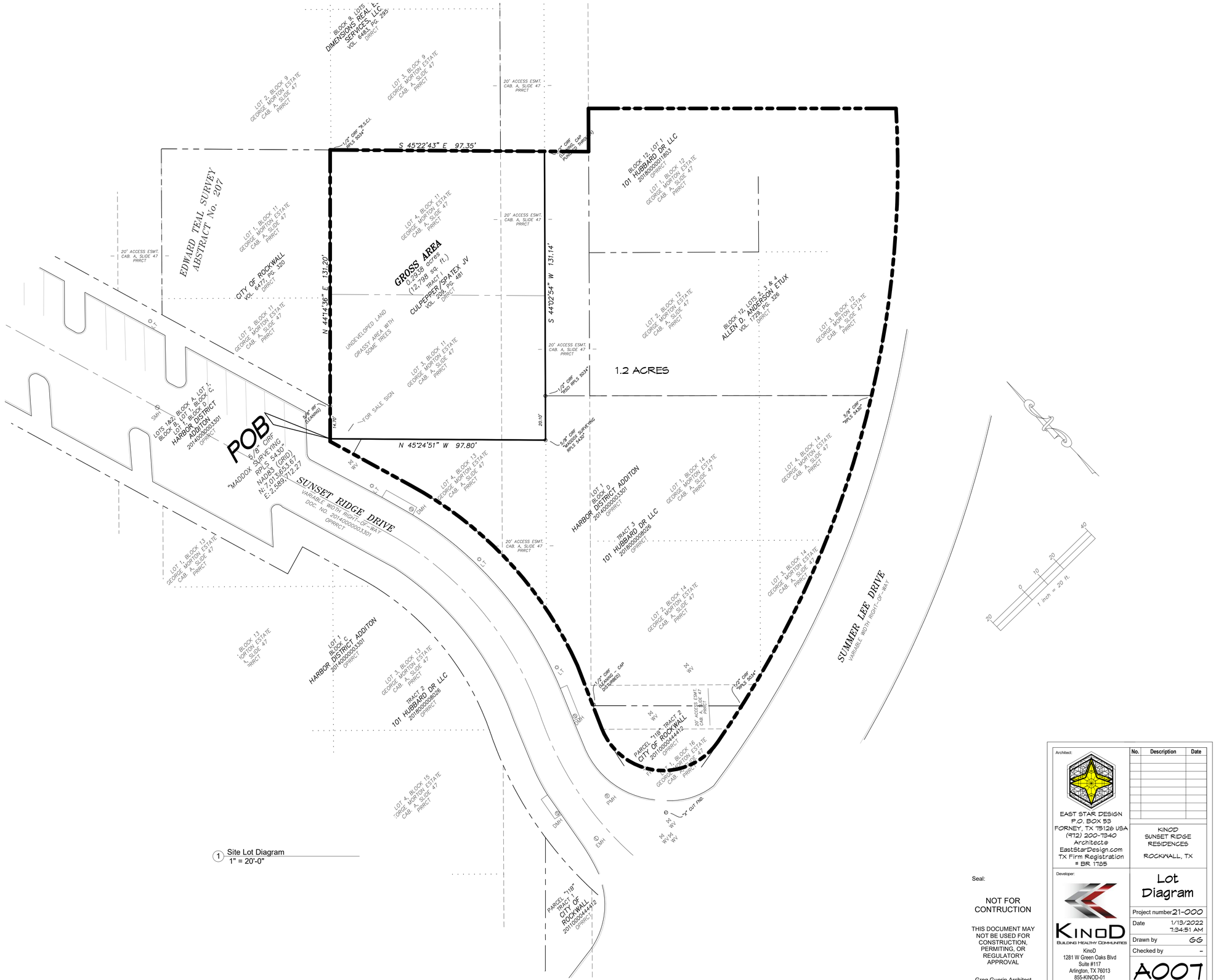
☐ I am opposed to the request for the reasons listed below.

Name:

Address:

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

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



1 Site Lot Diagram
1" = 20'-0"

DISCLAIMER: THIS IS A CONCEPT DESIGN SKETCH ONLY AND NOT FOR CONSTRUCTION. THE BUILDING AND SITE LAYOUT AND ALL DIMENSIONS NEED TO BE VERIFIED WITH THE CITY PLANNING DEPARTMENT AND PROPERTY OWNER .

Seal:

NOT FOR CONTRUCTION

THIS DOCUMENT MAY NOT BE USED FOR CONSTRUCTION, PERMITING, OR REGULATORY APPROVAL

Greg Guerin Architect
TX License # 22011

Architect:
EAST STAR DESIGN
P.O. BOX 53
FORNEY, TX 75126 USA
(972) 200-7340
Architect@EastStarDesign.com
TX Firm Registration # BR 1785

No.	Description	Date

KINOD
SUNSET RIDGE RESIDENCES
ROCKWALL, TX

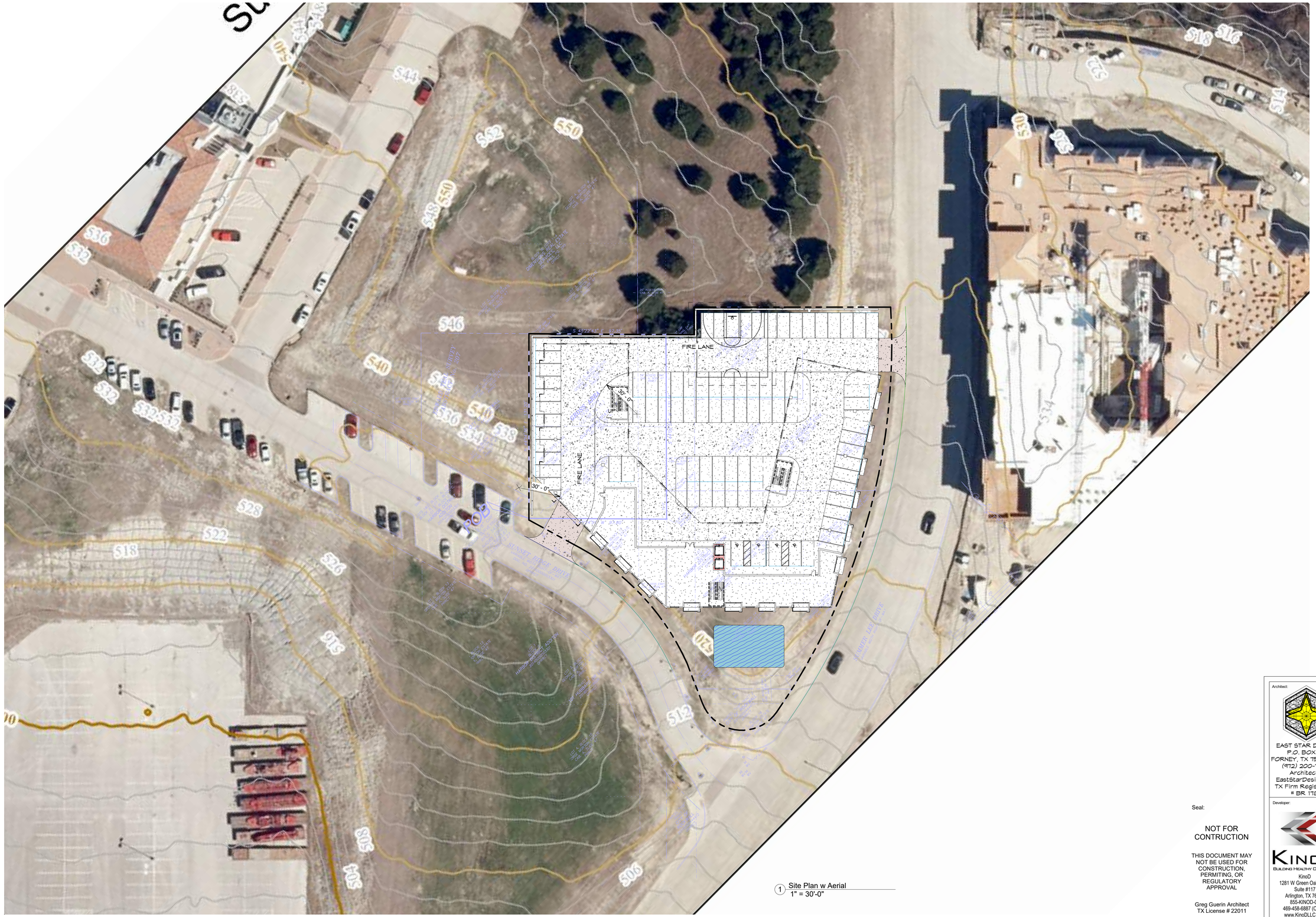
Developer:
KINOD
BUILDING HEALTHY COMMUNITIES
KinoD
1281 W Green Oaks Blvd
Suite #117
Arlington, TX 76013
855-KINOD-01
469-458-6887 (Office)
www.KinoDLLC.com

Lot Diagram

Project number	21-000
Date	1/13/2022 7:34:51 AM
Drawn by	GG
Checked by	-
	A007
Scale	1" = 20'-0"

1/13/2022 7:34:51 AM

Z:\Revit and CAD Project Working Files\2021\21007 KinoD\ Rockwall\ Summer Lee and Sunset Ridge\21007 KinoD Rockwall Summer Lee and Sunset Ridge 6.rvt



1 Site Plan w Aerial
1" = 30'-0"

DISCLAIMER: THIS IS A CONCEPT DESIGN SKETCH ONLY AND NOT FOR CONSTRUCTION. THE BUILDING AND SITE LAYOUT AND ALL DIMENSIONS NEED TO BE VERIFIED WITH THE CITY PLANNING DEPARTMENT AND PROPERTY OWNER .

Seal:

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Greg Guerin Architect
TX License # 22011

Architect:
EAST STAR DESIGN
P.O. BOX 53
FORNEY, TX 75126 USA
(972) 200-7340
Architect@
EastStarDesign.com
TX Firm Registration
= BR 1705

No.	Description	Date

KINOD
SUNSET RIDGE
RESIDENCES

ROCKWALL, TX

Developer:
KINOD
BUILDING HEALTHY COMMUNITIES
KinoD
1281 W Green Oaks Blvd
Suite #117
Arlington, TX 76013
855-KINOD-01
469-458-6867 (Office)
www.KinoDLLC.com

Site Plan w Aerial

Project number	21-000
Date	1/13/2022 7:34:44 AM
Drawn by	GG
Checked by	–
Scale	1" = 30'-0"

A005

1/13/2022 7:34:44 AM

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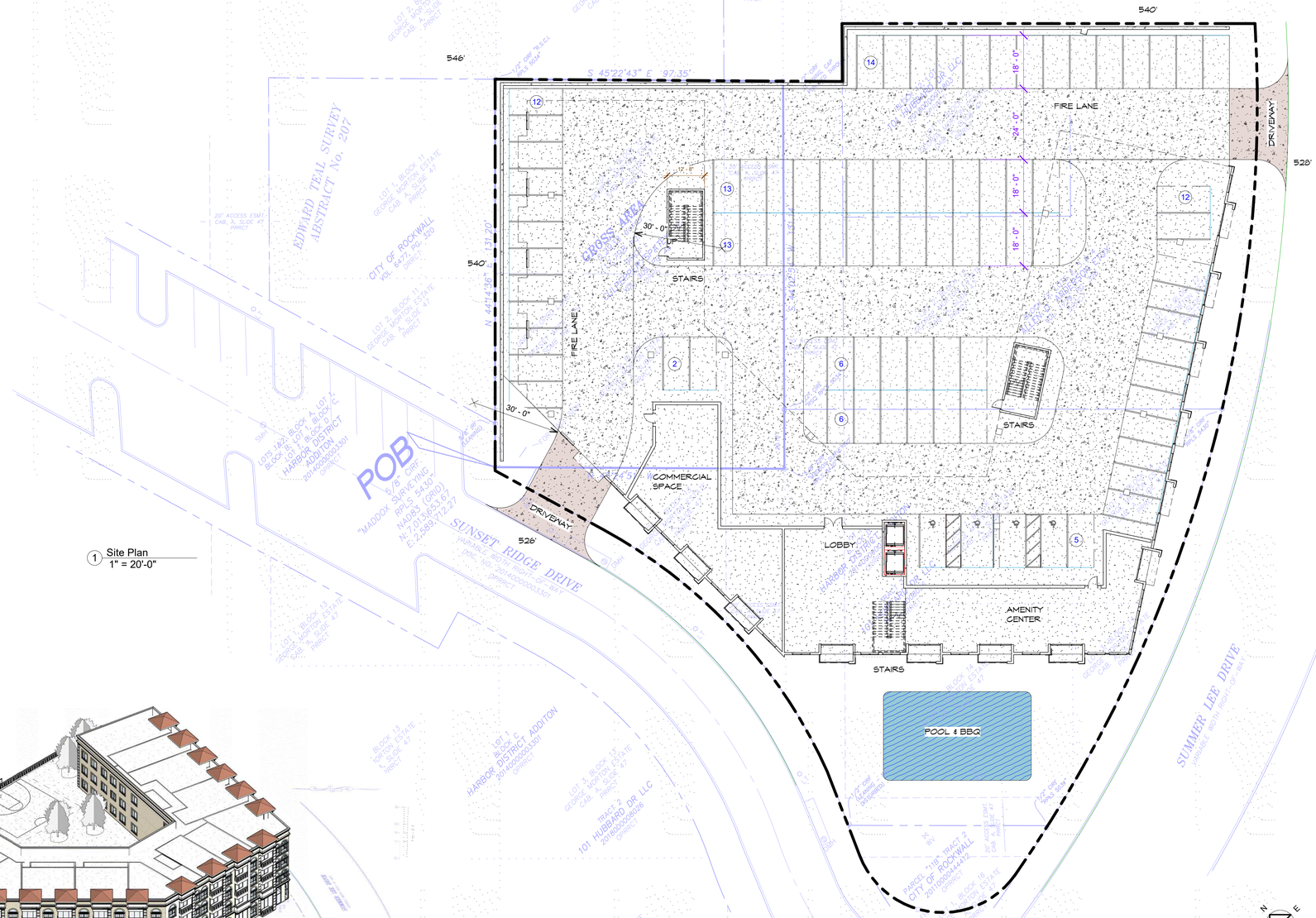


1 Site Plan
1" = 20'-0"

2 3D View 2

ZONING

PD-32
HILLSIDE MIXED USE SUB DISTRICT

PARKING

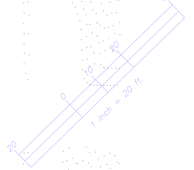
LAND USE MINIMUM PARKING REQUIRED
Multi-Family Unit with One (1) Bedroom 1.5/Unit
Multi-Family Unit with Two (2) Bedroom 2.0/Unit
Multi-Family Unit with Three (3) Bedroom 2.5/Unit

NUMBER OF STORIES:	4.5
HEIGHT:	60 FEET
PARKING:	83 PROVIDED

UNIT MIX

TYPE	QTY.	RATIO	PARKING REQ.	# OF BEDS
1 BED	12	1.5	18	12
2 BED	21	2.0	42	42
3 BED	9	2.5	22.5	27
TOTAL	42		82.5	81

Unit MIx
1/4" = 1'-0"



Architect:
EAST STAR DESIGN
P.O. BOX 53
FORNEY, TX 75126 USA
(972) 200-7340
Architect@EastStarDesign.com
TX Firm Registration # BR 1725

Developer:
KINOD
BUILDING HEALTHY COMMUNITIES
KinoD
1281 W Green Oaks Blvd
Suite #117
Arlington, TX 76013
855-KINOD-01
469-458-6887 (Office)
www.KinoDLLC.com

No.	Description	Date

KINOD
SUNSET RIDGE RESIDENCES
ROCKWALL, TX

Site Plan

Project number 21-000
Date 1/13/2022 7:34:43 AM
Drawn by GG
Checked by –

A004

Scale As indicated

Seal:

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Greg Guerin Architect
TX License # 22011

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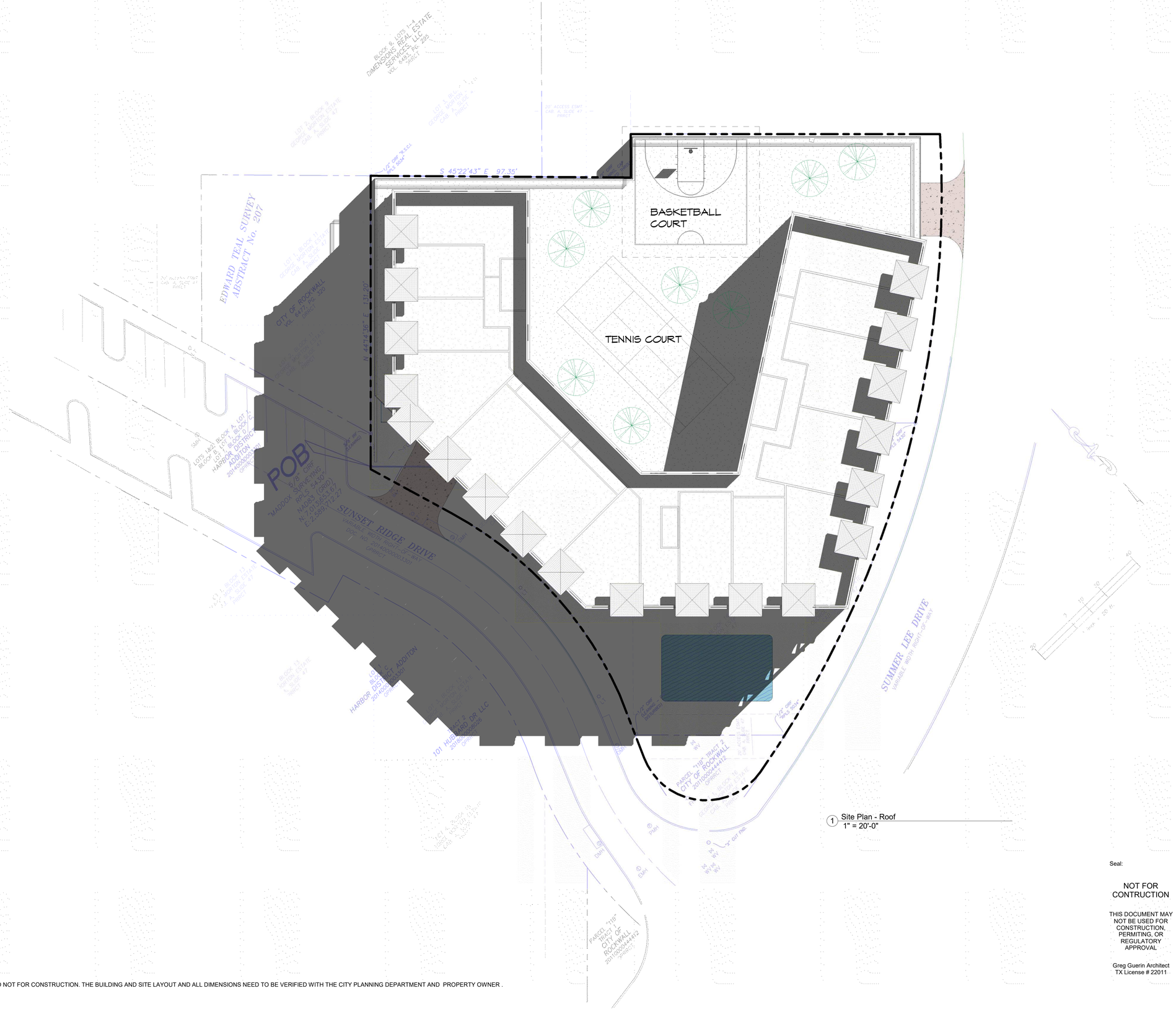
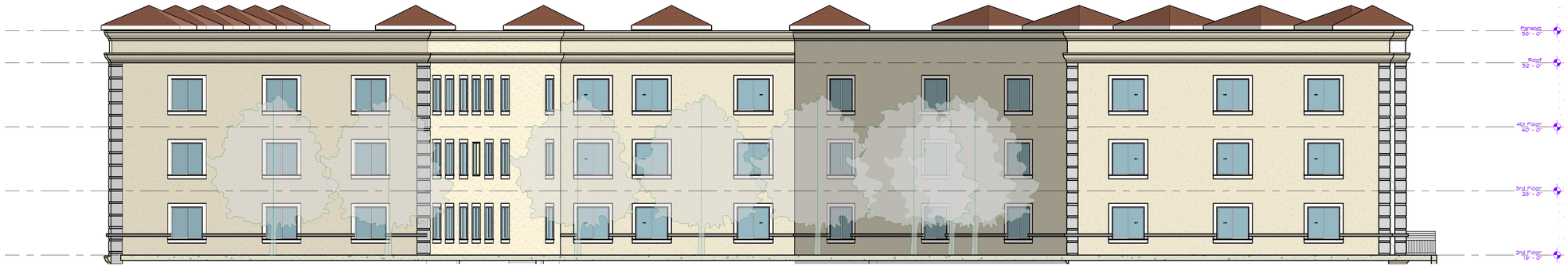

BASKETBALL COURT
TENNIS COURT
POB
S 45°22'43" E 97.35'
N 44°14'35" E 131.28'
EDWARD TEAL SURVEY
ABSTRACT No. 207
SUNSET RIDGE DRIVE
VARIABLE WIDTH RIGHT-OF-WAY
SUMMER LEE DRIVE
VARIABLE WIDTH RIGHT-OF-WAY
CITY OF ROCKWALL
VOL. 6477, PG. 320
DEED REC.
HARBOR DISTRICT ADDITION
LOTS 1&2, BLOCK A, LOT 1, BLOCK B, LOT 1, BLOCK D, LOT 1, BLOCK E
HARBOR DISTRICT ADDITION
20140200004444
OFFICIAL PUBLIC RECORDS
101 HUBBARD DR LLC
20180000004226
OFFICIAL PUBLIC RECORDS
PARCEL "119", TRACT 2
CITY OF ROCKWALL
20170000044412
OFFICIAL PUBLIC RECORDS
PARCEL "119"
TRACT 1
CITY OF ROCKWALL
20170000044412
OFFICIAL PUBLIC RECORDS
BLOCK 9, LOTS 1-4
DIMENSIONS REAL ESTATE SERVICES, LLC
VOL. 6483, PG. 328
DEED REC.
"MADDOX SURVEYING"
RPLS 5400
NAD83 (GRID)
N: 7,013,655.67
E: 2,589,712.27
"SUNSET RIDGE"
RPLS 6540
NAD83 (GRID)
N: 7,013,652.61

1 South
3/32" = 1'-0"



2 North
3/32" = 1'-0"

Seal:

NOT FOR CONTRUCTION

THIS DOCUMENT MAY NOT BE USED FOR CONSTRUCTION, PERMITING, OR REGULATORY APPROVAL

Greg Guerin Architect
TX License # 22011

Architect:
EAST STAR DESIGN
P.O. BOX 53
FORNEY, TX 75126 USA
(972) 200-7340
Architect@EastStarDesign.com
TX Firm Registration # BR 17125

No.	Description	Date

KINOD
SUNSET RIDGE RESIDENCES
ROCKWALL, TX

Developer:
KINOD
BUILDING HEALTHY COMMUNITIES
KinoD
1281 W Green Oaks Blvd
Suite #117
Arlington, TX 76013
855-KINOD-01
469-458-6887 (Office)
www.KinoDLLC.com

Elevations

Project number 21-000
Date 1/13/2022 7:35:05 AM
Drawn by GG
Checked by –

A201

Scale 3/32" = 1'-0"

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Z:\Revit and CAD Project Working Files\2021\21057-KinoD Rockwall Summer Lee and Sunset Ridge\21057-KinoD Rockwall Summer Lee and Sunset Ridge_6.rvt
1/13/2022 7:35:05 AM

1 West
3/32" = 1'-0"

2 East
3/32" = 1'-0"

Seal:

NOT FOR CONTRUCTION

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Greg Guerin Architect
TX License # 22011

Architect:
EAST STAR DESIGN
P.O. BOX 53
FORNEY, TX 75126 USA
(972) 200-7340
Architect@EastStarDesign.com
TX Firm Registration # BR 17125

No.	Description	Date

KINOD
SUNSET RIDGE RESIDENCES

ROCKWALL, TX

Developer:
KinoD
BUILDING HEALTHY COMMUNITIES
KinoD
1281 W Green Oaks Blvd
Suite #117
Arlington, TX 76013
855-KINOD-01
469-458-6887 (Office)
www.KinoDLLC.com

Elevations

Project number 21-000

Date 1/13/2022 7:35:15 AM

Drawn by GG

Checked by –

A202

Scale 3/32" = 1'-0"

1/13/2022 7:35:15 AM

Z:\Revit and CAD Project Working Files\2021\21057-KinoD Rockwall Summer Lee and Sunset Ridge\21057-KinoD Rockwall Summer Lee and Sunset Ridge 6.rvt

1/13/2022 7:35:15 AM

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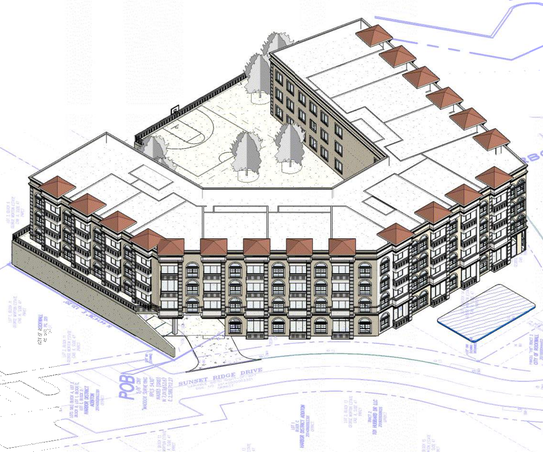
1 3D View 1



2 3D View 3

3 3D View 5

Seal:

NOT FOR CONTRUCTION

THIS DOCUMENT MAY NOT BE USED FOR CONSTRUCTION, PERMITING, OR REGULATORY APPROVAL

Greg Guerin Architect
TX License # 22011

Architect:
EAST STAR DESIGN
P.O. BOX 53
FORNEY, TX 75126 USA
(972) 200-7340
Architect@
EastStarDesign.com
TX Firm Registration
BR 1705

Developer:
KinoD
Building Healthy Communities
KinoD
1281 W Green Oaks Blvd
Suite #117
Arlington, TX 76013
855-KINOD-01
469-458-6887 (Office)
www.KinoDLLC.com

No.	Description	Date

KINOD
SUNSET RIDGE
RESIDENCES

ROCKWALL, TX

3D Views

Project number 21-000
Date 1/13/2022 7:34:39 AM
Drawn by GG
Checked by –

A003

Scale

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1/13/2022 7:34:39 AM

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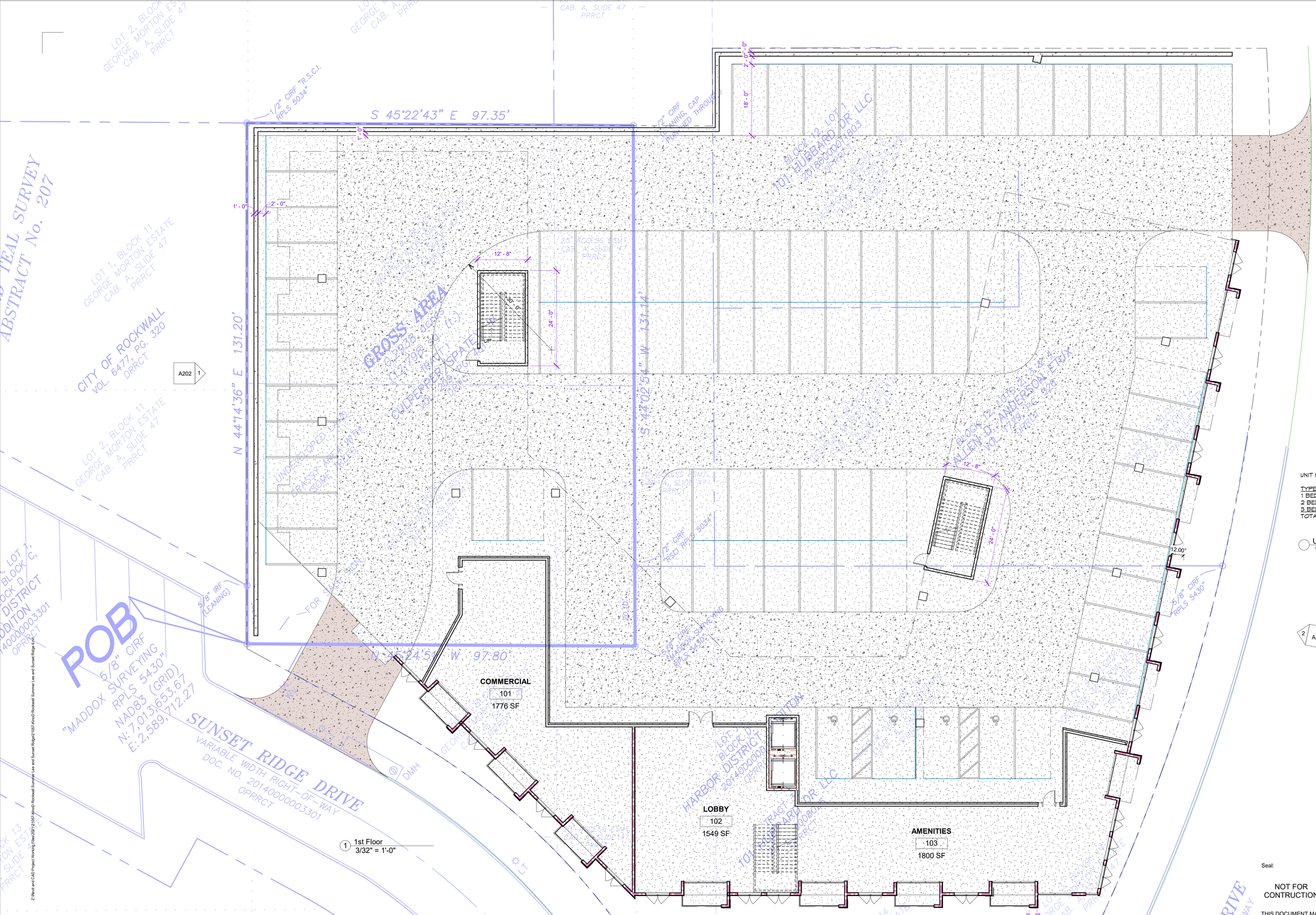
1/13/2022 7:34:39 AM

Sunset Ridge Dr. and Summer Lee Dr.
Rockwall, TX
01-19-22
EAST STAR
DESIGN
KINOD



UNIT MIX

TYPE	QTY.	RATIO	PARKING REQ.	# OF BEDS
1 BED	12	1.5	18	12
2 BED	21	2.0	42	42
3 BED	9	2.5	22.5	27
TOTAL	42		82.5	81

Unit MIx
1/4" = 1'-0"

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Seal:

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Greg Guerin Architect
TX License # 22011

Architect:
EAST STAR DESIGN
P.O. BOX 53
FORNEY, TX 75126 USA
(972) 200-7340
Architect@EastStarDesign.com
TX Firm Registration = BR 1785

Developer:
KinoD
Building Healthy Communities
KinoD
1281 W Green Oaks Blvd
Suite #117
Arlington, TX 76013
855-KINOD-01
469-458-6867 (Office)
www.KinoDLLC.com

No.	Description	Date

KINOD
SUNSET RIDGE RESIDENCES
ROCKWALL, TX

1st Floor Plan

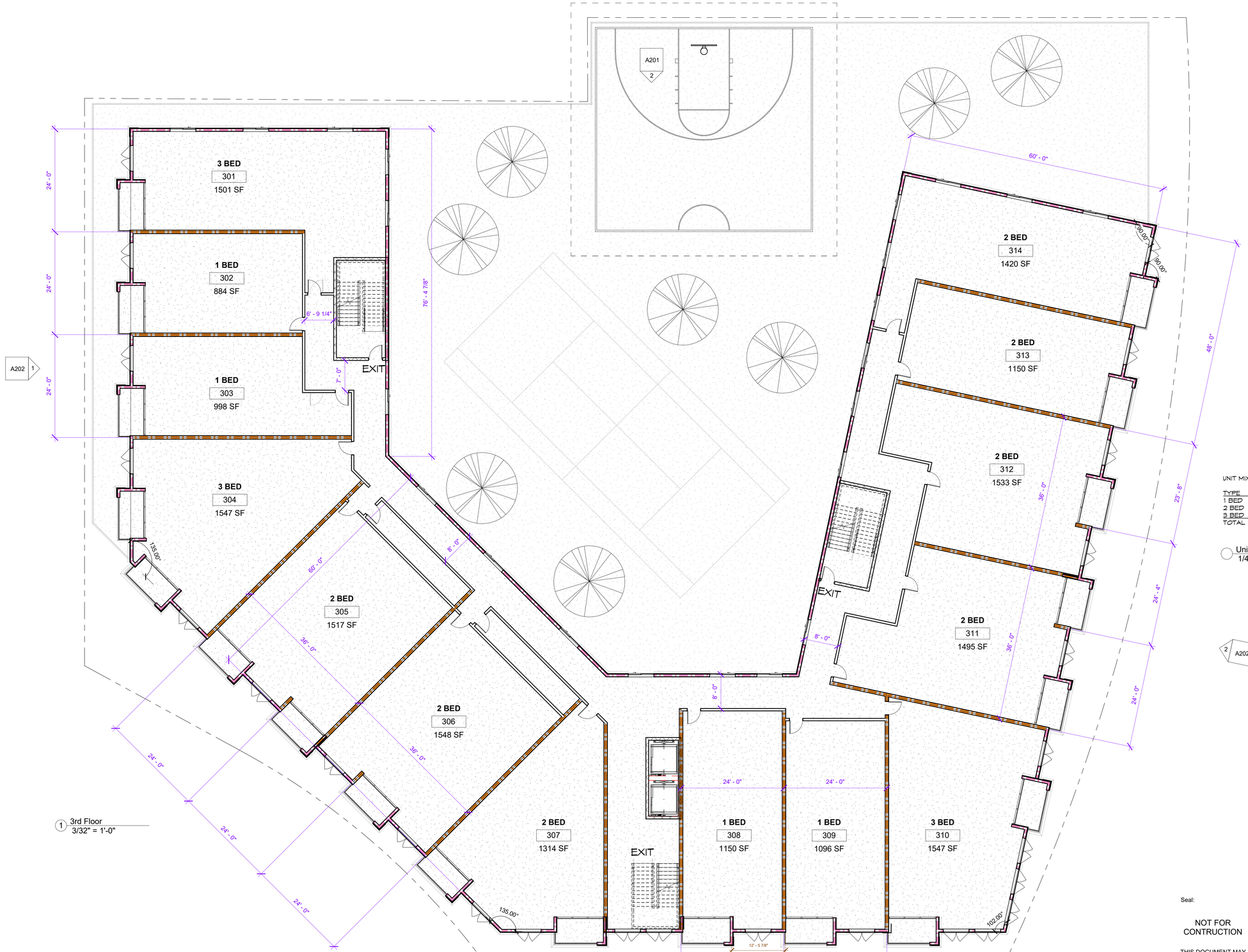
Project number 21-000
Date 1/13/2022 7:34:53 AM
Drawn by GG
Checked by -

A101

Scale As indicated

1/13/2022 7:34:53 AM

Z:\Revit and CAD Project Working Files\2021\21005 KinoD Rockwall Summer Lee and Sunset Ridge\21005 KinoD Rockwall Summer Lee and Sunset Ridge.rvt



1 3rd Floor
3/32" = 1'-0"

UNIT MIX

TYPE	QTY.	RATIO	PARKING REQ.	# OF BEDS
1 BED	12	1.5	18	12
2 BED	21	2.0	42	42
3 BED	9	2.5	22.5	27
TOTAL	42		82.5	81

Unit MIx
1/4" = 1'-0"

Seal:

NOT FOR CONTRUCTION

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Greg Guerin Architect
TX License # 22011

Architect:
EAST STAR DESIGN
P.O. BOX 53
FORNEY, TX 75126 USA
(972) 200-7340
Architect@EastStarDesign.com
TX Firm Registration # BR 1785

No.	Description	Date

KINOD
SUNSET RIDGE RESIDENCES
ROCKWALL, TX

Developer:
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BUILDING HEALTHY COMMUNITIES
KinoD
1281 W Green Oaks Blvd
Suite #117
Arlington, TX 76013
855-KINOD-01
469-458-6887 (Office)
www.KinoDLLC.com

3rd Floor Plan

Project number 21-000
Date 1/13/2022 7:34:56 AM
Drawn by GG
Checked by –

A103

Scale As indicated

1/13/2022 7:34:56 AM

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Z:\Revit and CAD Project Working Files\2021\21007-KinoD\Rockwall\Summer Lee and Sunset Ridge\21007-KinoD-Rockwall-Summer Lee and Sunset Ridge-R.rvt

1/13/2022 7:34:56 AM

PROJECT COMMENTS

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

DATE: 1/20/2022

PROJECT NUMBER:	Z2022-002	CASE MANAGER:	Ryan Miller
PROJECT NAME:	PD Development Plan for Sunset Ridge Residences	CASE MANAGER PHONE:	972-772-6441
SITE ADDRESS/LOCATIONS:	SUMMER LEE DR & SUNSET RIDGE DR	CASE MANAGER EMAIL:	rmiller@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Louis Clark of KinoD LLC on behalf of D. W. Bobst of 101 Hubbard Dr. LLC, Gary Shultz of Culpepper/Spatex JV, and Allen Anderson for the approval of a PD Development Plan for a 42-unit condominium and retail/office building on a 0.4542-acre tract of land identified as Lot 1, Block D, Harbor District Addition and Lots 3 & 4, Block 11 and Lots 1, 2, 3, & 4, Block 12, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Mixed Use Subdistrict of Planned Development District 32 (PD-32), generally located at the northeast corner of the intersection of Sunset Ridge Drive and Summer Lee Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	01/20/2022	Approved w/ Comments

01/20/2022: Z2022-002; PD Development Plan for Sunset Ridge Residences
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 42-unit condominium and retail/office building on a 1.20-acre tract of land identified as Lot 1, Block D, Harbor District Addition and Lots 3 & 4, Block 11 and Lots 1, 2, 3, & 4, Block 12, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Mixed Use Subdistrict of Planned Development District 32 (PD-32), and generally located at the northeast corner of the intersection of Sunset Ridge Drive and Summer Lee Drive.
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
M.3 For reference, include the case number (Z2022-002) in the lower right-hand corner of all pages on future submittals.
M.4 Please provide a legal description of the subject property to be included in the PD Development Plan ordinance.
I.5 Please note the following requirements per the Horizon/Summer Lee Subdistrict:

(1) Setbacks from Right-of-Way Line
(a) Sunset Ridge Drive: 5’
(b) Summer Lee Drive: 30’
(2) Maximum Lot Coverage: 80%
(3) Building Height for First Floor: 15’
(4) Overall Building Height: 75’
(5) Encroachments in Setbacks: 5’
(6) Land Uses
(a) First Floor: Retail, Restaurant, & Residential
(b) Upper Floors: Residential & Office

Approval of this PD Development Plan may waive some of these plan requirements and change the land use to allow condominiums; however, the applicant should try to meet these requirements where feasible and show conformance to these requirements on the plan.

M.6 On the Concept Plan please make the following changes (see attached Planning Department mark ups):

(1) Indicate the distance from the buildings to the right-of-way line for all adjacent streets.
(2) Remove the cross hatching over the concept plan.
(3) Indicate the commercial/retail/office space and indicate the size of the space.

I.7 Based on the applicant's submittal staff has made the following recommendations concerning the proposed condominium development:

(1) The area at the corner of the intersection of Summer Lee Drive and Sunset Ridge Drive presents an opportunity to incorporate a plaza or pocket park, which -- if incorporated into the plan -- would help the plan better conform to the intent of Planned Development District 32 (PD-32) and the OURHometown Vision 2040 Comprehensive Plan.

M.8 Please review the attached Draft Ordinance prior to the January 25, 2022 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than February 1, 2022. In reviewing the Draft Ordinance, please pay close attention to staff's suggestions.
I.9 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 February 1, 2022; 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 February 15, 2022 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on January 25, 2022.
I.10 The projected City Council meeting dates for this case will be February 22, 2022 (1st Reading) and March 7, 2022 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	01/19/2022	Needs Review

01/19/2022: M - There might need to be a visibility clip for Sunset Ridge turning onto Summer Lee.

The following items are informational for the engineering design process.
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 18" and taller must be rock or stone face. No smooth concrete walls.

Drainage Items:
- Dumpster to drain to an oil/water separator and then to the storm lines.
- Storm Pro-Rata $7226.59/acre.

Water and Wastewater Items:
- All electrical/franchise utility line to be underground.
- No structures in easements. Min. easement width is 20'.
- Minimum public utilities to be 8-inch.
- Infrastructure study needed. Retainer fee required.

Roadway Paving Items:
- Parking to be 20'x9' with 24' drive isles. One-way traffic may have 14.5' min. drive isles for 60 degree angled parking. Angled parking to be 20.1' deep. Parallel parking to be 22'x9'.
- No dead end parking allowed.
- Fire Lane turn radii must be 30' minimum.
- Traffic Impact Analysis is required
- Need engineered visibility clip and nothing will be built or planted in this clip
- Need PD-32 required sidewalks along Summer Lee and Sunset Ridge with landscaping and lighting

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	01/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	01/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	01/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	01/20/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Ryan Miller	01/20/2022	Approved w/ Comments

01/18/2022: No comments

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 18" and taller must be rock or stone face. No smooth concrete walls.

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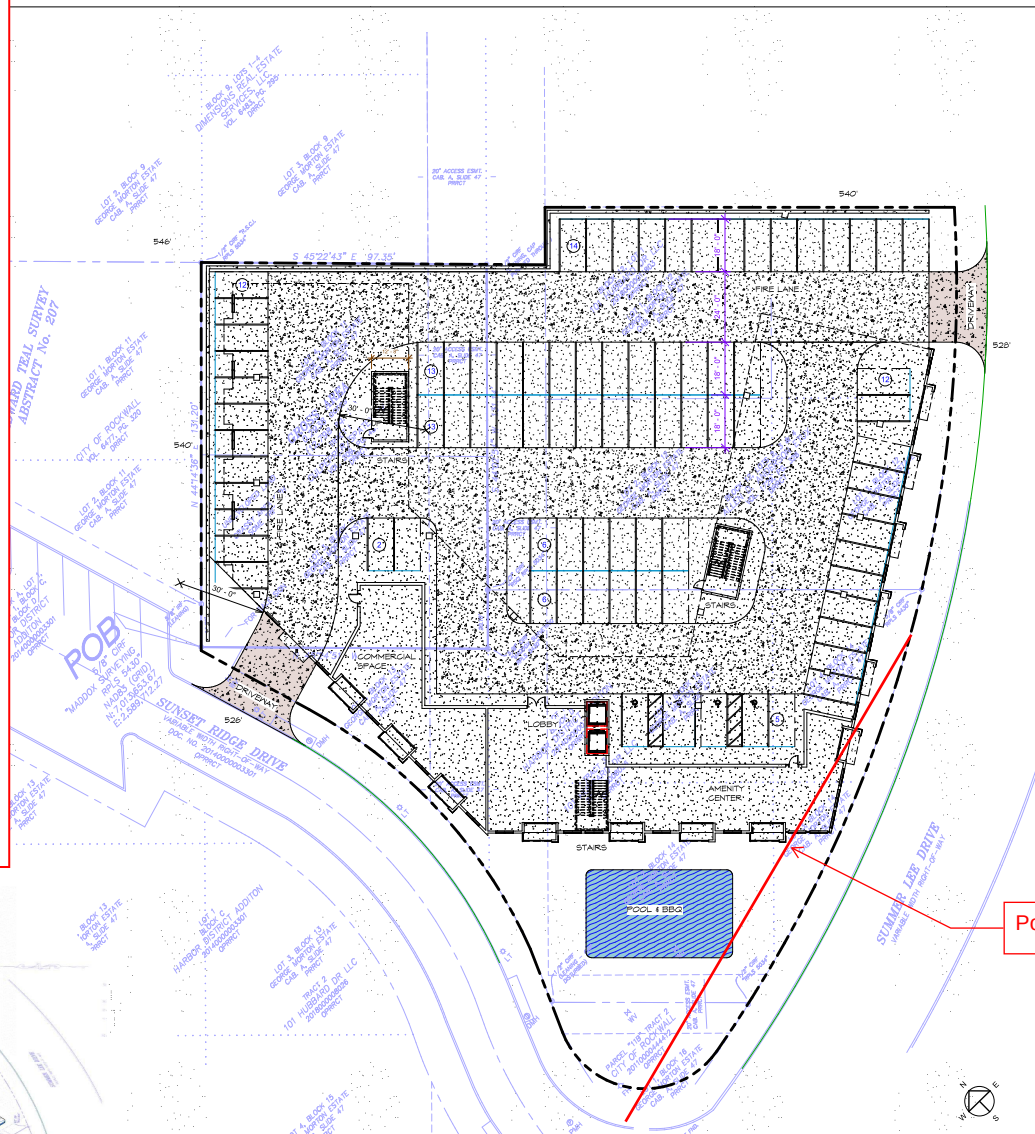


ZONING

PD-32
HILLSIDE MIXED USE SUB DISTRICT

PARKING

LAND USE MINIMUM PARKING REQUIRED
Multi-Family Unit with One (1) Bedroom 1.5/Unit
Multi-Family Unit with Two (2) Bedroom 2.0/Unit
Multi-Family Unit with Three (3) Bedroom 2.5/Unit

NUMBER OF STORIES: 4.5

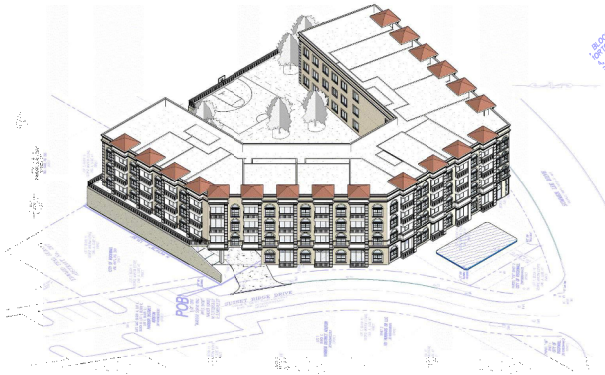
HEIGHT: 60 FEET

PARKING: 83 PROVIDED

UNIT MIX

TYPE	QTY.	RATIO	PARKING REQ.	# OF BEDS
1 BED	12	1.5	18	12
2 BED	21	2.0	42	42
3 BED	9	2.5	22.5	27
TOTAL	42		82.5	81

Unit Mix
1/4" = 1'-0"



2 3D View 2

Seal:

NOT FOR CONTRUCTION

THIS DOCUMENT MAY NOT BE USED FOR CONSTRUCTION, PERMITING, OR REGULATORY APPROVAL

Greg Guerin Architect
TX License # 22011

Architect:
EAST STAR DESIGN
P.O. BOX 53
FORNEY, TX 75126 USA
(972) 200-7340
Architects
EastStarDesign.com
TX Firm Registration # BR 1785

No.	Description	Date

KINOD
SUNSET RIDGE RESIDENCES
ROCKWALL, TX

Developer:
KINOD
BUILDING HEALTHY COMMUNITIES
KinoD
1281 W Green Oaks Blvd
Suite #117
Arlington, TX 76013
855-KINOD-01
469-458-6887 (Office)
www.KinoDLLC.com

Site Plan

Project number 21-000
Date 1/13/2022 7:34:43 AM
Drawn by GG
Checked by -
A004
Scale As indicated

1/13/2022 7:34:43 AM

DISCLAIMER: THIS IS A CONCEPT DESIGN SKETCH ONLY AND NOT FOR CONSTRUCTION. THE BUILDING AND SITE LAYOUT AND ALL DIMENSIONS NEED TO BE VERIFIED WITH THE CITY PLANNING DEPARTMENT AND PROPERTY OWNER .

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Moton Block 12, Lot 1				
SUBDIVISION	Harbor District Addition	Moton	LOT 1	BLOCK	12
GENERAL LOCATION	Summer Lee Drive & Sunset RidgeRock Wall Texas				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Mixed USe	CURRENT USE	Mixed Use
PROPOSED ZONING	Residential Condos	PROPOSED USE	Residential Condos
ACREAGE	0.4542	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]

☑ OWNER	101 Hubbard Dr LLC	☑ APPLICANT	KinoD LLC
CONTACT PERSON	DW Bobst	CONTACT PERSON	Louis Clark
ADDRESS	2701 Sunset Ridge Drive Ste 610	ADDRESS	1281 W Green Oaks Blvd
CITY, STATE & ZIP	Rockwall Texas 75032	CITY, STATE & ZIP	Suite 117 Arlington Texas 76013
PHONE	214-553-5505	PHONE	855-546-6301
E-MAIL	DWBobs@trendhr.com	E-MAIL	LCLARK@KINODLLC.COM

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. 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 13 *DAY OF* Dec, 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Melinda Clark

MELINDA CLARK
Notary Public, State of Texas
Comm. Expires 09-26-2022
Notary ID 126071873

MY COMMISSION EXPIRES

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:

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Parcel 19938 Summer Lee Drive Rockwall Texas				
SUBDIVISION	Moton	LOT	3&4	BLOCK	11
GENERAL LOCATION	Summer Lee Drive Rock Wall Texas				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Mixed USe	CURRENT USE	Mixed Use
PROPOSED ZONING	Residential Condos	PROPOSED USE	Residential Condos
ACREAGE		LOTS [CURRENT]	
		LOTS [PROPOSED]	

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

☐ OWNER	Culpepper /Spatex JV	☑ APPLICANT	KinoD LLC
CONTACT PERSON	Gary Shultz	CONTACT PERSON	Louis Clark
ADDRESS	P O Box 190569	ADDRESS	1281 W Green Oaks Blvd
CITY, STATE & ZIP	Dallas Texas 75219	CITY, STATE & ZIP	Suite 117 Arlington Texas 76013
PHONE	817-233-0478	PHONE	855-546-6301
E-MAIL	gshultz@diamond-a.com	E-MAIL	LCLARK@KINODLLC.COM

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE DEC 16, 21 DAY OF _____, 20___. 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 16th *DAY OF* December, 20 21

OWNER'S SIGNATURE Gary Shultz manager

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THOMAS ABRAHAM
Notary Public, State of Texas
Comm. Expires 07-25-2025
Notary ID 11501644

MY COMMISSION EXPIRES

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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CITY ENGINEER:

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Moton Block 12, Lot 2,3,4				
SUBDIVISION	Harbor District Addition Moton	LOT	2,3,4	BLOCK	12
GENERAL LOCATION	Summer Lee Drive & Sunset RidgeRock Wall Texas				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

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PROPOSED ZONING	Residential Condos	PROPOSED USE	Residential Condos
ACREAGE		LOTS [CURRENT]	
LOTS [PROPOSED]			

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

☑ OWNER	Allen Anderson	☑ APPLICANT	KinoD LLC
CONTACT PERSON	Allen Anderson	CONTACT PERSON	Louis Clark
ADDRESS		ADDRESS	1281 W Green Oaks Blvd
CITY, STATE & ZIP		CITY, STATE & ZIP	Suite 117 Arlington Texas 76013
PHONE	214-538-2209	PHONE	855-546-6301
E-MAIL		E-MAIL	LCLARK@KINODLLC.COM

NOTARY VERIFICATION [REQUIRED]

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

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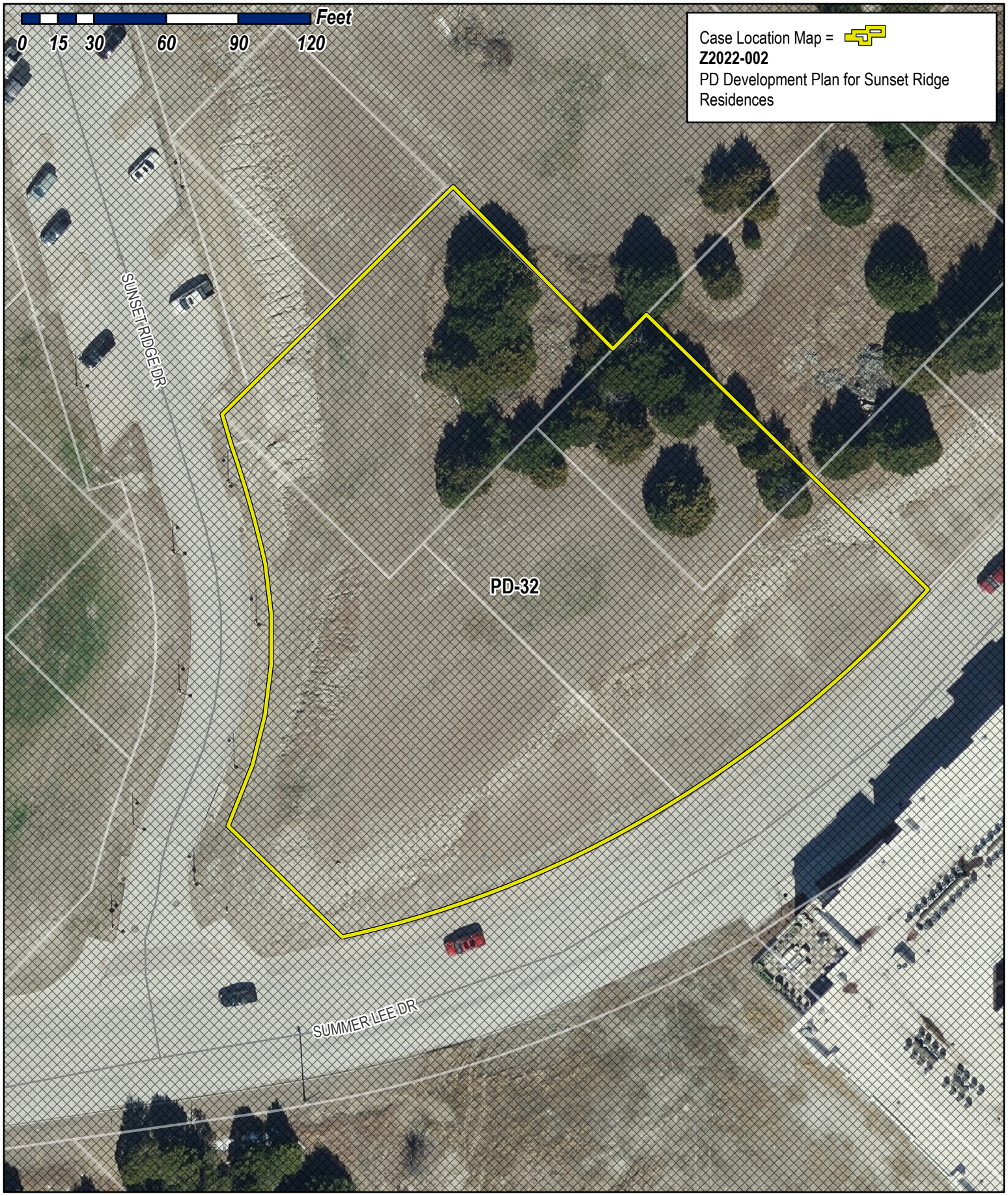
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 *DAY OF* December 2021.

Christine Noel Brandy
My Commission Expires
12/03/2023
ID No. 130457290

OWNER'S SIGNATURE Allen Anderson

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Christine N. Brandy

MY COMMISSION EXPIRES 12/03/2023



City of Rockwall

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

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

City of Rockwall

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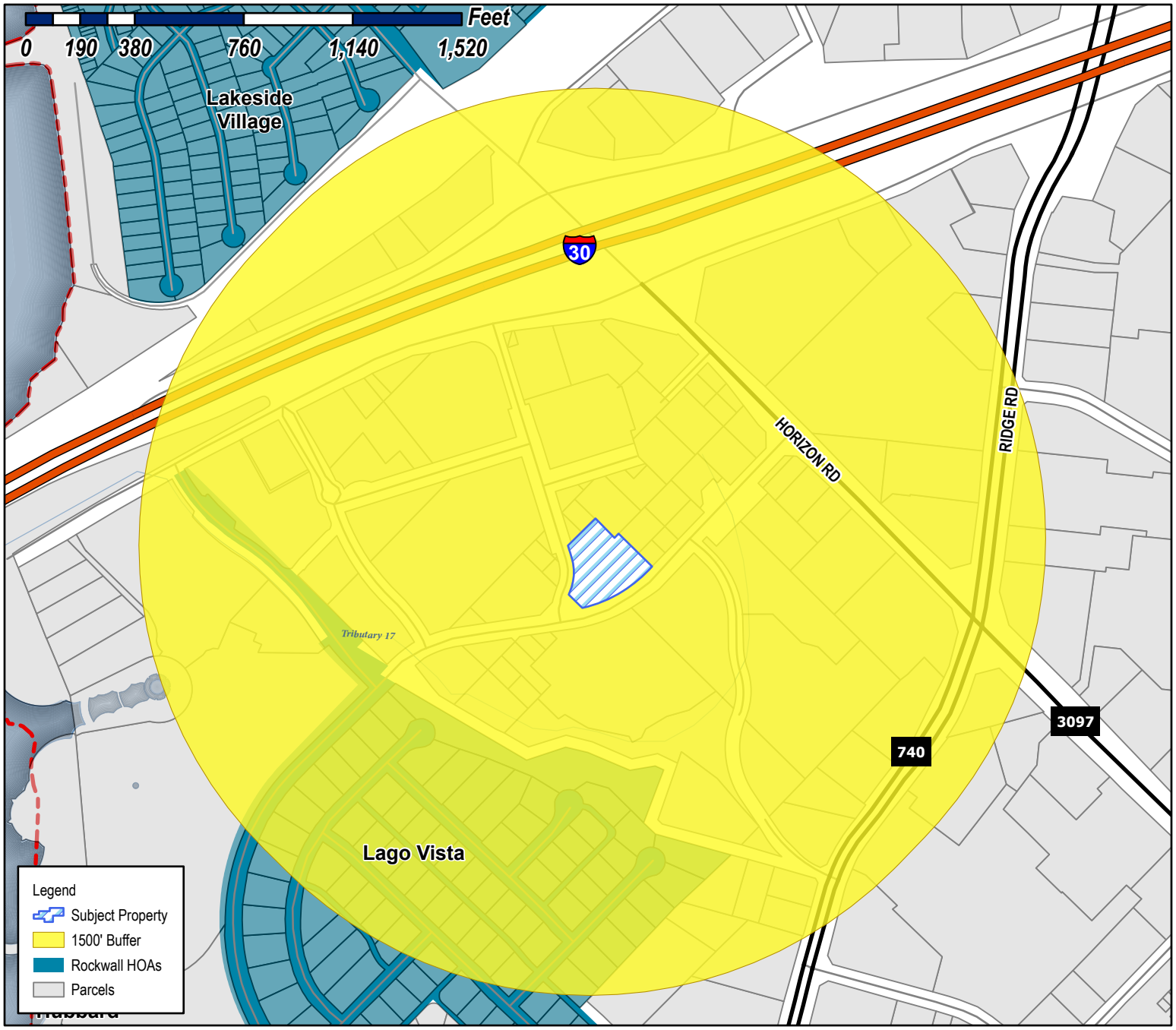


Case Number: Z2022-002
Case Name: PD Development Plan for Sunset Ridge Residences
Case Type: Zoning
Zoning: PD-32
Case Address: Summer Lee Dr. & Sunset Ridge Dr.

Date Saved: 1/14/2022
For Questions on this Case Call (972) 771-7745

Miller, Ryan

From: Miller, Ryan
Sent: Thursday, January 20, 2022 12:01 PM
To: Miller, Ryan; Lee, Henry; Gamez, Angelica
Subject: Neighborhood Notification Program [Z2022-002]
Attachments: Public Notice (01.14.2022).pdf; HOA Map (01.14.2022).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 *January 21, 2022*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, February 15, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, February 22, 2022 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.

Z2022-002: PD Development Plan for Condominiums
Hold a public hearing to discuss and consider a request by Louis Clark of KinoD LLC on behalf of D. W. Bobst of 101 Hubbard Dr. LLC, Gary Shultz of Culpepper/Spatex JV, and Allen Anderson for the approval of a *PD Development Plan* for a 42-unit condominium and retail/office building on a 0.4542-acre tract of land identified as Lot 1, Block D, Harbor District Addition and Lots 3 & 4, Block 11 and Lots 1, 2, 3, & 4, Block 12, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the *Hillside Mixed Use Subdistrict* of Planned Development District 32 (PD-32), generally located at the northeast corner of the intersection of Sunset Ridge Drive and Summer Lee Drive, and take any action necessary.

Thank you,

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

HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION WEBSITE | MUNICIPAL CODE WEBSITE
GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | UNIFIED DEVELOPMENT CODE

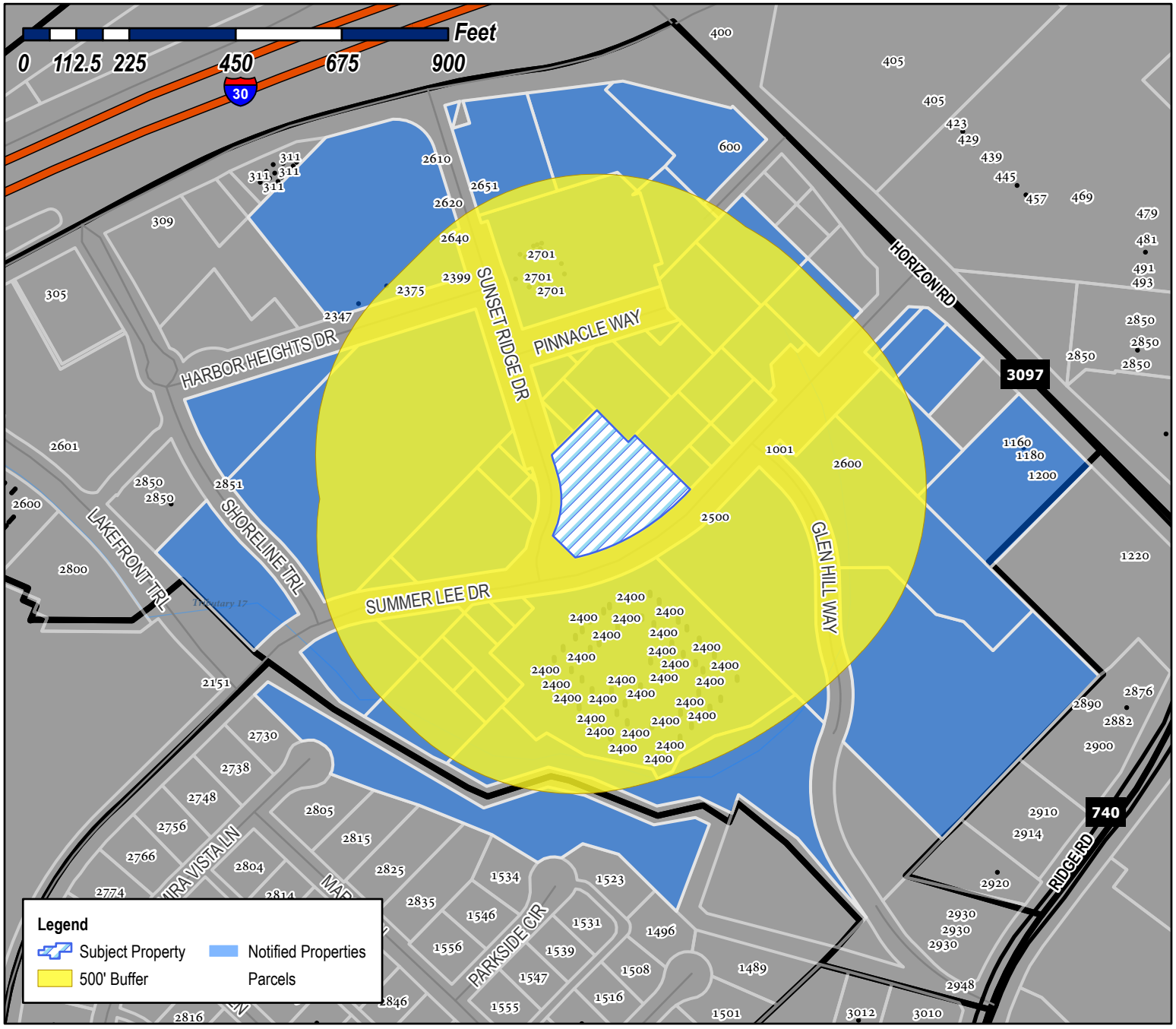
NOTES
1) *APPOINTED AND ELECTED OFFICIALS*: BY *REPLYING ALL* TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

This email was scanned by Bitdefender

City of Rockwall

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

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



Case Number: Z2022-002
Case Name: PD Development Plan for Sunset Ridge Residences
Case Type: Zoning
Zoning: PD-32
Case Address: Summer Lee Dr. & Sunset Ridge Dr.

Date Saved: 1/14/2022
For Questions on this Case Call (972) 771-7745

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

SPATEX GROUP PARTNERSHIP
C/O GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

ATTICUS REAL ESTATE SERVICES INC
5339 ALPHA RD
STE 300
DALLAS, TX 75240

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

FIELDS EARNEST E
2400 109th Ave
OAKLAND, CA 94603

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

CARSON MARK R
701 N MUNSON RD
ROYSE CITY, TX 75189

CULPEPPER/SPATEX JV
C/O GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

101 HUBBARD DR LLC
2701 SUNSET RIDGE DR
SUITE 610
ROCKWALL, TX 75032

SONG CORPORATION
1200 HORIZON RD
ROCKWALL, TX 75032

ROCKWALL HARBOR HILL, LTD
15653 HIGHWAY 243
KAUFMAN, TX 75142

CULPEPPER /SPATEX JV
C/O GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

CULPEPPER /SPATEX JV
C/O GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

CAIN DOYLE E
1375 COUNTY ROAD 2290
MINEOLA, TX 75773

CAIN DOYLE
1375 COUNTY ROAD 2290
MINEOLA, TX 75773

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

CULPEPPER/SPATEX JV
C/O GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

WHITE MICHAEL AND
MARION E WILSON AND DIMENSIONS REAL ESTATE SERVICES LLC
2304 W WHEATLAND RD
DALLAS. TX 75232

WHITE MICHAEL AND
MARION E WILSON AND DIMENSIONS REAL ESTATE SERVICES LLC
2304 W WHEATLAND RD
DALLAS. TX 75232

WHITE MICHAEL AND
MARION E WILSON AND DIMENSIONS REAL ESTATE SERVICES LLC
2304 W WHEATLAND RD
DALLAS. TX 75232

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

101 HUBBARD DR LLC
2701 SUNSET RIDGE DR
SUITE 610
ROCKWALL, TX 75032

ANDERSON ALLEN D ETUX
1208 S LAKESHORE DR
ROCKWALL, TX 75087

101 HUBBARD DR LLC
2701 SUNSET RIDGE DR
SUITE 610
ROCKWALL, TX 75032

HARBOR HEIGHTS INVESTORS LP
2701 SUNSET RIDGE DR
SUITE 610
ROCKWALL, TX 75032

101 HUBBARD DR LLC
2701 SUNSET RIDGE DR
SUITE 610
ROCKWALL, TX 75032

SPATEX GROUP PARTNERSHIP
C/O GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

KATHERINE BANNER FAMILY TRUST
KATHERINE BANNER- TRUSTEE
4 CHURCH HILL ROAD
HIGH FALLS, NY 12240

MHC ROCKWALL LLC
1468 KIMBROUGH RD
SUITE 103
GERMANTOWN, TN 38138

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

CULPEPPER /SPATEX JV
C/O GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

SONG CORPORATION
1200 HORIZON RD
ROCKWALL, TX 75032

EIGHTYTWENTY REAL ESTATE HOLDINGS LLC
5740 PROSPECT AVE
SUITE 2001
DALLAS, TX 75206

HARBOR LAKE POINTE INVESTORS LLC
2701 SUNSET RIDGE DR
SUITE 607
ROCKWALL, TX 75032

CULPEPPER/SPATEX JV
C/O GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

HH RETAIL CENTER LP
2701 SUNSET RIDGE DR
SUITE 610
ROCKWALL, TX 75032

CULPEPPER/SPATEX JV
C/O GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

SPATEX GROUP PARTNERSHIP
C/O GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

HARBOR URBAN CENTER LLC
5339 ALPHA RD
SUITE 300
DALLAS, TX 75240

ATTICUS SUMMER LEE TOWNHOMES LLC
5339 ALPHA ROAD
SUITE 300
DALLAS, TX 75240

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. Z2022-002: PD Development Plan for Sunset Ridge Condominiums

Hold a public hearing to discuss and consider a request by Louis Clark of KinoD LLC on behalf of D. W. Bobst of 101 Hubbard Dr. LLC, Gary Shultz of Culpepper/Spatex JV, and Allen Anderson for the approval of a *PD Development Plan* for a 42-unit condominium and retail/office building on a 0.4542-acre tract of land identified as Lot 1, Block D, Harbor District Addition and Lots 3 & 4, Block 11 and Lots 1, 2, 3, & 4, Block 12, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the *Hillside Mixed Use Subdistrict* of Planned Development District 32 (PD-32), generally located at the northeast corner of the intersection of Sunset Ridge Drive and Summer Lee Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, February 15, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, February 22, 2022 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 *Tuesday, February 22, 2022 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2022-002: PD Development Plan for Sunset Ridge Condominiums

Please place a check mark on the appropriate line below:

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

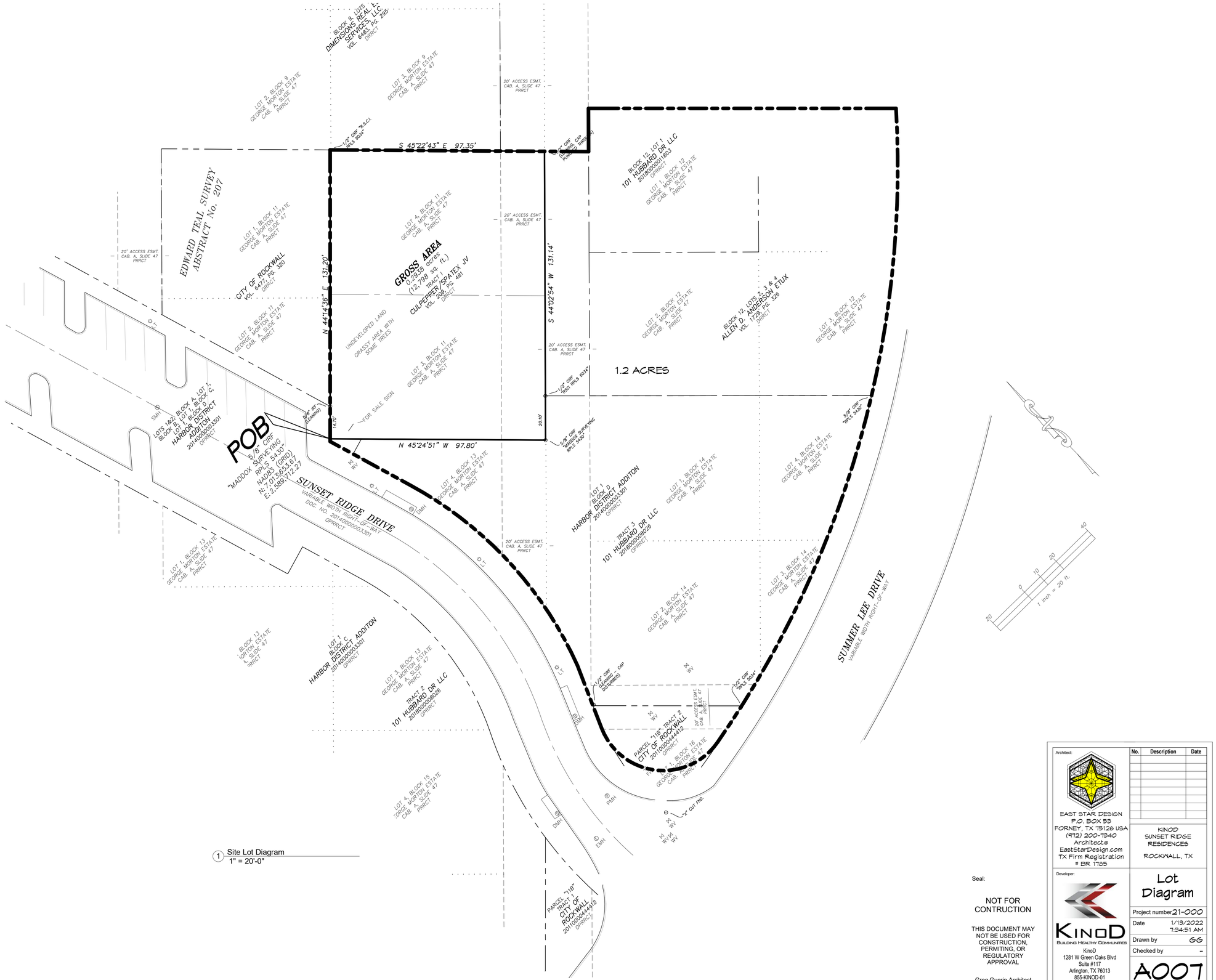
☐ I am opposed to the request for the reasons listed below.

Name:

Address:

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

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



1 Site Lot Diagram
1" = 20'-0"

DISCLAIMER: THIS IS A CONCEPT DESIGN SKETCH ONLY AND NOT FOR CONSTRUCTION. THE BUILDING AND SITE LAYOUT AND ALL DIMENSIONS NEED TO BE VERIFIED WITH THE CITY PLANNING DEPARTMENT AND PROPERTY OWNER .

Seal:

NOT FOR CONTRUCTION

THIS DOCUMENT MAY NOT BE USED FOR CONSTRUCTION, PERMITING, OR REGULATORY APPROVAL

Greg Guerin Architect
TX License # 22011

Architect:
EAST STAR DESIGN
P.O. BOX 53
FORNEY, TX 75126 USA
(972) 200-7340
Architect@EastStarDesign.com
TX Firm Registration # BR 1785

No.	Description	Date

KINOD
SUNSET RIDGE RESIDENCES
ROCKWALL, TX

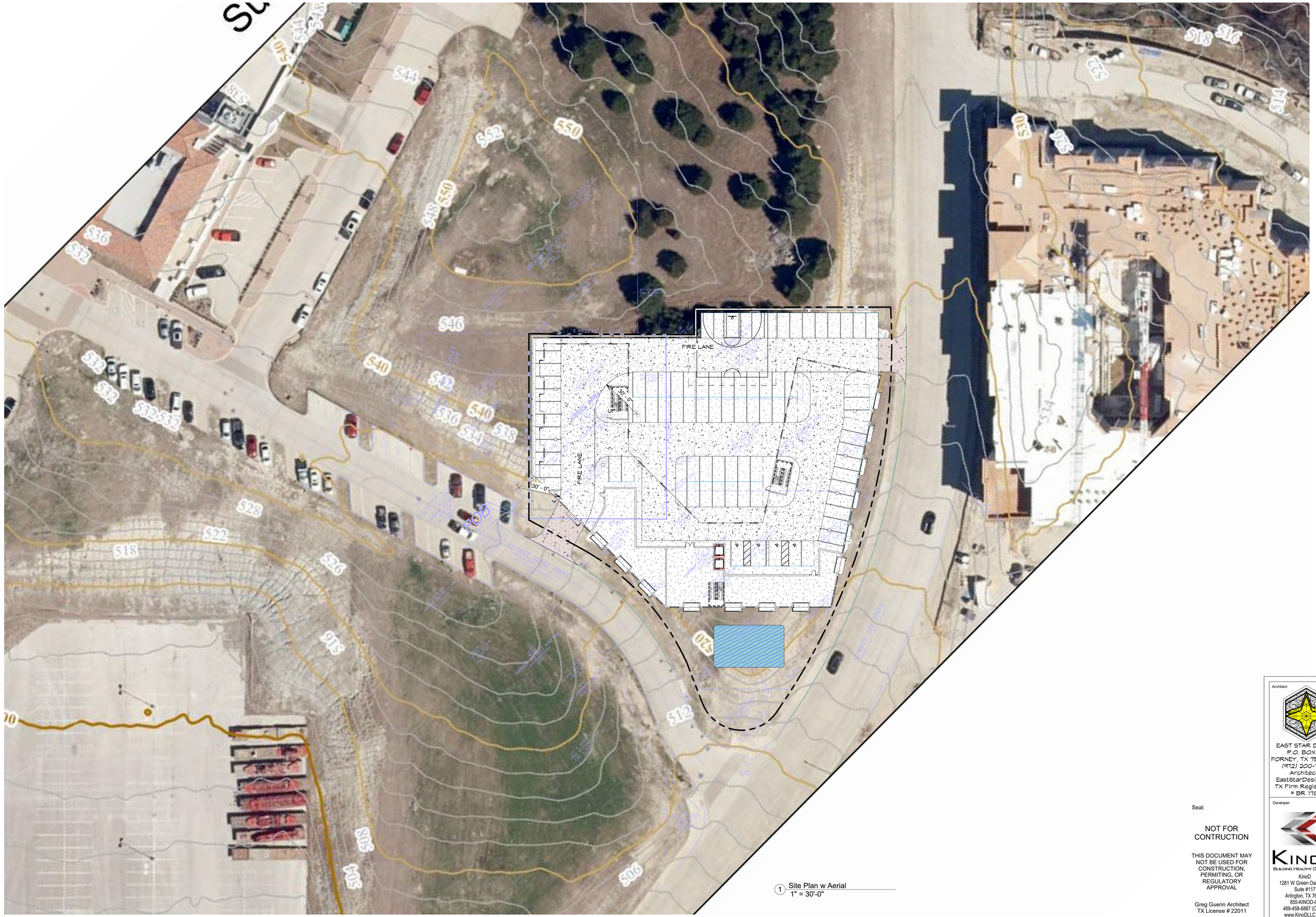
Developer:
KINOD
BUILDING HEALTHY COMMUNITIES
KinoD
1281 W Green Oaks Blvd
Suite #117
Arlington, TX 76013
855-KINOD-01
469-458-6887 (Office)
www.KinoDLLC.com

Lot Diagram

Project number	21-000
Date	1/13/2022 7:34:51 AM
Drawn by	GG
Checked by	-
	A007
Scale	1" = 20'-0"

1/13/2022 7:34:51 AM

Z:\Revit and CAD Project Working Files\2021\21007 KinoD\ Rockwall\ Summer Lee and Sunset Ridge\21007 KinoD Rockwall Summer Lee and Sunset Ridge 6.rvt



1 Site Plan w Aerial
1" = 30'-0"

DISCLAIMER: THIS IS A CONCEPT DESIGN SKETCH ONLY AND NOT FOR CONSTRUCTION. THE BUILDING AND SITE LAYOUT AND ALL DIMENSIONS NEED TO BE VERIFIED WITH THE CITY PLANNING DEPARTMENT AND PROPERTY OWNER .

Seal:

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Greg Guerin Architect
TX License # 22011

Architect:
EAST STAR DESIGN
P.O. BOX 53
FORNEY, TX 75126 USA
(972) 200-7340
Architect@
EastStarDesign.com
TX Firm Registration
= BR 1705

No.	Description	Date

KINOD
SUNSET RIDGE
RESIDENCES

ROCKWALL, TX

Developer:
KINOD
BUILDING HEALTHY COMMUNITIES
KinoD
1281 W Green Oaks Blvd
Suite #117
Arlington, TX 76013
855-KINOD-01
469-458-6867 (Office)
www.KinoDLLC.com

Site Plan w Aerial

Project number	21-000
Date	1/13/2022 7:34:44 AM
Drawn by	GG
Checked by	–
Scale	1" = 30'-0"

A005

1/13/2022 7:34:44 AM

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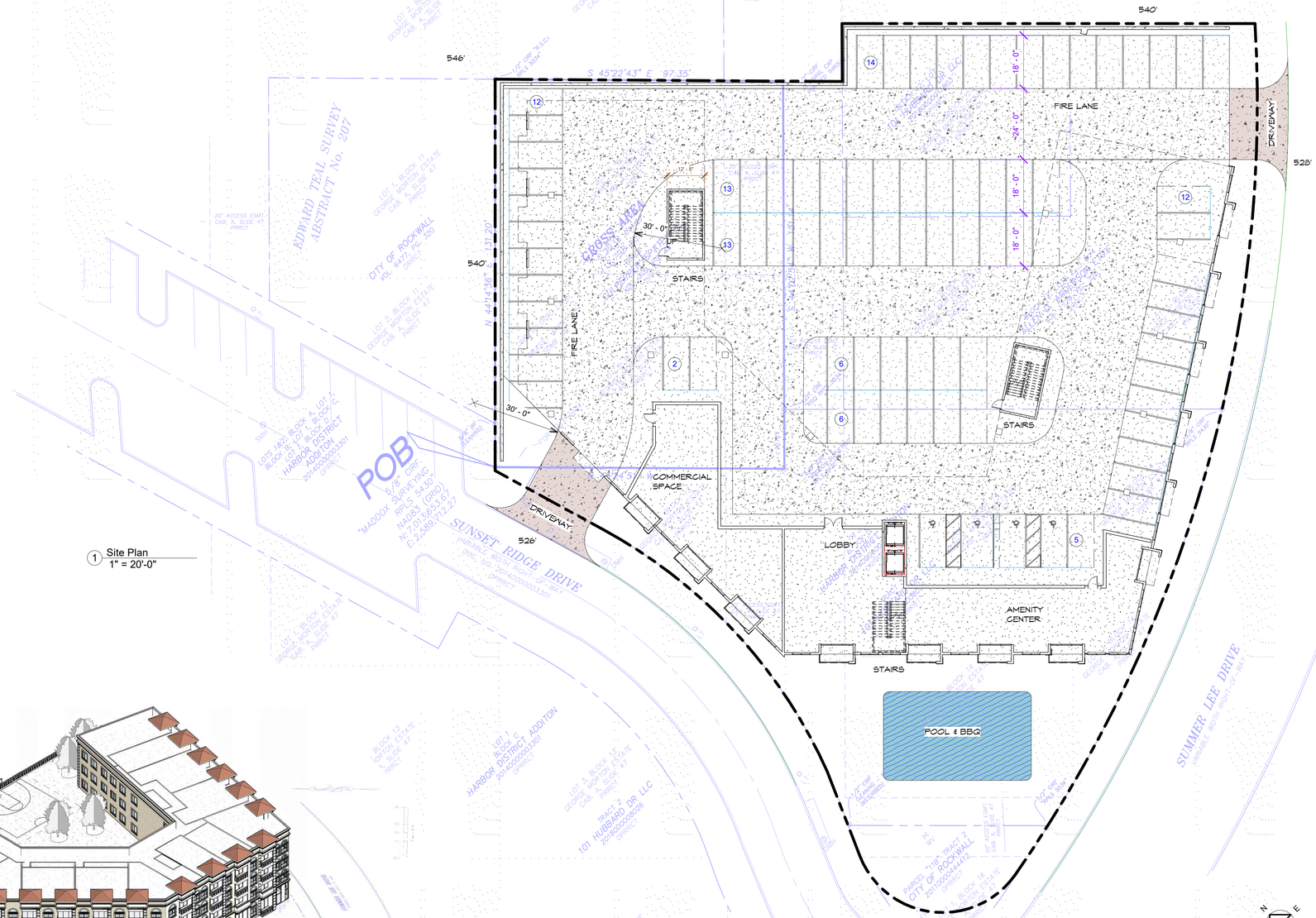


1 Site Plan
1" = 20'-0"

2 3D View 2

ZONING

PD-32
HILLSIDE MIXED USE SUB DISTRICT

PARKING

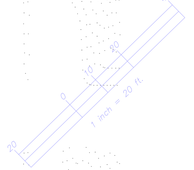
LAND USE MINIMUM PARKING REQUIRED
Multi-Family Unit with One (1) Bedroom 1.5/Unit
Multi-Family Unit with Two (2) Bedroom 2.0/Unit
Multi-Family Unit with Three (3) Bedroom 2.5/Unit

NUMBER OF STORIES:	4.5
HEIGHT:	60 FEET
PARKING:	83 PROVIDED

UNIT MIX

TYPE	QTY.	RATIO	PARKING REQ.	# OF BEDS
1 BED	12	1.5	18	12
2 BED	21	2.0	42	42
3 BED	9	2.5	22.5	27
TOTAL	42		82.5	81

Unit MIx
1/4" = 1'-0"



Architect:
EAST STAR DESIGN
P.O. BOX 53
FORNEY, TX 75126 USA
(972) 200-7340
Architect@EastStarDesign.com
TX Firm Registration # BR 1725

Developer:
KINOD
BUILDING HEALTHY COMMUNITIES
KinoD
1281 W Green Oaks Blvd
Suite #117
Arlington, TX 76013
855-KINOD-01
469-458-6887 (Office)
www.KinoDLLC.com

No.	Description	Date

KINOD
SUNSET RIDGE RESIDENCES
ROCKWALL, TX

Site Plan

Project number 21-000
Date 1/13/2022 7:34:43 AM
Drawn by GG
Checked by –

A004

Scale As indicated

Seal:

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Greg Guerin Architect
TX License # 22011

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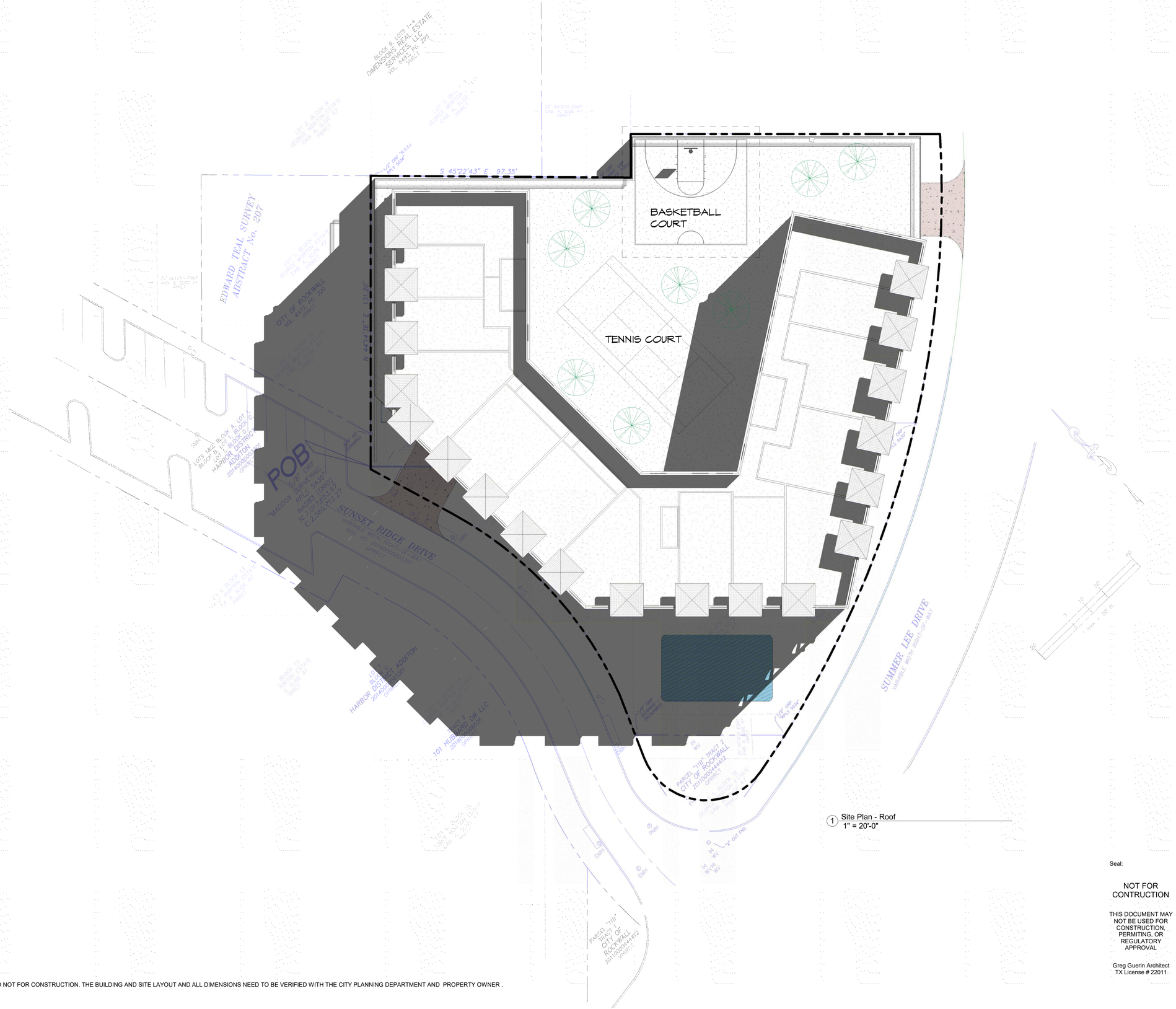
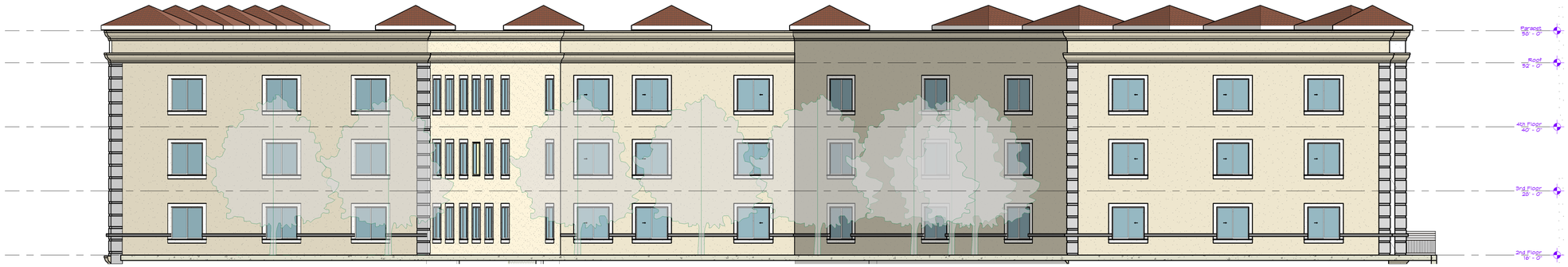
1/13/2022 7:34:43 AM


BASKETBALL COURT
TENNIS COURT
POB
S 45°22'43" E 97.35'
N 44°14'35" E 131.28'
EDWARD TEAL SURVEY
ABSTRACT No. 207
SUNSET RIDGE DRIVE
VARIABLE WIDTH RIGHT-OF-WAY
SUMMER LEE DRIVE
VARIABLE WIDTH RIGHT-OF-WAY
CITY OF ROCKWALL
VOL. 6477, PG. 320
DEED REC.
HARBOR DISTRICT ADDITION
LOTS 1&2, BLOCK A, LOT 1, BLOCK B, LOT 1, BLOCK D, LOT 1, BLOCK E
HARBOR DISTRICT ADDITION
20140200004444
OFFICIAL PUBLIC RECORDS
101 HUBBARD DR LLC
20180000004226
OFFICIAL PUBLIC RECORDS
PARCEL "119", TRACT 2
CITY OF ROCKWALL
20170000044412
OFFICIAL PUBLIC RECORDS
PARCEL "119"
TRACT 1
CITY OF ROCKWALL
20170000044412
OFFICIAL PUBLIC RECORDS
BLOCK 9, LOTS 1-4
DIMENSIONS REAL ESTATE SERVICES, LLC
VOL. 6483, PG. 328
DEED REC.
"MADDOX SURVEYING"
RPLS 5400
NAD83 (GRID)
N: 7,013,655.67
E: 2,589,712.27
"SUNSET RIDGE"
RPLS 6540
NAD83 (GRID)
N: 7,013,652.61

1 South
3/32" = 1'-0"



2 North
3/32" = 1'-0"

Seal:

NOT FOR CONTRUCTION

THIS DOCUMENT MAY NOT BE USED FOR CONSTRUCTION, PERMITING, OR REGULATORY APPROVAL

Greg Guerin Architect
TX License # 22011

Architect:
EAST STAR DESIGN
P.O. BOX 53
FORNEY, TX 75126 USA
(972) 200-7340
Architect@EastStarDesign.com
TX Firm Registration # BR 17125

No.	Description	Date

KINOD
SUNSET RIDGE RESIDENCES
ROCKWALL, TX

Developer:
KINOD
BUILDING HEALTHY COMMUNITIES
KinoD
1281 W Green Oaks Blvd
Suite #117
Arlington, TX 76013
855-KINOD-01
469-458-6887 (Office)
www.KinoDLLC.com

Elevations

Project number 21-000
Date 1/13/2022 7:35:05 AM
Drawn by GG
Checked by –

A201

Scale 3/32" = 1'-0"

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Z:\Revit and CAD Project Working Files\2021\21057-KinoD Rockwall Summer Lee and Sunset Ridge\21057-KinoD Rockwall Summer Lee and Sunset Ridge_6.rvt
1/13/2022 7:35:05 AM

1 West
3/32" = 1'-0"

2 East
3/32" = 1'-0"

Seal:

NOT FOR CONTRUCTION

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Greg Guerin Architect
TX License # 22011

Architect:
EAST STAR DESIGN
P.O. BOX 53
FORNEY, TX 75126 USA
(972) 200-7340
Architect@EastStarDesign.com
TX Firm Registration # BR 17125

No.	Description	Date

KINOD
SUNSET RIDGE RESIDENCES

ROCKWALL, TX

Developer:
KinoD
BUILDING HEALTHY COMMUNITIES
KinoD
1281 W Green Oaks Blvd
Suite #117
Arlington, TX 76013
855-KINOD-01
469-458-6887 (Office)
www.KinoDLLC.com

Elevations

Project number 21-000

Date 1/13/2022 7:35:15 AM

Drawn by GG

Checked by –

A202

Scale 3/32" = 1'-0"

1/13/2022 7:35:15 AM

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1/13/2022 7:35:15 AM

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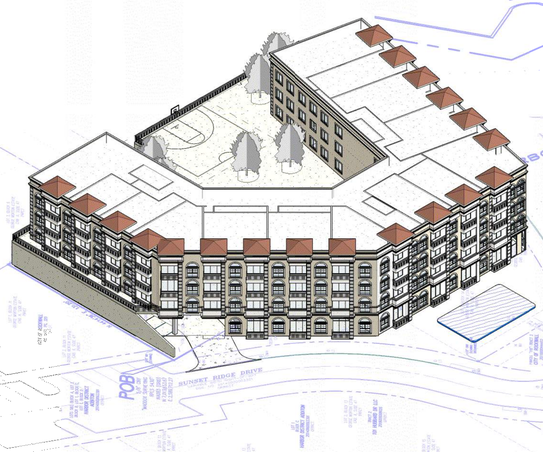
1 3D View 1



2 3D View 3

3 3D View 5

Seal:

NOT FOR CONTRUCTION

THIS DOCUMENT MAY NOT BE USED FOR CONSTRUCTION, PERMITING, OR REGULATORY APPROVAL

Greg Guerin Architect
TX License # 22011

Architect:
EAST STAR DESIGN
P.O. BOX 53
FORNEY, TX 75126 USA
(972) 200-7340
Architect@
EastStarDesign.com
TX Firm Registration
BR 1705

Developer:
KinoD
Building Healthy Communities
KinoD
1281 W Green Oaks Blvd
Suite #117
Arlington, TX 76013
855-KINOD-01
469-458-6887 (Office)
www.KinoDLLC.com

No.	Description	Date

KINOD
SUNSET RIDGE
RESIDENCES

ROCKWALL, TX

3D Views

Project number 21-000
Date 1/13/2022 7:34:39 AM
Drawn by GG
Checked by –

A003

Scale

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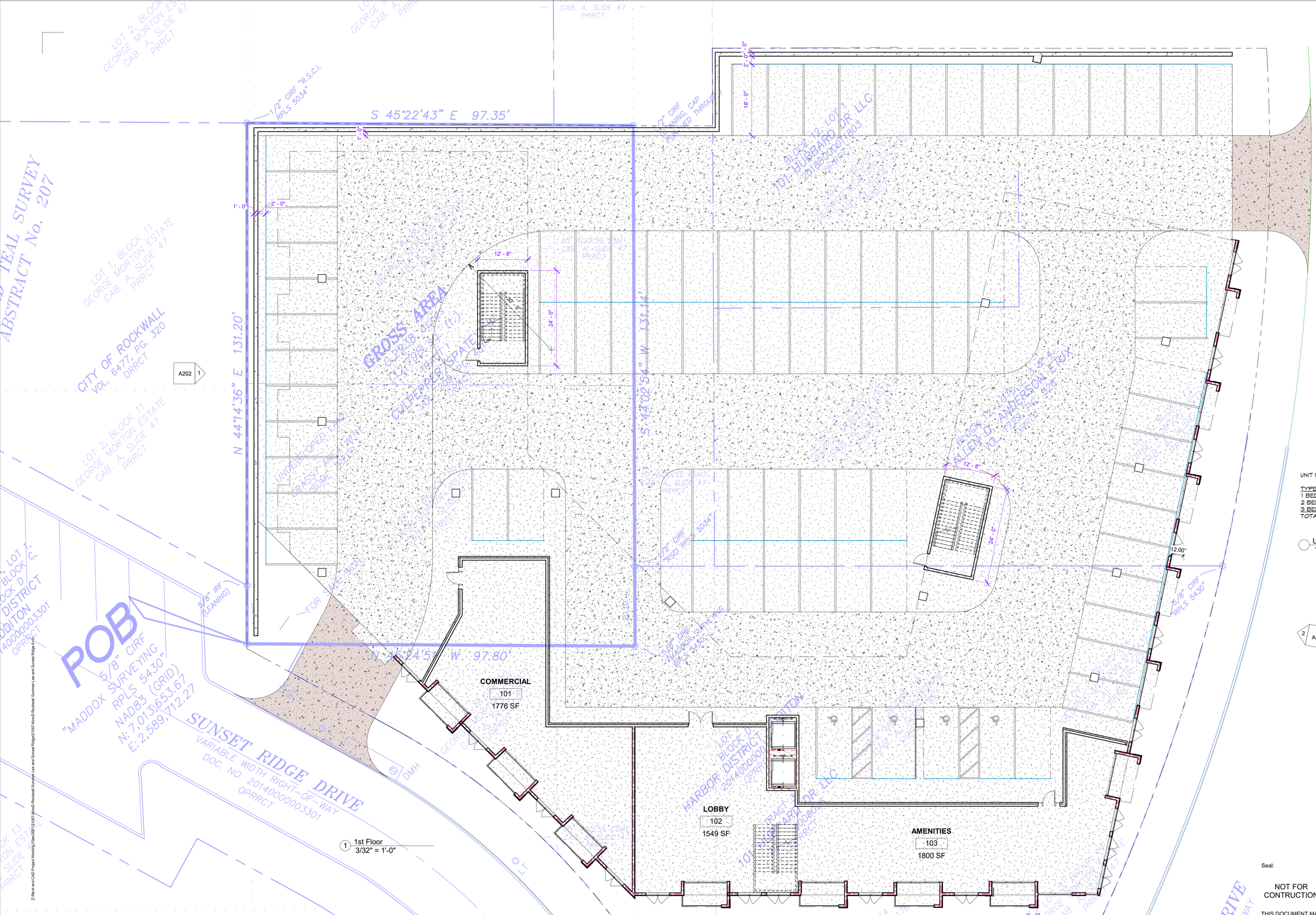
1/13/2022 7:34:39 AM

Z:\Revit and CAD Project Working Files\2021\21057-KinoD Rockwall\ Summer Lee and Sunset Ridge\21057-KinoD Rockwall Summer Lee and Sunset Ridge_R.rvt

1/13/2022 7:34:39 AM

Sunset Ridge Dr. and Summer Lee Dr.
Rockwall, TX
01-19-22
EAST STAR
DESIGN
KINOD



UNIT MIX

TYPE	QTY.	RATIO	PARKING REQ.	# OF BEDS
1 BED	12	1.5	18	12
2 BED	21	2.0	42	42
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Unit MIx
1/4" = 1'-0"

DISCLAIMER: THIS IS A CONCEPT DESIGN SKETCH ONLY AND NOT FOR CONSTRUCTION. THE BUILDING AND SITE LAYOUT AND ALL DIMENSIONS NEED TO BE VERIFIED WITH THE CITY PLANNING DEPARTMENT AND PROPERTY OWNER .

Seal:

NOT FOR CONTRUCTION

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Building Healthy Communities
KinoD
1281 W Green Oaks Blvd
Suite #117
Arlington, TX 76013
855-KINOD-01
469-458-6867 (Office)
www.KinoDLLC.com

No.	Description	Date

KINOD
SUNSET RIDGE RESIDENCES
ROCKWALL, TX

1st Floor Plan

Project number 21-000
Date 1/13/2022 7:34:53 AM
Drawn by GG
Checked by -

A101

Scale As indicated

1/13/2022 7:34:53 AM

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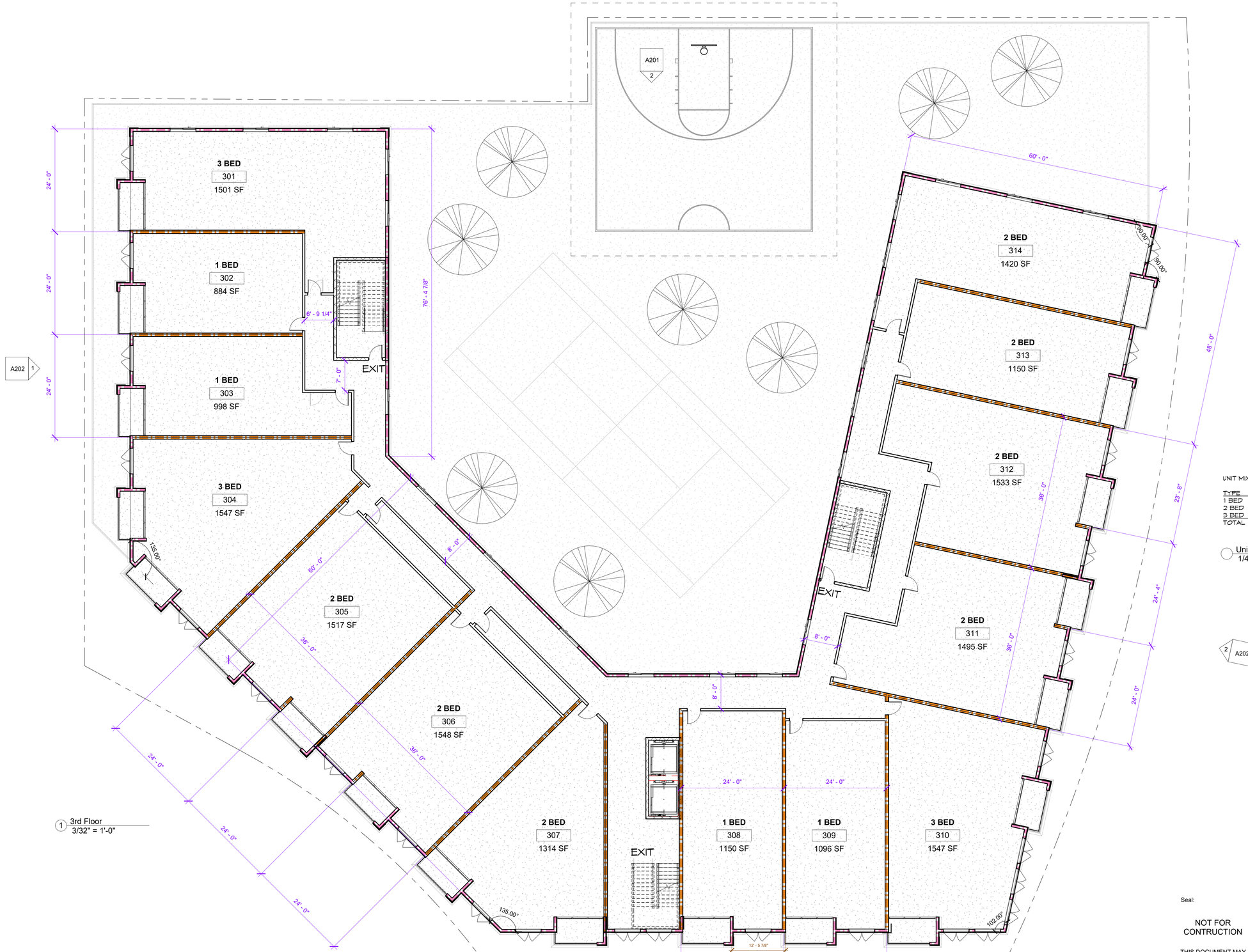

1 3rd Floor
3/32" = 1'-0"

UNIT MIX

TYPE	QTY.	RATIO	PARKING REQ.	# OF BEDS
1 BED	12	1.5	18	12
2 BED	21	2.0	42	42
3 BED	9	2.5	22.5	27
TOTAL	42		82.5	81

Unit MIx
1/4" = 1'-0"

Seal:

NOT FOR CONTRUCTION

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1281 W Green Oaks Blvd
Suite #117
Arlington, TX 76013
855-KINOD-01
469-458-6887 (Office)
www.KinoDLLC.com

3rd Floor Plan

Project number 21-000
Date 1/13/2022 7:34:56 AM
Drawn by GG
Checked by –

A103

Scale As indicated

1/13/2022 7:34:56 AM

DISCLAIMER: THIS IS A CONCEPT DESIGN SKETCH ONLY AND NOT FOR CONSTRUCTION. THE BUILDING AND SITE LAYOUT AND ALL DIMENSIONS NEED TO BE VERIFIED WITH THE CITY PLANNING DEPARTMENT AND PROPERTY OWNER .

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1/13/2022 7:34:56 AM

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [*ORDINANCE NO. 17-22*] 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 CONDOMINIUM BUILDING ON A 1.20-ACRE TRACT OF LAND IDENTIFIED AS LOT 1, BLOCK D, HARBOR DISTRICT ADDITION AND LOTS 3 & 4, BLOCK 11 AND LOTS 1, 2, 3, & 4, BLOCK 12, MOTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Louis Clark of KinoD, LLC on behalf of D. W. Bobst of 101 Hubbard Dr. LLC, Gary Shultz of Culpepper/Spatex JV, and Allen Anderson for the approval of a *PD Development Plan* for a 42-unit, condominium building to be situated within the *Hillside Mixed-Use Subdistrict*, on a 1.20-acre tract of land identified as Lot 1, Block D, Harbor Addition and Lots 3, & 4, Block 11 and Lots 1, 2, 3, & 4, Block 12, Moton Addition, City of Rockwall, Rockwall County, Texas and more fully described and depicted in *Exhibit 'A'* 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 32 (PD-32) [*Ordinance No. 17-22*] 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 Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] and the Unified Development Code [*Ordinance No. 20-02*], as heretofore amended, shall be further amended by adopting this *PD Development Plan* and amending the official zoning map of the City of Rockwall for the *Subject Property*; and,

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

SECTION 3. That development of the *Subject Property* shall generally be in accordance with

DRAFT 04-25-2022

the *Conceptual Building Elevations*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

SECTION 4. That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], the Unified Development Code [*Ordinance No. 20-02*], and in compliance with the following conditions and requirements:

(1) The development of the subject property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.

(2) The development of the subject property shall generally conform to the proposed *Conceptual Building Elevations* depicted in *Exhibit 'C'* of this ordinance and to the design guidelines contained in *Resolution No. 10-40*.

(3) The proposed condominium building shall not contain more than 42 urban residential units.

(4) All building materials and color schemes proposed for this development should conform to the requirements stipulated by Planned Development District 32 (PD-32) [*as amended*].

(5) Prior to the issuance of a building permit the applicant shall submit and seek approval for a detailed *PD Site Plan* that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and with the requirements approved in this ordinance.

(6) All buildings throughout the development shall be constructed with a consistent design scheme, incorporate four (4) sided architecture that creates an entry appearance on all four (4) sides, and be approved by the Architectural Review Board (ARB) at the time of the *PD Site Plan*.

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*

DRAFT ORDINANCE 04.25.2022

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 7TH DAY OF FEBRUARY, 2022.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *January 18, 2022*

2nd Reading: *February 7, 2022*

DRAFT ORDINANCE 01.25.2022

Exhibit 'A':
Legal Description and Location Map

LEGAL DESCRIPTION

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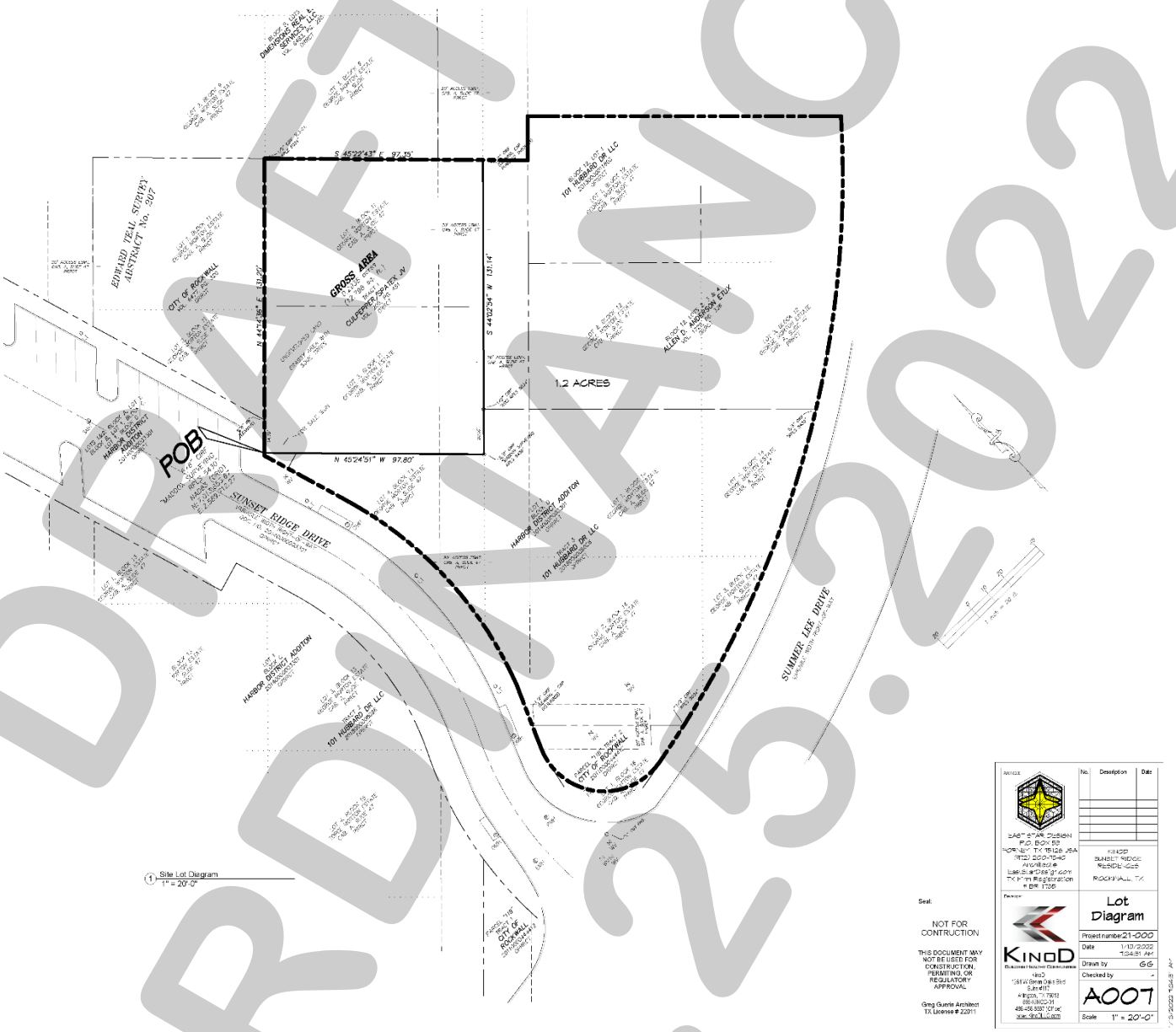
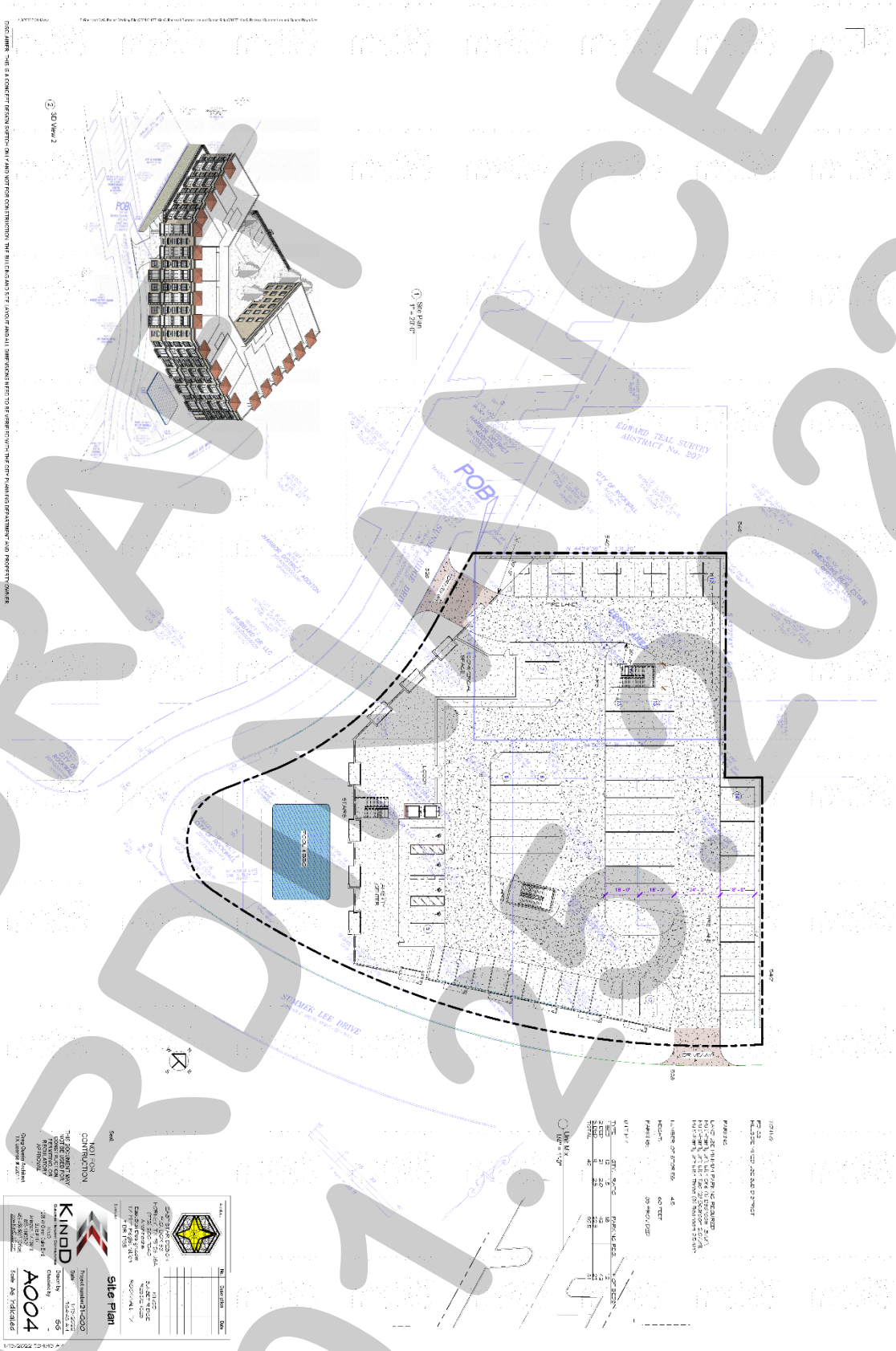
ORDINANCE
01.25.2022

Exhibit 'A':
Legal Description and Location Map



DRAFT ORDINANCE 01.25.2022

Exhibit 'B':
Concept Plan



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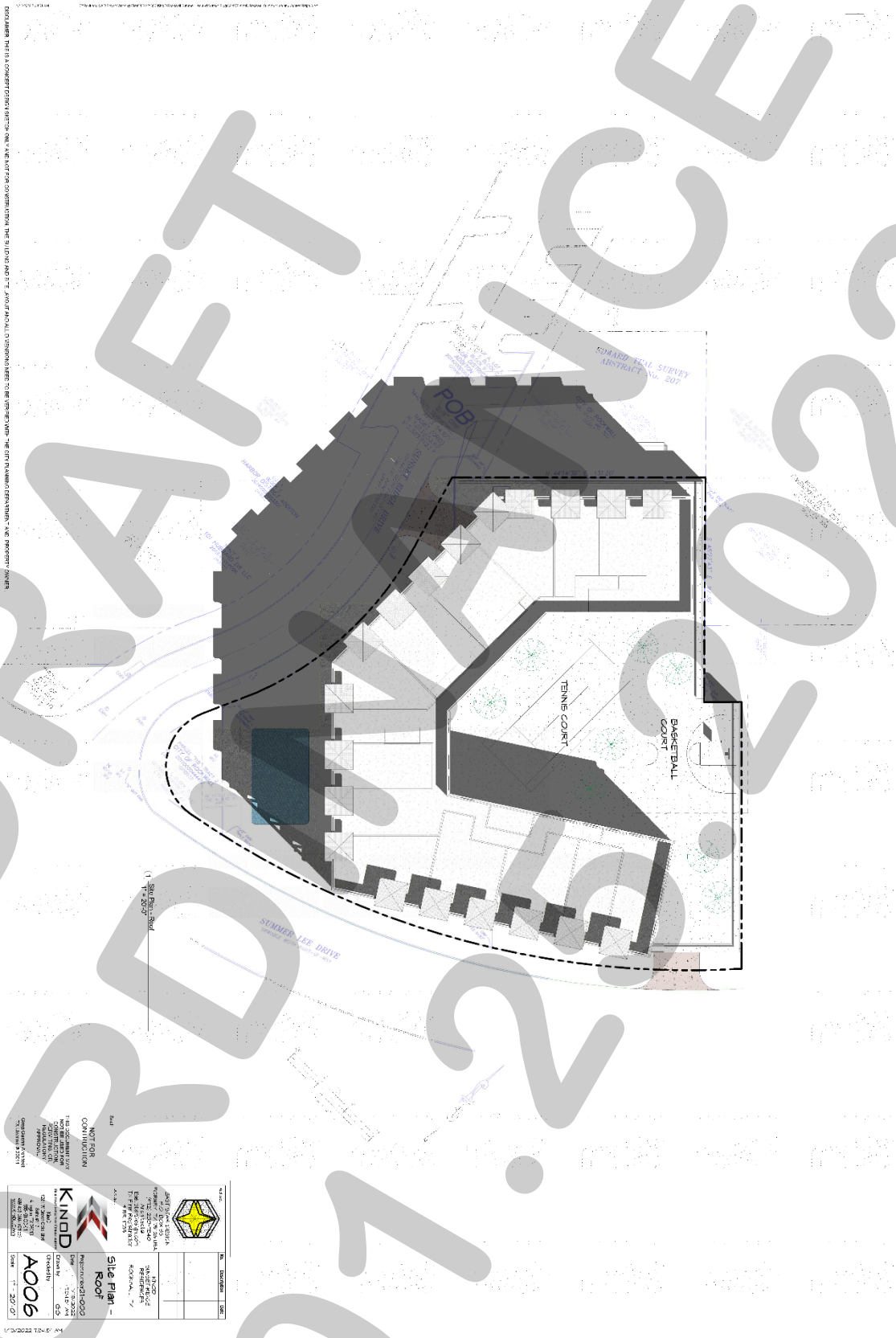
ORDINANCE
01.25.2022

Exhibit 'B':
Concept Plan



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ORDINANCE
01.25.2022

Exhibit 'C':
Conceptual Building Elevations

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Exhibit 'C':
Conceptual Building Elevations

DRAFT ORDINANCE 01.25.2022

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:	February 15, 2022
APPLICANT:	Louis Clark; *KinoD, LLC*
CASE NUMBER:	Z2022-002; *PD Development Plan for the Sunset Ridge Residences*

SUMMARY

Hold a public hearing to discuss and consider a request by Louis Clark of KinoD LLC on behalf of D. W. Bobst of 101 Hubbard Dr. LLC, Gary Shultz of Culpepper/Spatex JV, and Allen Anderson for the approval of a *PD Development Plan* for a 42-unit condominium and retail/office building on a 1.20-acre tract of land identified as Lot 1, Block D, Harbor District Addition and Lots 3 & 4, Block 11 and Lots 1, 2, 3, & 4, Block 12, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the *Hillside Mixed Use Subdistrict* of Planned Development District 32 (PD-32), generally located at the northeast corner of the intersection of Sunset Ridge Drive and Summer Lee Drive, and take any action necessary.

BACKGROUND

The City Council annexed the subject property into the City of Rockwall on November 7, 1960 through the adoption of *Ordinance No. 60-03*. Upon annexation, the subject property was zoned Agricultural (AG) District. On December 7, 1966, the subject property was platted into its current configuration as part of the George Morton Estate Addition. On December 2, 2002, the subject property was rezoned to Planned Development District 32 (PD-32) [*Ordinance No. 02-55*] for General Retail (GR) District land uses. This Planned Development District was again amended on February 4, 2008 by *Ordinance No. 08-11*. This ordinance increased the boundaries of the district, and established a limited set of land uses for the district. On July 15, 2013, the City Council approved a final plat [*Case No. P2013-022*] establishing a portion of the subject property as Lot 1, Block D, Harbor District Addition.

On September 20, 2010, the City Council passed *Ordinance No. 10-21*, which superseded all previous ordinances associated with Planned Development District 32 (PD-32) and established a concept plan and development standards for an approximate 78.89-acre tract of land that included the subject property. Today, this land is now commonly referred to as *PD-32* or the *Harbor District*. Included within this ordinance was a concept plan that divided the district into ten (10) subdistrict, each of which contained its own set of development and land use standards. In addition, a pool of 1,161 *urban residential units* (*i.e. condominiums and/or townhomes*) and 49 *single-family residential units* (*i.e. zero-lot-line or patio homes*) was created. These units could then be allocated to properties within the district by the City Council -- *in accordance with the land use charts in the ordinance* -- on a *first-come-first-serve* basis through an interim zoning step called a *PD Development Plan*. According to Article 10, *Planned Development District Regulations*, of the Unified Development Code (UDC), "(a) *PD Development Plan* constitutes an amendment to the approved *PD Concept Plan* and *PD Ordinance* … The purposes of a *PD Development Plan* are to allow flexibility in the development process by deferring specification of all development standards at the time of *PD District* creation and to enable developers to satisfy conditions imposed on creation of the *District* prior to the submittal of a *PD Site Plan*." In addition, *Ordinance No. 17-22* [*i.e. the regulating ordinance for Planned Development District 32 (PD-32)*] states that the purpose of a *PD Development Plan* in Planned Development District 32 (PD-32) is to ensure that a proposed development meets the intent of the subdistrict and/or to address any waivers required by the development.

Currently, the City Council has approved *PD Development Plans* allocating all but 218 of the 1,161 *urban residential units* and seven (7) of the 49 *single-family residential units*. A summary of the unit allocations is as follows:

TABLE 1: URBAN RESIDENTIAL UNITS

Project Name	*Units*	*Unit Type*	*Case No.*	*Ordinance No.*
Summer Lee Condominiums (*i.e. Harbor Hill*)[1]	265	Condominiums	SP2015-004[2]	*N/A*
Harbor Urban Condominiums (*i.e. the Florence*)	228	Condominiums	Z2018-001	18-16[4]
Harbor Village Building 1 (*i.e. Adjacent to Lakefront Trail*)	375	Condominiums	Z2019-008	19-21[5]
Harbor Village Building 2 (*i.e. Adjacent to Harbor Fountain*)[3]	75	Condominiums	Z2019-008	19-21[5]
Total Allocated:	943			
Permitted in District:	1,161			
Units Remaining:	218			

NOTES:

[1]: This case was determined to be conforming to the *Concept Plan* originally approved with *Ordinance No. 10-21*, and was determined to not require a *PD Development Plan* at that time (*i.e. the approval of the site plan allocated the units to this project*).

[2]: *Case No. SP2015-004* was amended by *Case No. SP2018-037 & SP2020-018*.

[3]: *Ordinance No. 19-21* contains conditions that allow the City Council to claw back *25* of the *75* allocated units pending a building permit has not been issued by *June 1, 2020*. This project currently has not been issued a building permit.

[4]: This ordinance superseded *Ordinance No. 16-54* (*Case No. Z2016-025*), which originally allocated the units for this project.

[5]: This ordinance superseded *Ordinance No.13-16* (*Case No. Z2013-011*); however, the units for this project were originally allocated with *Ordinance No. 11-43* (*i.e. Case No. Z2011-020*).

TABLE 2: SINGLE-FAMILY RESIDENTIAL UNITS

Project Name	*Units*	*Unit Type*	*Case No.*	*Ordinance No.*
Harbor Urban Townhomes[1]	42	Townhomes	Z2018-001	18-16[2]
Total Allocated:	42			
Permitted in District:	49			
Units Remaining:	7			

NOTES:

[1]: This *PD Development Plan* only affected the *Residential Subdistrict*, which was the only district that allowed the *single-family residential units*. The approval of *Ordinance No. 18-16* amended the district to allow the 42 townhomes in lieu of the 49 zero-lot-line or patio homes.

[2]: This ordinance superseded *Ordinance No. 16-48* (*Case No. Z2016-026*), which originally allocated the units for this project.

PURPOSE

On January 13, 2022, the applicant -- *Louis Clark of KinoD, LLC* -- submitted an application requesting the approval of a *PD Development Plan* for 42 *urban residential units* for the purpose of constructing a condominium building.

ADJACENT LAND USES AND ACCESS

The subject property is located at the northeast corner of the intersection of Summer Lee Drive and Sunset Ridge Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is: [*1*] a 0.4633-acre vacant tract of land (*i.e. Lots 1, 2, 3 & 4, Block 9, Moton Addition*), [*2*] a 0.1157-acre vacant parcel of land (*i.e. Lot 1, Block 11, Moton Addition*), and [*3*] a 0.101-acre vacant tract of land (*i.e. Tract 7 of the M. J. Barksdale Survey, Abstract No. 11*). Beyond this is Pinnacle Way, which is identified as a *Street Type E* by Planned Development District 32 (PD-32). All of these properties are zoned Planned Development District 32 (PD-32) and are situated within the *Hillside Mixed-Use Subdistrict*. Beyond this is a 2.0617-acre parcel of land (*i.e. Lot 6, Block A, Harbor District Addition*) with a multi-tenant office building and structured parking garage (*i.e. Trend Tower*) situated on it. This property is zoned Planned Development District 32 (PD-32) and is situated within the *Summit Office Subdistrict.*

South: Directly south of the subject property is Summer Lee Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is: [*1*] a 4.032-acre parcel of land (*i.e. Lot 1, Block A, Harbor Hills Addition*) that is currently being developed with a 265-unit condominium building, and [*2*] a 2.144-acre parcel of land (*i.e. Lot 1, Block A, Harbor Village Addition*) with a 228-unit condominium building situated on it. Running in between these properties is Glen Hill Way, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. These properties are situated within the *Horizon/Summer Lee*, *Interior*, and *Residential Subdistricts* of Planned Development District 32 (PD-32).

East: Directly south of the subject property is Summer Lee Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 2.144-acre parcel of land (*i.e. Lot 1, Block A, Harbor Village Addition*) with a 228-unit condominium building situated on it. East of this is Glen Hill Way, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. These properties are situated within the *Horizon/Summer Lee*, *Interior*, and *Residential Subdistricts* of Planned Development District 32 (PD-32).

West: Directly west of the subject property is Sunset Ridge Drive, which is identified as a *Street Type B* by Planned Development District 32 (PD-32). Beyond this is: [*1*] a 0.1115-acre vacant parcel of land (*i.e. Lot 3, Block 13, Moton Addition*), [*2*] a 0.1460-acre vacant parcel of land (*i.e. Lot 2, Block 13, Moton Addition*), [*3*] a 0.9516-acre vacant parcel of land (*i.e. Lot 1, Block C, Harbor District Addition*), and [*4*] a 6.1978-acre tract of land (*i.e. Tract 41 of the E. Teal Survey, Abstract No. 207*) with a public parking lot situated on it. All of these properties are situated within the *Hillside Mixed-Use Subdistrict* of Planned Development District 32 (PD-32).

CHARACTERISTICS OF THE REQUEST

The applicant has submitted a concept plan showing the establishment of a 42-unit condominium building at the northeast corner of the intersection of Sunset Ridge Drive and Summer Lee Drive. The proposed condominium building will be a podium product (*i.e. the building will be constructed on top of a structured parking garage*) and consist of approximately 12, one (1) bedroom units; 21, two (2) bedroom units; and nine (9), three (3) bedroom units. The applicant has stated that these units will be a for sale product (*i.e. sold to different property owners as opposed to all the deeds being owned by one [1] property owner and rented*). In addition to the proposed condominiums, the concept plan indicates the addition of 1,350 SF of commercial space that is accessible from the first floor adjacent to Sunset Ridge Drive. In terms of amenities, the concept plan shows a ~1,692 SF amenity center, pool, basketball court and tennis court. Both the basketball court and tennis court will be situated behind the building on a portion of the structured parking garage, and the pool and amenities center will be located in front of the building near the intersection of Sunset Ridge Drive and Summer Lee Drive.

CONFORMANCE WITH PLANNED DEVELOPMENT DISTRICT 32 (PD-32)

According to the *Subdistrict Plan* contained in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] the subject property is situated within the *Hillside Mixed-Use Subdistrict*, which -- *according to Ordinance No. 17-22* -- is intended "…to provide a mix of retail and residential uses along the main pedestrian and vehicular corridor within the district." In this case, the applicant is proposing a mixed residential and retail building that appears to conform to the majority of the requirements stipulated for the *Hillside Mixed-Use Subdistrict*; however, the proposed project is [*1*] not conforming to the lot coverage requirements, and [*2*] is requesting the allocation of *Urban Residential Units*. Based on this, staff has requested that the applicant submit a *PD Development Plan* for the project. According to *Ordinance No. 17-22*, "(a) [*PD*] development plan shall be required if a proposed development within any *Subdistrict* that does not meet the intent of the *PD Concept Plan* or the *Subdistrict Plan*, or requires waivers not provided for in *Section 9.3* [*Waivers of Design Standards*] of this ordinance." The following is a summary of the form-based code requirements for the *Hillside Mixed-Use Subdistrict*, and how the proposed project conforms to these requirements:

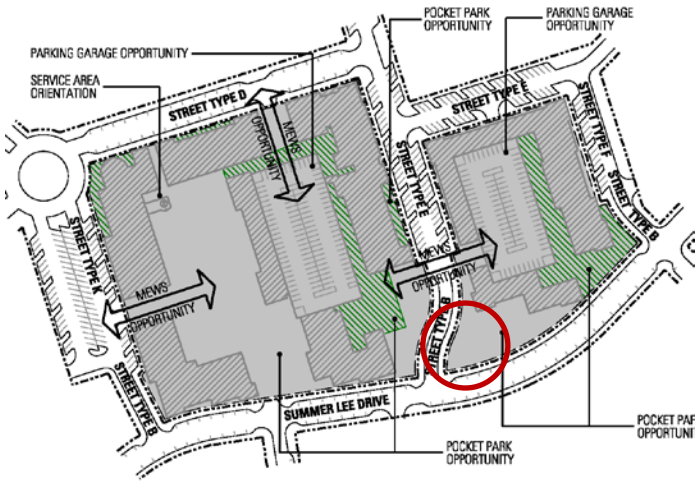
TABLE 1: BUILDING PLACEMENT AND PARKING COMPLIANCE THE HILLSIDE MIXED-USE SUBDISTRICT

ORDINANCE PROVISIONS	HILLSIDE MIXED-USE SUBDISTRICT	CONFORMANCE TO THE STANDARDS
SETBACK (FROM THE ROW):		
SUMMER LEE DIRVE	5-Feet	*~6' 6"; IN CONFORMANCE*
SUNSET RIDGE DRIVE (*STREET TYPE B*)	5-Feet	*~7' 11"; IN CONFORMANCE*
BUILDING FORM:	Each block face must have a minimum of 85% of its length defined by a building façade.	*~98.88% for Summer Lee Drive and ~97.89% for Street Type 'B'; IN CONFORMANCE*
	Remaining façade must be no less than two (2) feet and no greater than 12-feet from the build-to-line.	*No Build-To-Line Established for Summer Lee Drive or Sunset Ridge Drive; IN CONFORMANCE*
MAXIMUM LOT COVERAGE	80%	*~84.32%; NOT IN CONFORMANCE*
LAND USE:		
GROUND FLOOR	Retail, Restaurant, and Residential	*Retail and Residential; IN CONFORMANCE*
UPPER FLOORS	Residential and Office	*Residential; IN CONFORMANCE*
BUILDING HEIGHT:		

ORDINANCE PROVISIONS	HILLSIDE MIXED-USE SUBDISTRICT	CONFORMANCE TO THE STANDARDS
MAXIMUM BUILDING HEIGHT	5-Stories or 75-Feet	*4-Stories or 60-Feet; IN CONFORMANCE*
MINIMUM FIRST FLOOR HEIGHT	A minimum of 15-Feet with multi-story building with land uses above and 25' for a single-story building.	*16-Feet; IN CONFORMANCE*
ENCROACHMENTS	5-Feet	*Balcony Encroachment of 10-Inches; IN CONFORMANCE*
SURFACE PARKING:		
SETBACK FROM ROW LINE	*Summer Lee Drive: 15-Feet* and *Street Type 'B'*: 10-Feet	*No Surface Parking Indicated; IN CONFORMANCE*
MAXIMUM AMOUNT OF SURFACE PARKING	20%	*0%; IN CONFORMANCE*
MAXIMUM NUMBER OF DRIVEWAYS	*Summer Lee Drive: 0* and *Street Type 'B': 1*	*1 Off of Both Streets; NOT IN CONFORMANCE*

In addition to this summary, staff has provided the concept plan for the *Hillside Mixed-Use Subdistrict* in *Figure 1*. Staff also reviewed the proposed building elevations, perspectives, and renderings for conformance to the *Design Guidelines* contained in *Resolution 10-40* and found that the proposed elevations generally conform to the *Tuscan* architectural style. Based on all of the submitted information, staff did make the following recommendation to the applicant concerning the request:

FIGURE 1: HILLSIDE MIXED-USE SUBDISTRICT CONCEPT PLAN
RED CIRCLE = APPROXIMATE LOCATION OF SUBJECT PROPERTY



RED: NOT INCORPORATED INTO THE PD DEVELOPMENT PLAN.
BLUE: INCORPORATED INTO THE PD DEVELOPMENT PLAN.

(1) The area at the corner of the intersection of Summer Lee Drive and Sunset Ridge Drive presents an opportunity to incorporate a plaza or pocket park, which -- *if incorporated into the plan* -- would help the plan better conform to Planned Development District 32 (PD-32) and the OURHometown Vision 2040 Comprehensive Plan.

Staff Response: *The applicant has indicated on the plan the incorporation of a plaza or pocket park at the corner of the intersection of Sunset Ridge Drive and Summer Lee Drive.* The final design for this area will be approved by the Planning and Zoning Commission as part of the *Streetscape Plan* that will be submitted with the *Site Plan*.

Taking into account all of the submitted materials, the applicant's request does appear to conform to all applicable standards and design guidelines stipulated for the *Harbor District*. The only item out of compliance is the lot coverage requirement; however, the ~4.32% that the applicant is exceeding the indicated requirement does not appear to have a negative impact on adjacent properties nor does it appear to change the character or intent of the *Subdistrict*. With this being said, a *PD Development Plan* is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

INFRASTRUCTURE

Based on the applicant's concept plan and the proposed density, the following infrastructure is required to be constructed to provide adequate public services for the proposed development:

(1) *Roadways*. No roadways improvements are required with the proposed project; however, a *Streetscape Plan* showing how the sidewalks and pedestrian areas will be designed will be required to be submitted with the site plan. In addition, the applicant will be required to update the Traffic Impact Analysis (TIA) for the *Harbor District* per the City Council's direction from the November 5, 2018 City Council meeting.

(2) *Wastewater and Water*. An infrastructure study will be required to determine the necessary improvements needed to sufficiently serve the subject property. Staff recommends that this infrastructure study be initiated prior to the submission of a site plan.

(3) *Drainage*. The applicant shall be required to pay a stormwater pro-rata fee of $7,226.59 per acre.

NOTIFICATIONS

On January 14, 2022, staff mailed 20 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Lago Vista Homeowner's Association (HOA), which was the only HOA within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received the following:

(1) Ten (10) property owner notifications from one (1) property owner *within* the 500-foot notification area indicating they were in favor of the applicant's request. Staff should note that this property owner is the owner of one (1) of the parcels of land that make up the subject property.
(2) One (1) property owner notification from a property owner *within* the 500-foot notification area indicating they were in favor of the applicant's request.
(3) One (1) email from a property owner *outside* of the 500-foot notification area in opposition to the applicant's request.

CONDITIONS OF APPROVAL

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

(1) The applicant shall be responsible for maintaining compliance with the concept plan and development standards contained in the *PD Development Plan* ordinance.

(2) The applicant shall provide a *Streetscape Plan* for the proposed plaza and open space at the corner of Sunset Ridge Drive and Summer Lee Drive at the time of site plan. These plans shall be reviewed by the Parks and Recreation Department and the Planning and Zoning Commission, and any recommendations shall be forwarded on to the Planning and Zoning Commission for their consideration along with the site plan.

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

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Moton Block 12, Lot 1				
SUBDIVISION	Harbor District Addition	Moton	LOT 1	BLOCK	12
GENERAL LOCATION	Summer Lee Drive & Sunset RidgeRock Wall Texas				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Mixed USe	CURRENT USE	Mixed Use
PROPOSED ZONING	Residential Condos	PROPOSED USE	Residential Condos
ACREAGE	0.4542	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]

☑ OWNER	101 Hubbard Dr LLC	☑ APPLICANT	KinoD LLC
CONTACT PERSON	DW Bobst	CONTACT PERSON	Louis Clark
ADDRESS	2701 Sunset Ridge Drive Ste 610	ADDRESS	1281 W Green Oaks Blvd
CITY, STATE & ZIP	Rockwall Texas 75032	CITY, STATE & ZIP	Suite 117 Arlington Texas 76013
PHONE	214-553-5505	PHONE	855-546-6301
E-MAIL	DWBobs@trendhr.com	E-MAIL	LCLARK@KINODLLC.COM

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. 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 13 *DAY OF* Dec, 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Melinda Clark

MELINDA CLARK
Notary Public, State of Texas
Comm. Expires 09-26-2022
Notary ID 126071873

MY COMMISSION EXPIRES

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]:

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- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
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- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
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- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Parcel 19938 Summer Lee Drive Rockwall Texas				
SUBDIVISION	Moton	LOT	3&4	BLOCK	11
GENERAL LOCATION	Summer Lee Drive Rock Wall Texas				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Mixed USe	CURRENT USE	Mixed Use
PROPOSED ZONING	Residential Condos	PROPOSED USE	Residential Condos
ACREAGE		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]

☐ OWNER	Culpepper /Spatex JV	☑ APPLICANT	KinoD LLC
CONTACT PERSON	Gary Shultz	CONTACT PERSON	Louis Clark
ADDRESS	P O Box 190569	ADDRESS	1281 W Green Oaks Blvd
CITY, STATE & ZIP	Dallas Texas 75219	CITY, STATE & ZIP	Suite 117 Arlington Texas 76013
PHONE	817-233-0478	PHONE	855-546-6301
E-MAIL	gshultz@diamond-a.com	E-MAIL	LCLARK@KINODLLC.COM

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE DEC 16, 21 DAY OF _____, 20___. 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 16th *DAY OF* December, 20 21

OWNER'S SIGNATURE Gary Shultz manager

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THOMAS ABRAHAM
Notary Public, State of Texas
Comm. Expires 07-25-2025
Notary ID 11501644

MY COMMISSION EXPIRES

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:

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Moton Block 12, Lot 2,3,4				
SUBDIVISION	Harbor District Addition Moton	LOT	2,3,4	BLOCK	12
GENERAL LOCATION	Summer Lee Drive & Sunset RidgeRock Wall Texas				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Mixed USe	CURRENT USE	Mixed Use
PROPOSED ZONING	Residential Condos	PROPOSED USE	Residential Condos
ACREAGE		LOTS [CURRENT]	
LOTS [PROPOSED]			

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

☑ OWNER	Allen Anderson	☑ APPLICANT	KinoD LLC
CONTACT PERSON	Allen Anderson	CONTACT PERSON	Louis Clark
ADDRESS		ADDRESS	1281 W Green Oaks Blvd
CITY, STATE & ZIP		CITY, STATE & ZIP	Suite 117 Arlington Texas 76013
PHONE	214-538-2209	PHONE	855-546-6301
E-MAIL		E-MAIL	LCLARK@KINODLLC.COM

NOTARY VERIFICATION [REQUIRED]

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

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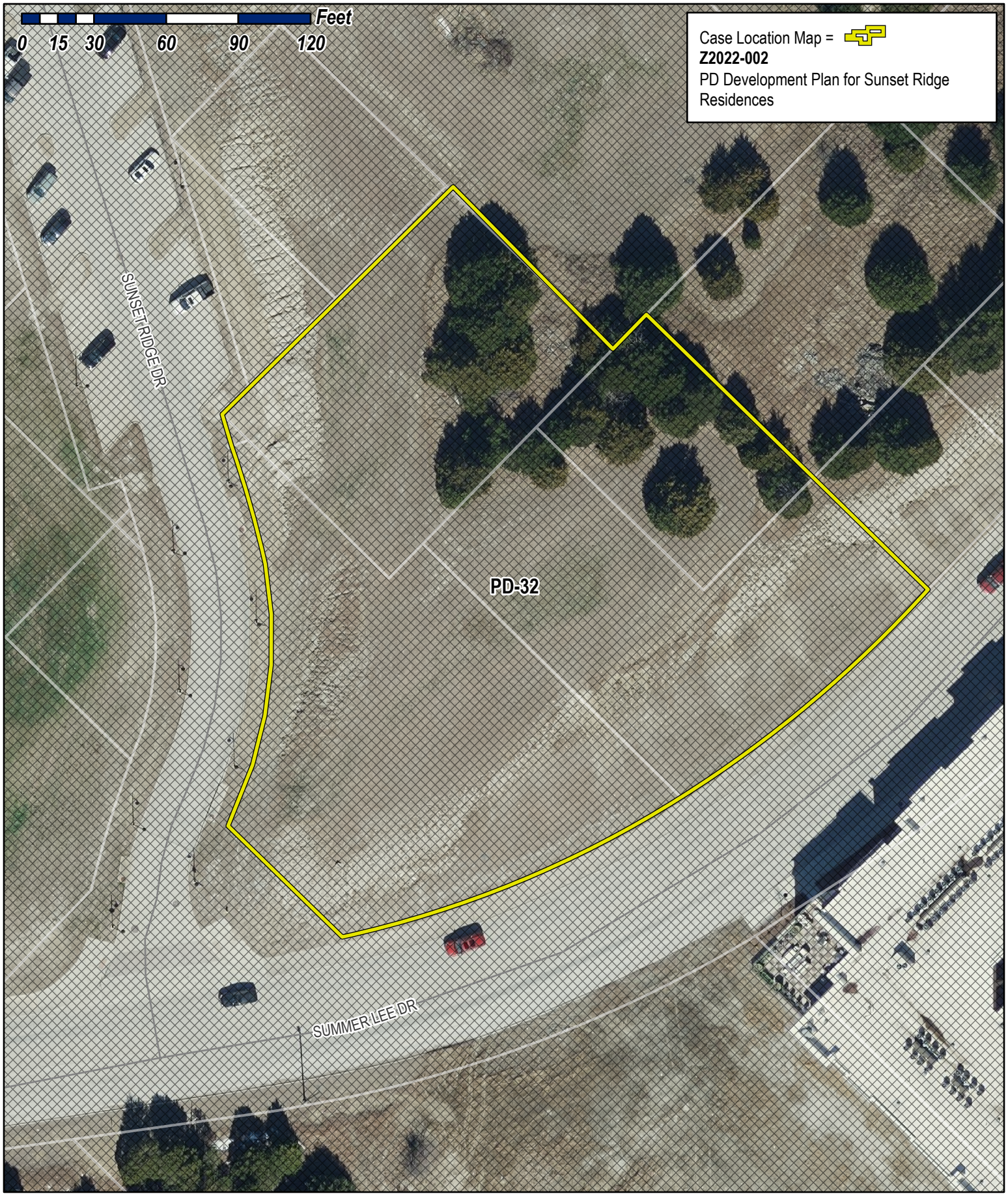
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 *DAY OF* December 2021.

Christine Noel Brandy
My Commission Expires
12/03/2023
ID No. 130457290

OWNER'S SIGNATURE Allen Anderson

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Christine N. Brandy

MY COMMISSION EXPIRES 12/03/2023



City of Rockwall

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

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

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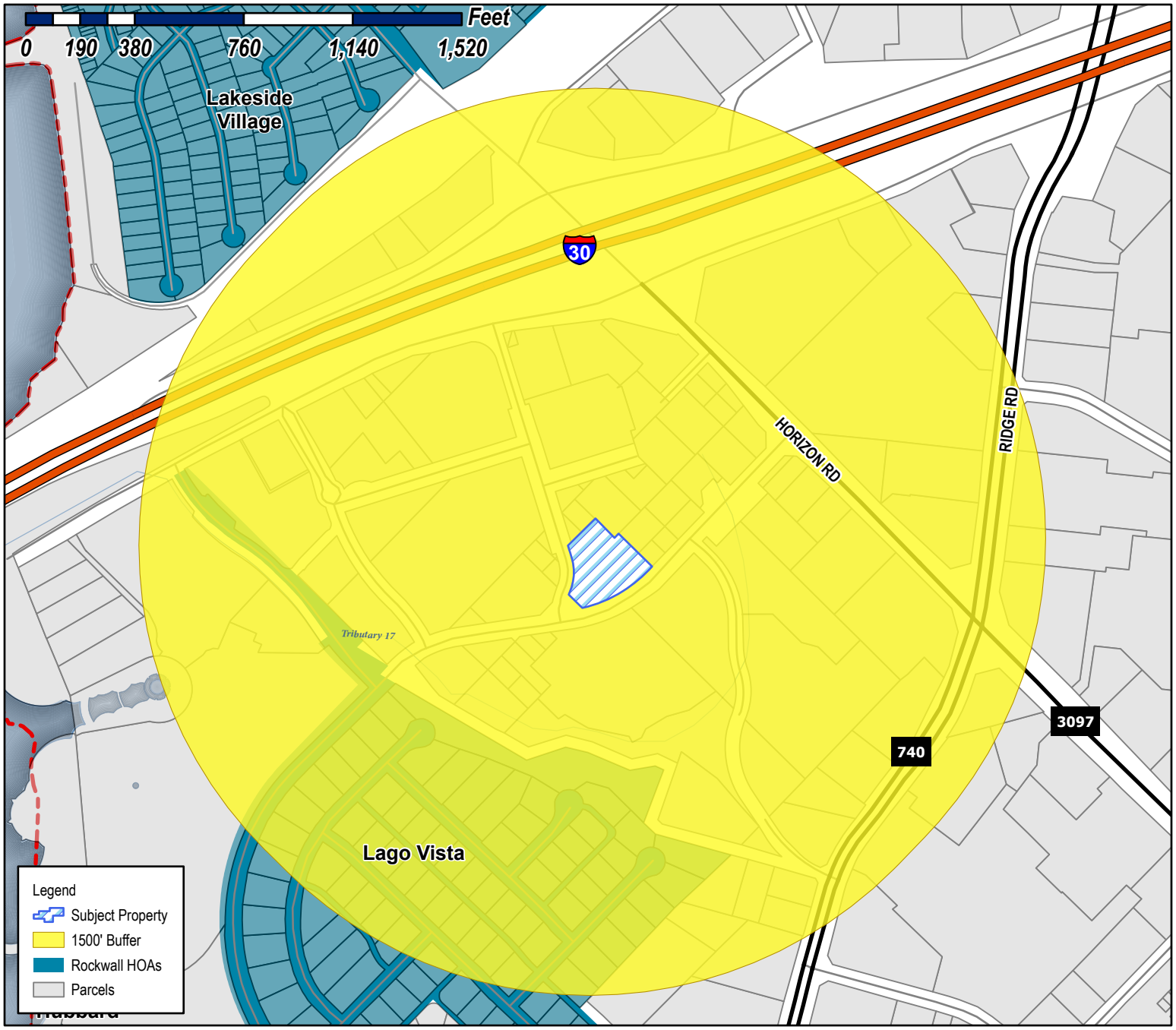

Case Number: Z2022-002
Case Name: PD Development Plan for Sunset Ridge Residences
Case Type: Zoning
Zoning: PD-32
Case Address: Summer Lee Dr. & Sunset Ridge Dr.

Date Saved: 1/14/2022
For Questions on this Case Call (972) 771-7745

Miller, Ryan

From: Miller, Ryan
Sent: Thursday, January 20, 2022 12:01 PM
To: Miller, Ryan; Lee, Henry; Gamez, Angelica
Subject: Neighborhood Notification Program [Z2022-002]
Attachments: Public Notice (01.14.2022).pdf; HOA Map (01.14.2022).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 *January 21, 2022*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, February 15, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, February 22, 2022 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.

Z2022-002: PD Development Plan for Condominiums
Hold a public hearing to discuss and consider a request by Louis Clark of KinoD LLC on behalf of D. W. Bobst of 101 Hubbard Dr. LLC, Gary Shultz of Culpepper/Spatex JV, and Allen Anderson for the approval of a *PD Development Plan* for a 42-unit condominium and retail/office building on a 0.4542-acre tract of land identified as Lot 1, Block D, Harbor District Addition and Lots 3 & 4, Block 11 and Lots 1, 2, 3, & 4, Block 12, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the *Hillside Mixed Use Subdistrict* of Planned Development District 32 (PD-32), generally located at the northeast corner of the intersection of Sunset Ridge Drive and Summer Lee Drive, and take any action necessary.

Thank you,

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

HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION WEBSITE | MUNICIPAL CODE WEBSITE
GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | UNIFIED DEVELOPMENT CODE

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

This email was scanned by Bitdefender

City of Rockwall

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385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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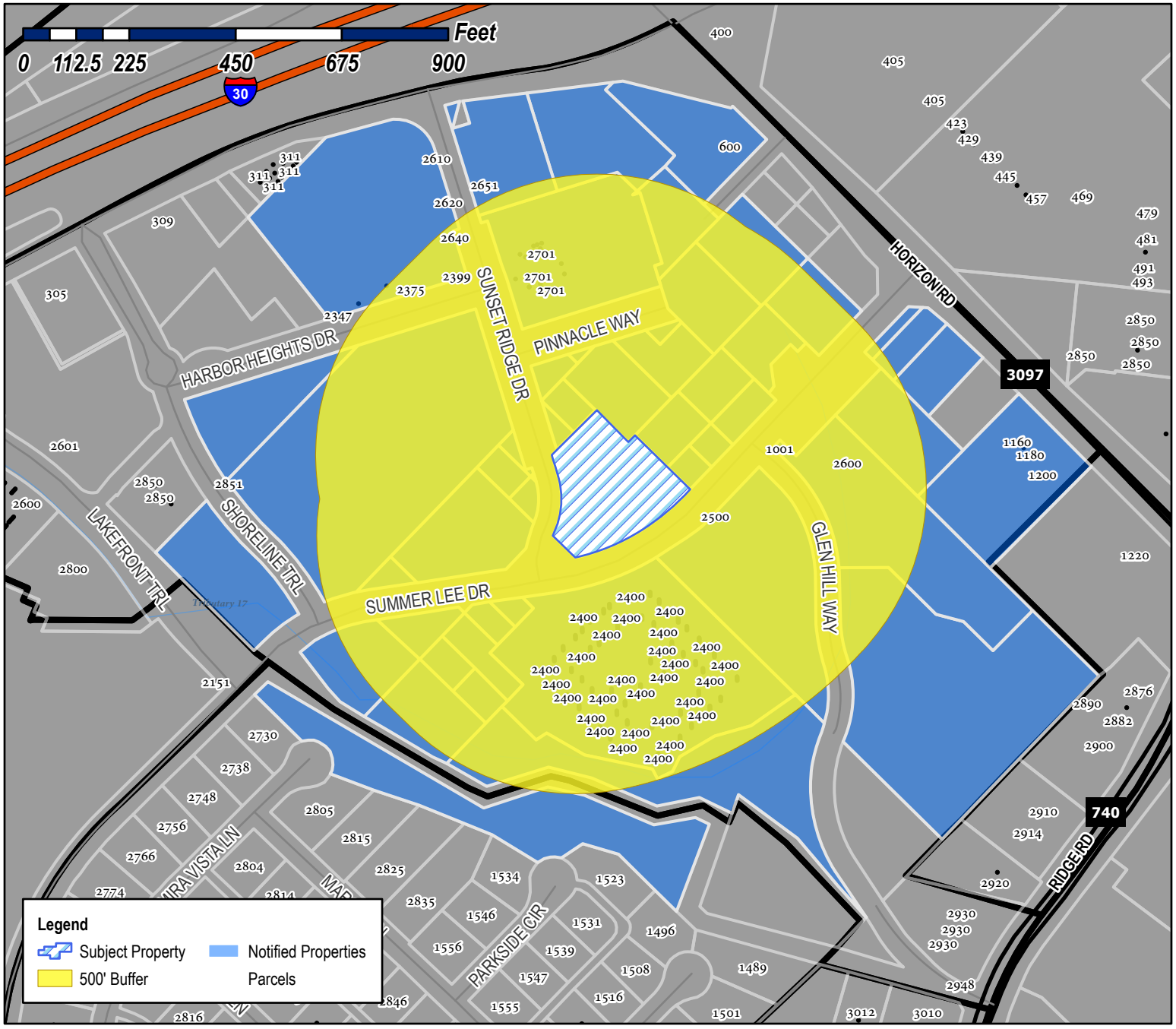

Case Number: Z2022-002
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Case Type: Zoning
Zoning: PD-32
Case Address: Summer Lee Dr. & Sunset Ridge Dr.

Date Saved: 1/14/2022
For Questions on this Case Call (972) 771-7745

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

SPATEX GROUP PARTNERSHIP
C/O GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

ATTICUS REAL ESTATE SERVICES INC
5339 ALPHA RD
STE 300
DALLAS, TX 75240

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

FIELDS EARNEST E
2400 109th Ave
OAKLAND, CA 94603

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

CARSON MARK R
701 N MUNSON RD
ROYSE CITY, TX 75189

CULPEPPER/SPATEX JV
C/O GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

101 HUBBARD DR LLC
2701 SUNSET RIDGE DR
SUITE 610
ROCKWALL, TX 75032

SONG CORPORATION
1200 HORIZON RD
ROCKWALL, TX 75032

ROCKWALL HARBOR HILL, LTD
15653 HIGHWAY 243
KAUFMAN, TX 75142

CULPEPPER /SPATEX JV
C/O GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

CULPEPPER /SPATEX JV
C/O GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

CAIN DOYLE E
1375 COUNTY ROAD 2290
MINEOLA, TX 75773

CAIN DOYLE
1375 COUNTY ROAD 2290
MINEOLA, TX 75773

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

CULPEPPER/SPATEX JV
C/O GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

CITY OF ROCKWALL
385 S GOLIAD ST
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ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

WHITE MICHAEL AND
MARION E WILSON AND DIMENSIONS REAL ESTATE SERVICES LLC
2304 W WHEATLAND RD
DALLAS. TX 75232

WHITE MICHAEL AND
MARION E WILSON AND DIMENSIONS REAL ESTATE SERVICES LLC
2304 W WHEATLAND RD
DALLAS. TX 75232

WHITE MICHAEL AND
MARION E WILSON AND DIMENSIONS REAL ESTATE SERVICES LLC
2304 W WHEATLAND RD
DALLAS. TX 75232

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

101 HUBBARD DR LLC
2701 SUNSET RIDGE DR
SUITE 610
ROCKWALL, TX 75032

ANDERSON ALLEN D ETUX
1208 S LAKESHORE DR
ROCKWALL, TX 75087

101 HUBBARD DR LLC
2701 SUNSET RIDGE DR
SUITE 610
ROCKWALL, TX 75032

HARBOR HEIGHTS INVESTORS LP
2701 SUNSET RIDGE DR
SUITE 610
ROCKWALL, TX 75032

101 HUBBARD DR LLC
2701 SUNSET RIDGE DR
SUITE 610
ROCKWALL, TX 75032

SPATEX GROUP PARTNERSHIP
C/O GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

KATHERINE BANNER FAMILY TRUST
KATHERINE BANNER- TRUSTEE
4 CHURCH HILL ROAD
HIGH FALLS, NY 12240

MHC ROCKWALL LLC
1468 KIMBROUGH RD
SUITE 103
GERMANTOWN, TN 38138

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

CULPEPPER /SPATEX JV
C/O GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

SONG CORPORATION
1200 HORIZON RD
ROCKWALL, TX 75032

EIGHTYTWENTY REAL ESTATE HOLDINGS LLC
5740 PROSPECT AVE
SUITE 2001
DALLAS, TX 75206

HARBOR LAKE POINTE INVESTORS LLC
2701 SUNSET RIDGE DR
SUITE 607
ROCKWALL, TX 75032

CULPEPPER/SPATEX JV
C/O GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

HH RETAIL CENTER LP
2701 SUNSET RIDGE DR
SUITE 610
ROCKWALL, TX 75032

CULPEPPER/SPATEX JV
C/O GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

SPATEX GROUP PARTNERSHIP
C/O GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

HARBOR URBAN CENTER LLC
5339 ALPHA RD
SUITE 300
DALLAS, TX 75240

ATTICUS SUMMER LEE TOWNHOMES LLC
5339 ALPHA ROAD
SUITE 300
DALLAS, TX 75240

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. Z2022-002: PD Development Plan for Sunset Ridge Condominiums

Hold a public hearing to discuss and consider a request by Louis Clark of KinoD LLC on behalf of D. W. Bobst of 101 Hubbard Dr. LLC, Gary Shultz of Culpepper/Spatex JV, and Allen Anderson for the approval of a *PD Development Plan* for a 42-unit condominium and retail/office building on a 0.4542-acre tract of land identified as Lot 1, Block D, Harbor District Addition and Lots 3 & 4, Block 11 and Lots 1, 2, 3, & 4, Block 12, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the *Hillside Mixed Use Subdistrict* of Planned Development District 32 (PD-32), generally located at the northeast corner of the intersection of Sunset Ridge Drive and Summer Lee Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, February 15, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, February 22, 2022 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 *Tuesday, February 22, 2022 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2022-002: PD Development Plan for Sunset Ridge Condominiums

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

Case No. Z2022-002: PD Development Plan for Sunset Ridge Condominiums

Please place a check mark on the appropriate line below:

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

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

Name: MICHAEL E. GIBSON

Address: 512 COOL MEADOW CT, DESOTO, TX 75115

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

Name: Gary Shultz

Address: PO Box 190569 Dallas TX 75219

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Case No. Z2022-001: PD Development Plan for Rockwall Harbor District Condominium Development

Please place a check mark on the appropriate line below:

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

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

Name: Gary Shultz

Address: PO Box 190569 Dallas Tx 75219

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Case No. Z2022-001: PD Development Plan for Rockwall Harbor District Condominium Development

Please place a check mark on the appropriate line below:

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

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

Name: Gary Gaultz

Address: PO Box 190569 Dallas TX 75219

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

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Miller, Ryan

From: Janice Morchower <janicemorchower@hotmail.com>
Sent: Tuesday, January 25, 2022 11:19 AM
To: Miller, Ryan
Subject: Public Hearing Z2022-002

Afternoon Ryan, unfortunately I am home sick with Covid and cannot attend meeting tonight. I would like to express my concerns with item Z2022-002 on the agenda for the proposed condos.
*Infrastructure- with the new units currently being built at the Harbor/ Summer Lee/Horizon- Ridge cannot support additional vehicles. Most days traffic on Ridge backs up past summer Lee- headed north. To get thru all the lights past I30 can take 25 min or more. Additionally on Horizon to get on I30- backs up almost to Ridge during peak hours. This is not only a hazard for emergency vehicles, but affects citizens ability to safely and efficiently travel throughout our city.
* The last time we had a developer propose condos with reassurance from Mayor Pruitt- at the Harbor- those leased as apartments and never as single deeded individual units. Don't be fooled into believing these will be any different.
* I do NOT SUPPORT THIS DEVELOPMENT.
I hope my input will be considered during public hearing.

Be Blessed!!

Janice Morchower,
144 Westwood
Rockwall 75032
214-392-1343

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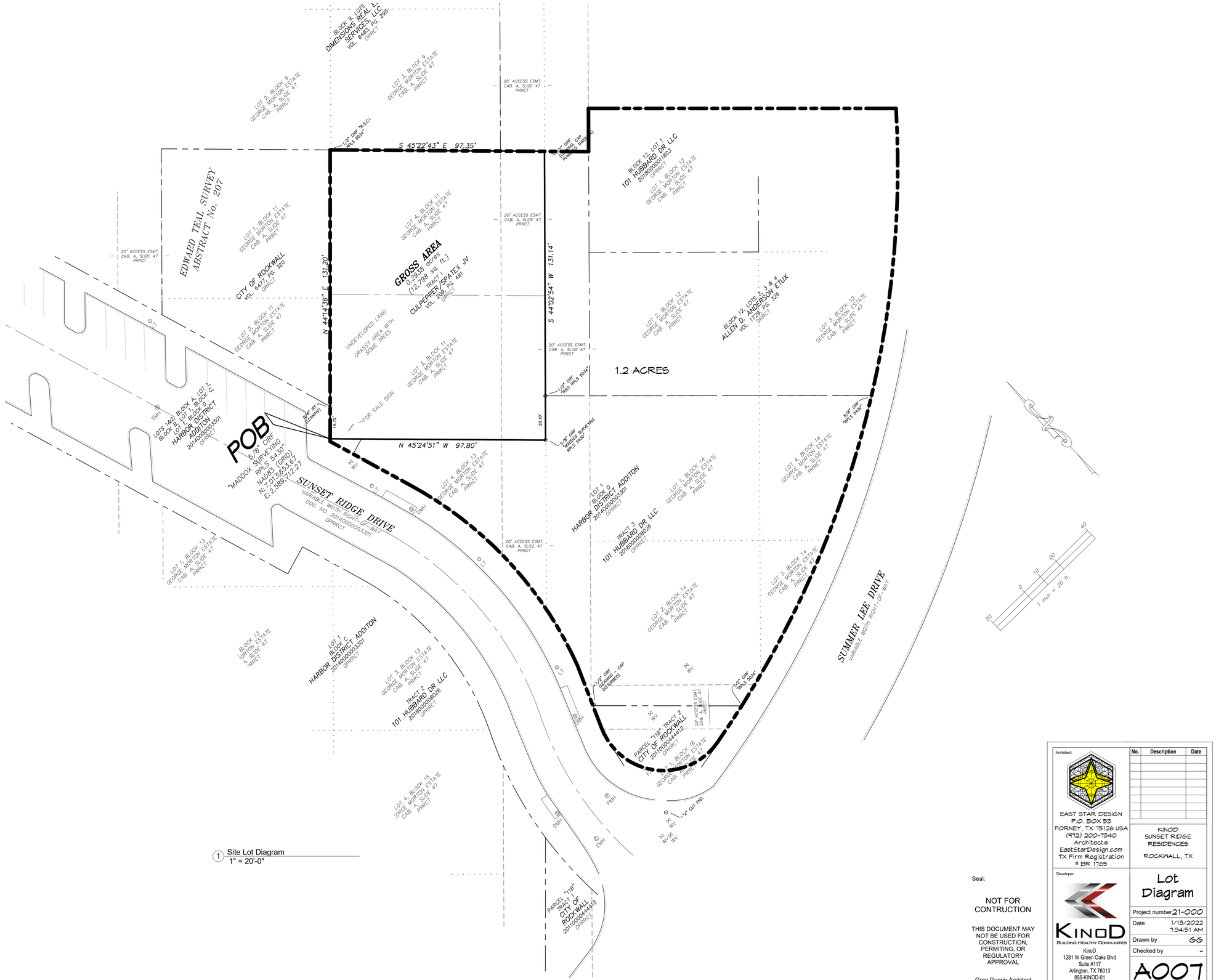

1 Site Lot Diagram
1" = 20'-0"

DISCLAIMER: THIS IS A CONCEPT DESIGN SKETCH ONLY AND NOT FOR CONSTRUCTION. THE BUILDING AND SITE LAYOUT AND ALL DIMENSIONS NEED TO BE VERIFIED WITH THE CITY PLANNING DEPARTMENT AND PROPERTY OWNER .

Seal:

NOT FOR CONTRUCTION

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Greg Guerin Architect
TX License # 22011

Architect:
EAST STAR DESIGN
P.O. BOX 53
FORNEY, TX 75126 USA
(972) 200-7340
Architect@EastStarDesign.com
TX Firm Registration # BR 1785

No.	Description	Date

KINOD
SUNSET RIDGE RESIDENCES
ROCKWALL, TX

Developer:
KINOD
BUILDING HEALTHY COMMUNITIES
KinoD
1281 W Green Oaks Blvd
Suite #117
Arlington, TX 76013
855-KINOD-01
469-458-6887 (Office)
www.KinoDLLC.com

Lot Diagram

Project number	21-000
Date	1/13/2022 7:34:51 AM
Drawn by	GG
Checked by	-
	A007
Scale	1" = 20'-0"

1/13/2022 7:34:51 AM

Z:\Revit and CAD Project Working Files\2021\21007 KinoD\ Rockwall\ Summer Lee and Sunset Ridge\21007 KinoD Rockwall Summer Lee and Sunset Ridge 6.rvt

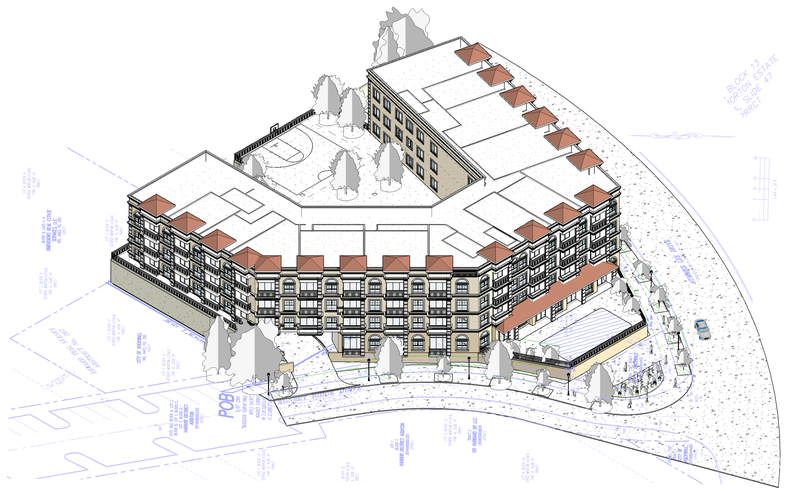
STREET TYPE 'O' (I.E. SUMMER LEE DRIVE)

Street Type 'O' consists of streetscape improvements and parallel parking dedication on both sides of an existing 29-foot wide street within the existing 65-foot Summer Lee Drive right-of-way.

- An eight (8) foot wide sidewalk is provided on both sides of the street with
- street trees in five (5) foot x ten (10) foot leave outs spaced at 30-foot OC and
- pedestrian scale street light fixtures spaced at 60-foot OC.

Neck downs are provided at intersections to provide a clearly defined pedestrian space. The pedestrian paving material is concrete sidewalk. Longitudinal slopes on this street type are range from 1½% to seven (7) percent. At street intersections, pedestrian walkway slopes are limited to two (2) percent for accessibility.

1 Site Plan
1" = 20'-0"



2 3D View 2

ZONING

PD-32
HILLSIDE MIXED USE SUB DISTRICT

PARKING

LAND USE MINIMUM PARKING REQUIRED
Multi-Family Unit with One (1) Bedroom 1.5/Unit
Multi-Family Unit with Two (2) Bedroom 2.0/Unit
Multi-Family Unit with Three (3) Bedroom 2.5/Unit

NUMBER OF STORIES: 4.5

HEIGHT: 60 FEET

PARKING: 83 PROVIDED

UNIT MIX

TYPE	QTY.	RATIO	PARKING REQ.	# OF BEDS
1 BED	12	1.5	18	12
2 BED	21	2.0	42	42
3 BED	9	2.5	22.5	27
TOTAL	42		82.5	81

Unit MIx
1/4" = 1'-0"

1" = 20 ft.

Seal:

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Architect:
EAST STAR DESIGN
P.O. BOX 53
FORNEY, TX 75126 USA
(972) 200-7340
Architect@EastStarDesign.com
TX Firm Registration # BR 1705

Developer:
KinoD
BUILDING HEALTHY COMMUNITIES
KinoD
1281 W Green Oaks Blvd
Suite #117
Arlington, TX 76013
855-KINOD-01
469-458-6887 (Office)
www.KinoDLLC.com

No.	Description	Date

KINOD
SUNSET RIDGE RESIDENCES
ROCKWALL, TX

Site Plan

Project number 21-000
Date 2/1/2022 2:54:44 PM
Drawn by GG
Checked by –

A004

Scale As indicated

2/1/2022 2:54:44 PM

CASE #: Z2022-002

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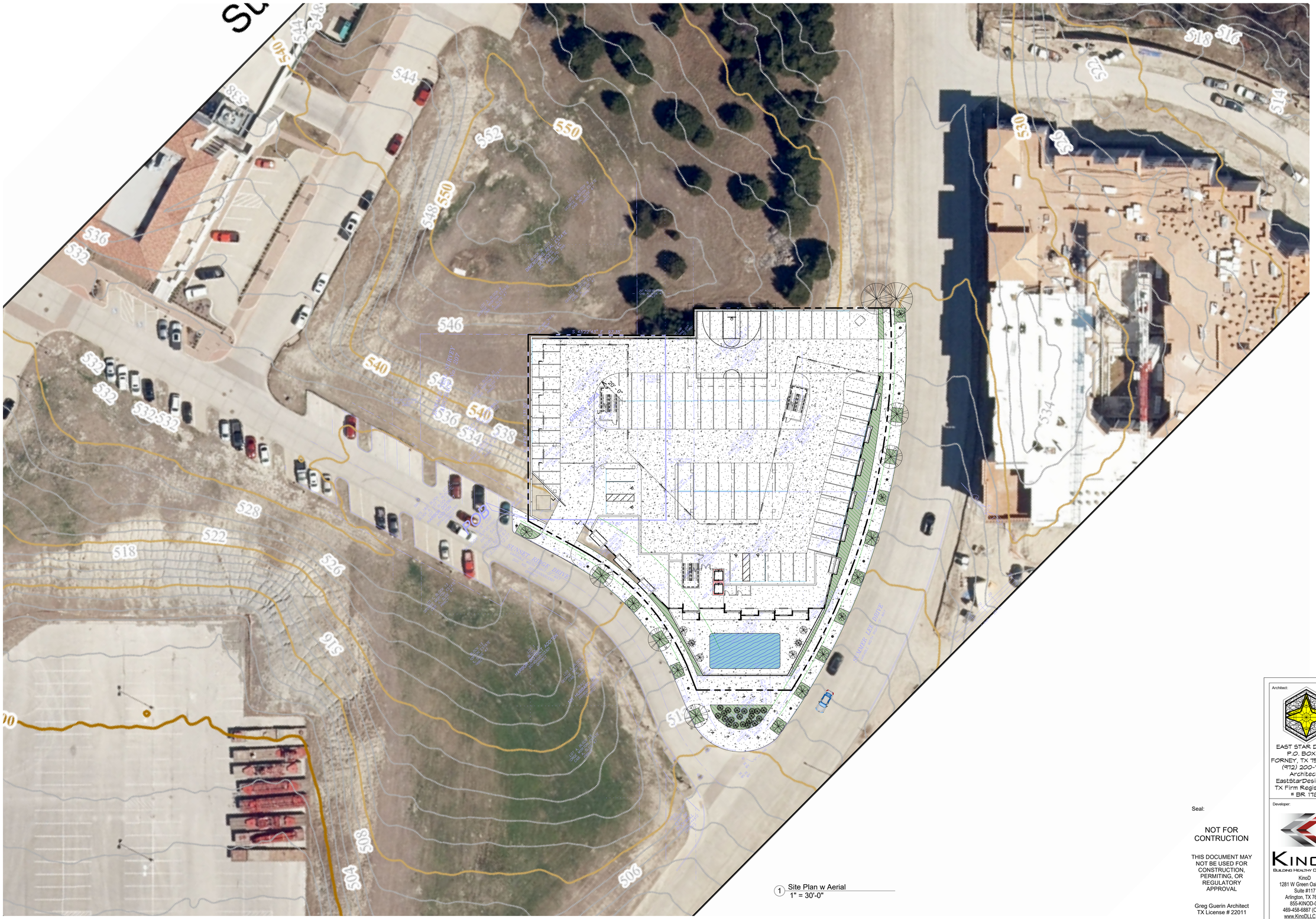
2/1/2022 2:54:44 PM
Z:\Revit and CAD Project Working Files\2021\2106\Z-KinoD Rockwall\ Summer Lee and Sunset Ridge\2106 KinoD Rockwall\ Summer Lee and Sunset Ridge_10.rvt



1 Site Plan w Aerial
1" = 30'-0"

Seal:

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Z:\Revit and CAD Project Working Files\2021\21057-KinoD Rockwall Summer Lee and Sunset Ridge\21057-KinoD Rockwall Summer Lee and Sunset Ridge_10.rvt

2/1/2022 2:54:53 PM

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(972) 200-7340
Architect@
EastStarDesign.com
TX Firm Registration
BR 1785

No.	Description	Date

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SUNSET RIDGE
RESIDENCES

ROCKWALL, TX

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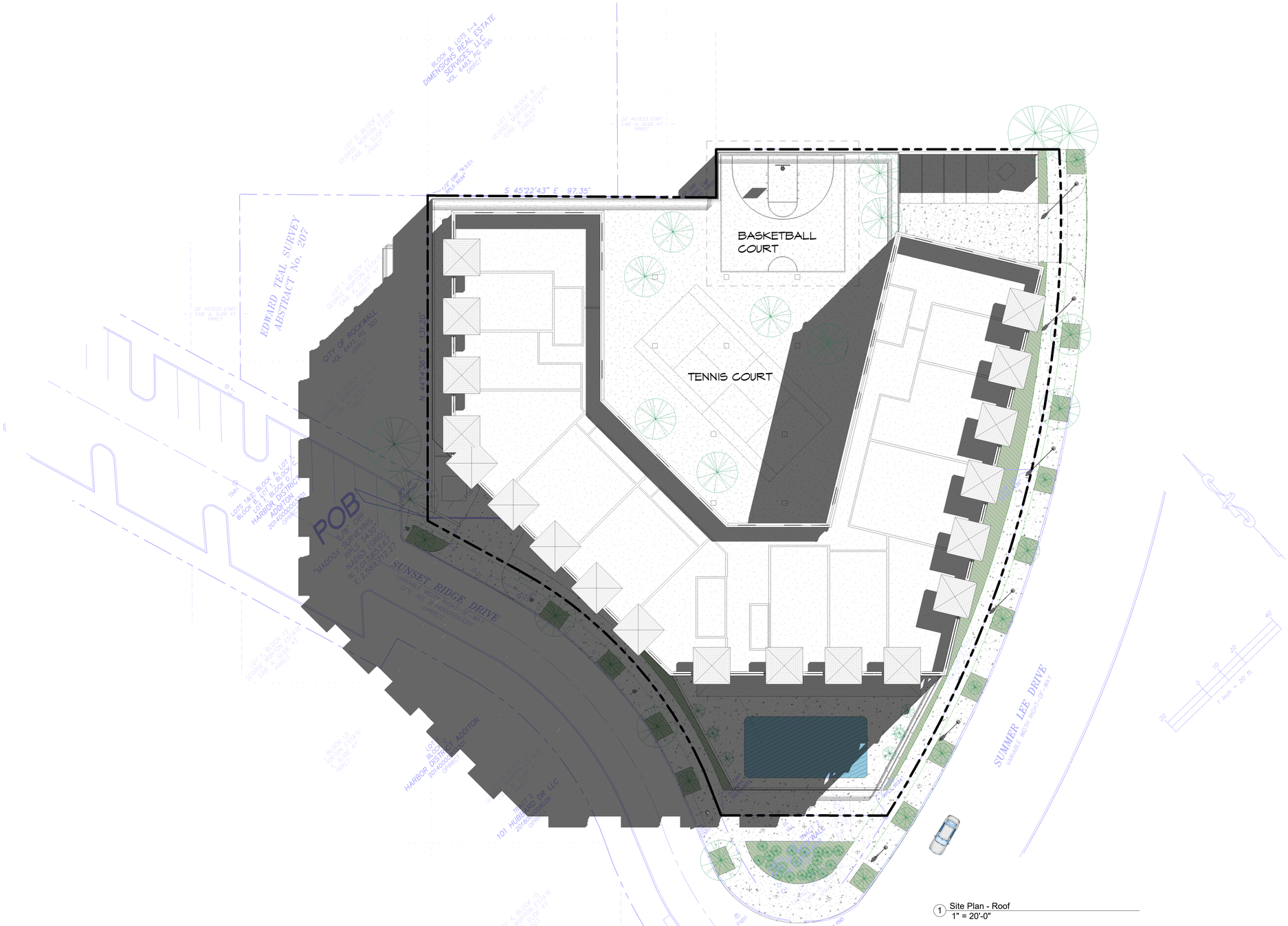
Site Plan w Aerial

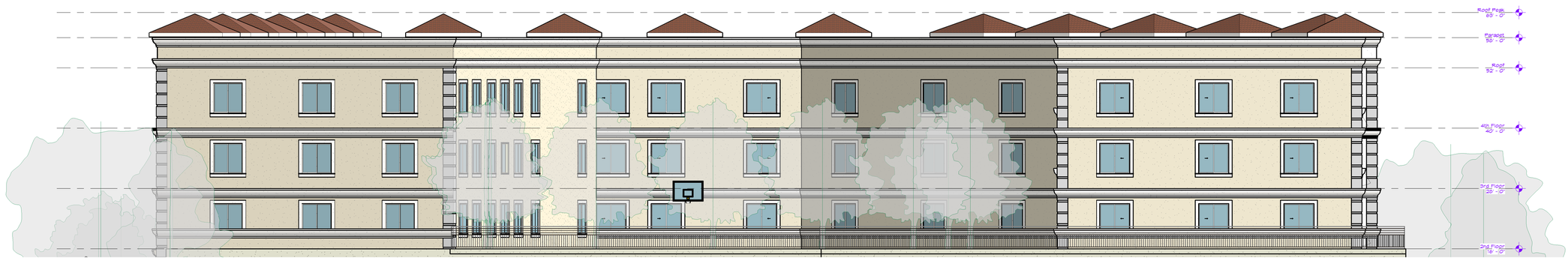
Project number	21-000
Date	2/1/2022 2:54:53 PM
Drawn by	GG
Checked by	–
	A005
Scale	1" = 30'-0"

2/1/2022 2:54:53 PM

CASE #: Z2022-002


BASKETBALL COURT
TENNIS COURT
S 45°22'43" E 97.35'
N 44°14'35" E 131.28'
POB
"MADDOX SURVEYING"
5/8" CIRF
RPLS 5430"
NAD83 (GRID)
N: 7,015,653.61
E: 2,559,712.27
SUNSET RIDGE DRIVE
VARIABLE WIDTH RIGHT-OF-WAY
SUMMER LEE DRIVE
VARIABLE WIDTH RIGHT-OF-WAY
EDWARD TEAL SURVEY
ABSTRACT No. 207
CITY OF ROCKWALL
VOL. 6477, PG. 120
DIRECT
BLOCK 9, LOTS 1-4
DIMENSIONS REAL ESTATE SERVICES, LLC
VOL. 6483, PG. 295
DIRECT
LOT 3, BLOCK 9
GEORGE MORTON ESTATE
CAB. A, SLIDE 47
DIRECT
20' ACCESS ESMT
CAB. A, SLIDE 47
DIRECT
LOTS 1&2, BLOCK A, LOT 1, BLOCK C
BLOCK B, LOT 1, BLOCK D
HARBOR DISTRICT ADDITION
2014000044412
OFFICIAL
LOT 2, BLOCK B
HARBOR DISTRICT ADDITION
2014000044412
OFFICIAL
101 HUBBARD DR LLC
2018000005255
OFFICIAL
LOT 1, BLOCK 13
GEORGE MORTON ESTATE
CAB. A, SLIDE 47
DIRECT
LOT 4, BLOCK 13
GEORGE MORTON ESTATE
CAB. A, SLIDE 47
DIRECT
PARCEL "11B"
PROP. OF
CITY OF ROCKWALL
20110000444412
OFFICIAL
1/2" CIRF
RPLS 5364"
0.7' N
0.7' E
0.7' S
0.7' W

1 South West-Front Corner Elevation
3/32" = 1'-0"



2 North-East Rear Elevation
3/32" = 1'-0"

Seal:

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Architect@EastStarDesign.com
TX Firm Registration # BR 1725

No.	Description	Date

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ROCKWALL, TX

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Arlington, TX 76013
855-KINOD-01
469-458-6887 (Office)
www.KinoDLLC.com

Elevations

Project number 21-000
Date 2/1/2022 2:55:13 PM
Drawn by GG
Checked by –

A201

Scale 3/32" = 1'-0"

2/1/2022 2:55:13 PM

CASE #: Z2022-002

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Z:\Revit and CAD Project Working Files\2021\21057-KinoD Rockwall Summer Lee and Sunset Ridge\21057-KinoD Rockwall Summer Lee and Sunset Ridge 10.rvt

2/1/2022 2:55:13 PM

1 North-West Side Elevation
3/32" = 1'-0"

2 South Elevation - Summer Lee Drive
3/32" = 1'-0"

Seal:

NOT FOR
CONTRUCTION

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TX License # 22011

Architect:

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P.O. BOX 53
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(972) 200-7340
Architect@
EastStarDesign.com
TX Firm Registration
BR 1725

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SUNSET RIDGE
RESIDENCES

ROCKWALL, TX

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469-458-6887 (Office)
www.KinoDLLC.com

Elevations

Project number 21-000
Date 2/1/2022 2:55:21 PM
Drawn by GG
Checked by –

A202

Scale 3/32" = 1'-0"

2/1/2022 2:55:21 PM

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Z:\Revit and CAD Project Working Files\21-000 KinoD Rockwall Summer Lee and Sunset Ridge\21-000 KinoD Rockwall Summer Lee and Sunset Ridge 10.rvt

2/1/2022 2:55:21 PM

1 West Elevation-Sunset Ridge Dr.
3/32" = 1'-0"

Z:\Revit and CAD Project Working Files\2021\21057.KinoD Rockwall Summer Lee and Sunset Ridge\21057.KinoD Rockwall Summer Lee and Sunset Ridge 10.rvt

2/1/2022 2:55:26 PM

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TX Firm Registration # BR 17125

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ROCKWALL, TX

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Arlington, TX 76013
855-KINOD-01
469-458-6887 (Office)
www.KinoDLLC.com

Elevations

Project number 21-000

Date 2/1/2022 2:55:26 PM

Drawn by GG

Checked by –

A203

Scale 3/32" = 1'-0"

2/1/2022 2:55:26 PM

CASE #: Z2022-002

1 3D View 1

2 3D View 3

3 3D View 5

Seal:

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(972) 200-7340
Architect@
EastStarDesign.com
TX Firm Registration
BR 1705

Developer:
KinoD
BUILDING HEALTHY COMMUNITIES
KinoD
1281 W Green Oaks Blvd
Suite #117
Arlington, TX 76013
855-KINOD-01
469-458-6887 (Office)
www.KinoDLLC.com

No.	Description	Date

KINOD
SUNSET RIDGE
RESIDENCES

ROCKWALL, TX

3D Views

Project number 21-000
Date 2/1/2022 2:54:40 PM
Drawn by GG
Checked by –

A003

Scale

CASE #: Z2022-002

2/1/2022 2:54:40 PM

Z:\Revit and CAD Project Working Files\2021\21057-KinoD Rockwall Summer Lee and Sunset Ridge\21057-KinoD Rockwall Summer Lee and Sunset Ridge_10.rvt

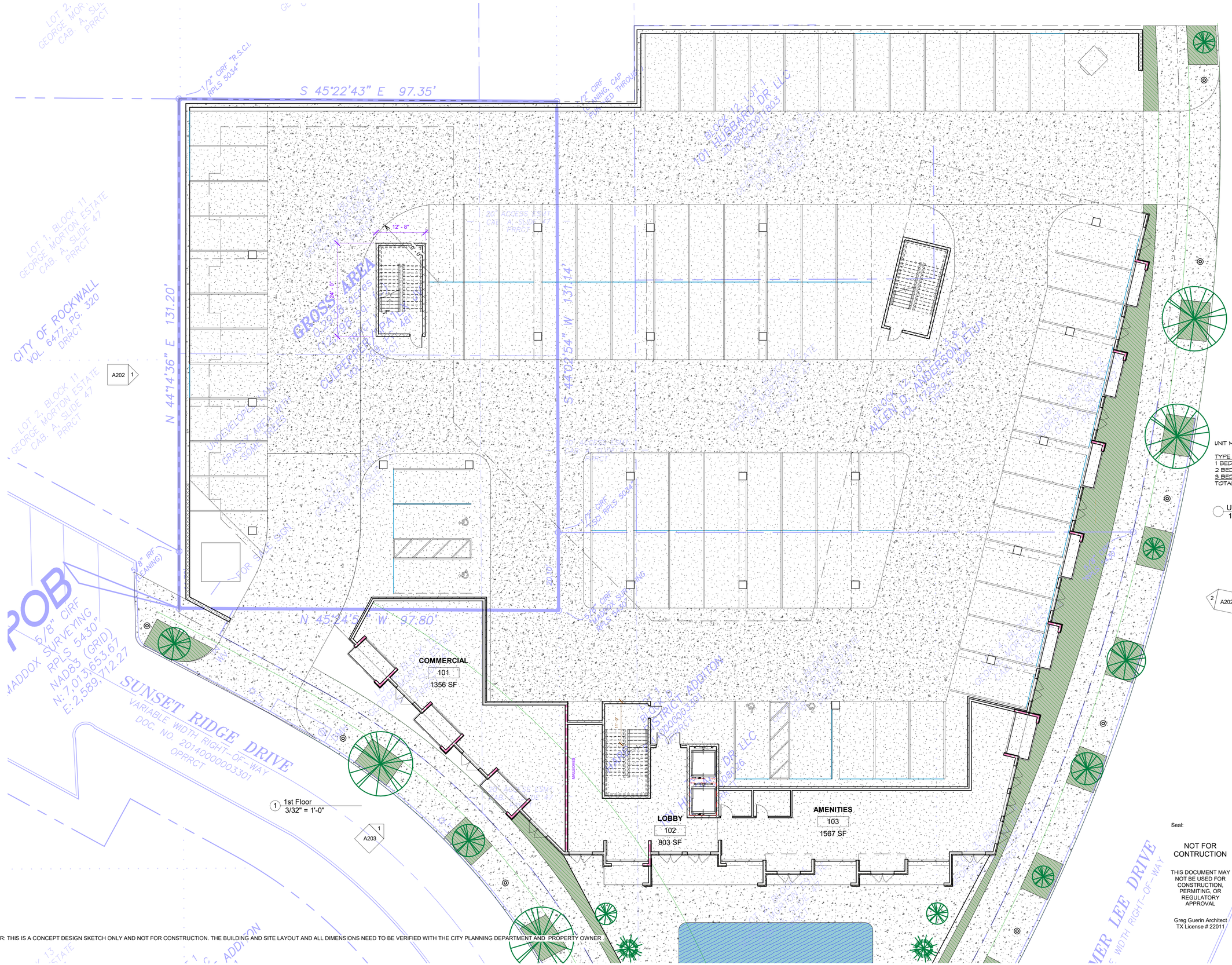
2/1/2022 2:54:40 PM

DISCLAIMER: THIS IS A CONCEPT DESIGN SKETCH ONLY AND NOT FOR CONSTRUCTION. THE BUILDING AND SITE LAYOUT AND ALL DIMENSIONS NEED TO BE VERIFIED WITH THE CITY PLANNING DEPARTMENT AND PROPERTY OWNER .

Sunset Ridge Dr. and Summer Lee Dr.
Rockwall, TX
02-01-22
EAST STAR
DESIGN
KINOD

EAST STAR DESIGN

KINOD



1 1st Floor
3/32" = 1'-0"

UNIT MIX

TYPE	QTY.	RATIO	PARKING REQ.	# OF BEDS
1 BED	12	1.5	18	12
2 BED	21	2.0	42	42
3 BED	9	2.5	22.5	27
TOTAL	42		82.5	81

Unit Mix
1/4" = 1'-0"

DISCLAIMER: THIS IS A CONCEPT DESIGN SKETCH ONLY AND NOT FOR CONSTRUCTION. THE BUILDING AND SITE LAYOUT AND ALL DIMENSIONS NEED TO BE VERIFIED WITH THE CITY PLANNING DEPARTMENT AND PROPERTY OWNER

Seal:

NOT FOR CONTRUCTION

THIS DOCUMENT MAY NOT BE USED FOR CONSTRUCTION, PERMITING, OR REGULATORY APPROVAL

Greg Guerin Architect
TX License # 22011

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P.O. BOX 53
FORNEY, TX 75126 USA
(972) 200-7340
Architect@EastStarDesign.com
TX Firm Registration # BR 1785

Developer:
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BUILDING HEALTHY COMMUNITIES
KinoD
1281 W Green Oaks Blvd
Suite #117
Arlington, TX 76013
855-KINOD-01
469-458-6867 (Office)
www.KinoDLLC.com

No.	Description	Date

KINOD
SUNSET RIDGE RESIDENCES
ROCKWALL, TX

1st Floor Plan

Project number 21-000
Date 2/1/2022 2:55:03 PM
Drawn by GG
Checked by -

A101

Scale As indicated

CASE #: Z2022-002

2/1/2022 2:55:03 PM

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1 3rd Floor
3/32" = 1'-0"

UNIT MIX

TYPE	QTY.	RATIO	PARKING REQ.	# OF BEDS
1 BED	12	1.5	18	12
2 BED	21	2.0	42	42
3 BED	9	2.5	22.5	27
TOTAL	42		82.5	81

Unit MIx
1/4" = 1'-0"

2 A202

Architect:
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Architect@
EastStarDesign.com
TX Firm Registration
BR 1785

No.	Description	Date

KINOD
SUNSET RIDGE
RESIDENCES

ROCKWALL, TX

Developer:
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Arlington, TX 76013
855-KINOD-01
469-458-6887 (Office)
www.KinoDLLC.com

3rd Floor Plan

Project number 21-000
Date 2/1/2022 2:55:06 PM
Drawn by GG
Checked by –
Scale As indicated

A103

Seal:

NOT FOR CONTRUCTION

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Greg Guerin Architect
TX License # 22011

CASE #: Z2022-002

DISCLAIMER: THIS IS A CONCEPT DESIGN SKETCH ONLY AND NOT FOR CONSTRUCTION. THE BUILDING AND SITE LAYOUT AND ALL DIMENSIONS NEED TO BE VERIFIED WITH THE CITY PLANNING DEPARTMENT AND PROPERTY OWNER .

2/1/2022 2:55:06 PM

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CITY OF ROCKWALL

ORDINANCE NO. 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [*ORDINANCE NO. 17-22*] 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 CONDOMINIUM BUILDING ON A 1.20-ACRE TRACT OF LAND IDENTIFIED AS LOT 1, BLOCK D, HARBOR DISTRICT ADDITION AND LOTS 3 & 4, BLOCK 11 AND LOTS 1, 2, 3, & 4, BLOCK 12, MOTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Louis Clark of KinoD, LLC on behalf of D. W. Bobst of 101 Hubbard Dr. LLC, Gary Shultz of Culpepper/Spatex JV, and Allen Anderson for the approval of a *PD Development Plan* for a 42-unit, condominium building to be situated within the *Hillside Mixed-Use Subdistrict*, on a 1.20-acre tract of land identified as Lot 1, Block D, Harbor Addition and Lots 3, & 4, Block 11 and Lots 1, 2, 3, & 4, Block 12, Moton Addition, City of Rockwall, Rockwall County, Texas and more fully described and depicted in *Exhibit 'A'* 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 32 (PD-32) [*Ordinance No. 17-22*] 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 Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] and the Unified Development Code [*Ordinance No. 20-02*], as heretofore amended, shall be further amended by adopting this *PD Development Plan* and amending the official zoning map of the City of Rockwall for the *Subject Property*; and,

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

SECTION 3. That development of the *Subject Property* shall generally be in accordance with

DRAFT 09.13.2022

the *Conceptual Building Elevations*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

SECTION 4. That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], the Unified Development Code [*Ordinance No. 20-02*], and in compliance with the following conditions and requirements:

(1) The development of the subject property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.

(2) The development of the subject property shall generally conform to the proposed *Conceptual Building Elevations* depicted in *Exhibit 'C'* of this ordinance and to the design guidelines contained in *Resolution No. 10-40*.

(3) The proposed condominium building shall not contain more than 42 urban residential units.

(4) All building materials and color schemes proposed for this development should conform to the requirements stipulated by Planned Development District 32 (PD-32) [*as amended*].

(5) Prior to the issuance of a building permit the applicant shall submit and seek approval for a detailed *PD Site Plan* that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and with the requirements approved in this ordinance.

(6) All buildings throughout the development shall be constructed with a consistent design scheme, incorporate four (4) sided architecture that creates an entry appearance on all four (4) sides, and be approved by the Architectural Review Board (ARB) at the time of the *PD Site Plan*.

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*

DRAFT ORDINANCE 02.15.2022

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 7TH DAY OF FEBRUARY, 2022.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *January 18, 2022*

2nd Reading: *February 7, 2022*

DRAFT ORDINANCE 02.15.2022

Exhibit 'A':
Legal Description and Location Map

BEING a tract of land situated in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being all of Lots 1 and 2 of Block 12 and part of Lots 3, and 4 of Block 12, and all of Lots 3 and 4 of Block 11 and part of a 20-foot easement as shown on George Morton Estate Addition, an addition to the City of Rockwall, recorded in Volume A, Page 47, Plat Records, Rockwall County, Texas, and all of Lot 1, Block D of Harbor District Addition, an addition to the City of Rockwall, recorded in Instrument No. 20140000003301, Official Public Records, Rockwall County, Texas, and being all of a called 0.2938-acre tract of land described in General Warranty Deed to Olumide Adebowale recorded in Instrument No. 20210000034928, of said Official Public Records, and being all of a called 0.18-acre tract of land described in Special Warranty Deed to Olumide Adebowale recorded in Instrument No. 20210000025046, of said Official Public Records and being all of the land described as "Tract 1" and "Tract 2" in Special Warranty Deed to Olumide Adebowale, recorded in Instrument No. 20210000034977, of said Official Public Records and being more particularly described as follows:

BEGINNING at a ½-inch iron rod found in the northwest right-of-way line of Summer Lee Drive (a variable width right-of-way) and being the south corner of said Lot 1, Block D;

THENCE departing said northwest right-of-way line of Summer Lee Drive and with the southwest line of said Lot 1, Block D, North 45°47'16" West, a distance of 67.53-feet to a ½-inch iron rod found at the beginning of a non-tangent curve to the right with a radius of 126.00-feet, a central angle of 01°35'35", and a chord bearing and distance of North 24°31'45" East, 3.50-feet and being a west corner of said Lot 1, Block D and being in the east right-of-way line of Sunset Ridge Drive (a variable width right-of-way) recorded in Instrument Number 201400000003301, of said Official Public Records;

THENCE with said east right-of-way line of Sunset Ridge Drive and west line of said Lot 1, Block D, the following courses and distances:

In a northeasterly direction, with said non-tangent curve to the right, an arc distance of 3.50-feet to a ½-inch iron rod found for corner at the beginning of a reverse curve to the left with a radius of 174.00-feet, a central angle of 42°35'25", and a chord bearing and distance of North 04°01'49" East, 126.38-feet;

In a westerly direction, with said reverse curve to the left, an arc distance of 129.34-feet to a ½-inch iron rod found for corner;

North 17°15'53" West, a distance of 29.94-feet to a ½-inch iron rod found for corner;

North 72°44'07" East, a distance of 7.72-feet to a ½-inch iron rod found for the northeast corner of said Lot 1, Block D, and being in the southwest line of said 0.2938-acre tract;

THENCE continuing with said east right-of-way line of Sunset Ridge Drive and with the southwest line of said 0.2938-acre tract, North 45°21'56" West, a distance of 14.15-feet to a 5/8-inch iron rod found for the west corner of said 0.2938-acre tract;

THENCE continuing with said east right-of-way line of Sunset Ridge Drive and with the northwest line of said 0.2938-acre tract, North 44°17'17" East, a distance of 14.70-feet to a 5/8-inch iron rod found for corner;

THENCE departing said east right-of-way line of Sunset Ridge Drive and continuing with the northwest line of said 0.2938-acre tract, North 44°11'47" East, a distance of 116.31-feet to a ½-inch iron rod with plastic cap stamped "R.S.C.I. 5034" found for the north corner of said 0.2938-acre tract;

THENCE with the northeast line of said 0.2938-acre tract, South 45°26'20" East, a distance of 97.73-feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the east corner of said 0.2938-acre tract;

THENCE with the northwest line of said existing 20-foot Easement shown on George Morton Estate

DRAFT ORDINANCE 02-15-2022

Addition and North 44°11'47" East, a distance of 20.00-feet to a ½-inch iron rod found for corner;

THENCE departing said northwest line and over and across said 20-foot Easement and with the northeast line of said Lots 1 and 4 of Block 12 of the George Morton Estate Addition, South 45°26'20" East, a distance of 160.57-feet to a ½-inch iron rod with plastic cap stamped "R.S.C.I. 5034" found for the corner in said northwest right-of-way line of said Summer Lee Drive;

THENCE with said northwest right-of-way line of Summer Lee Drive, the following courses and distances:

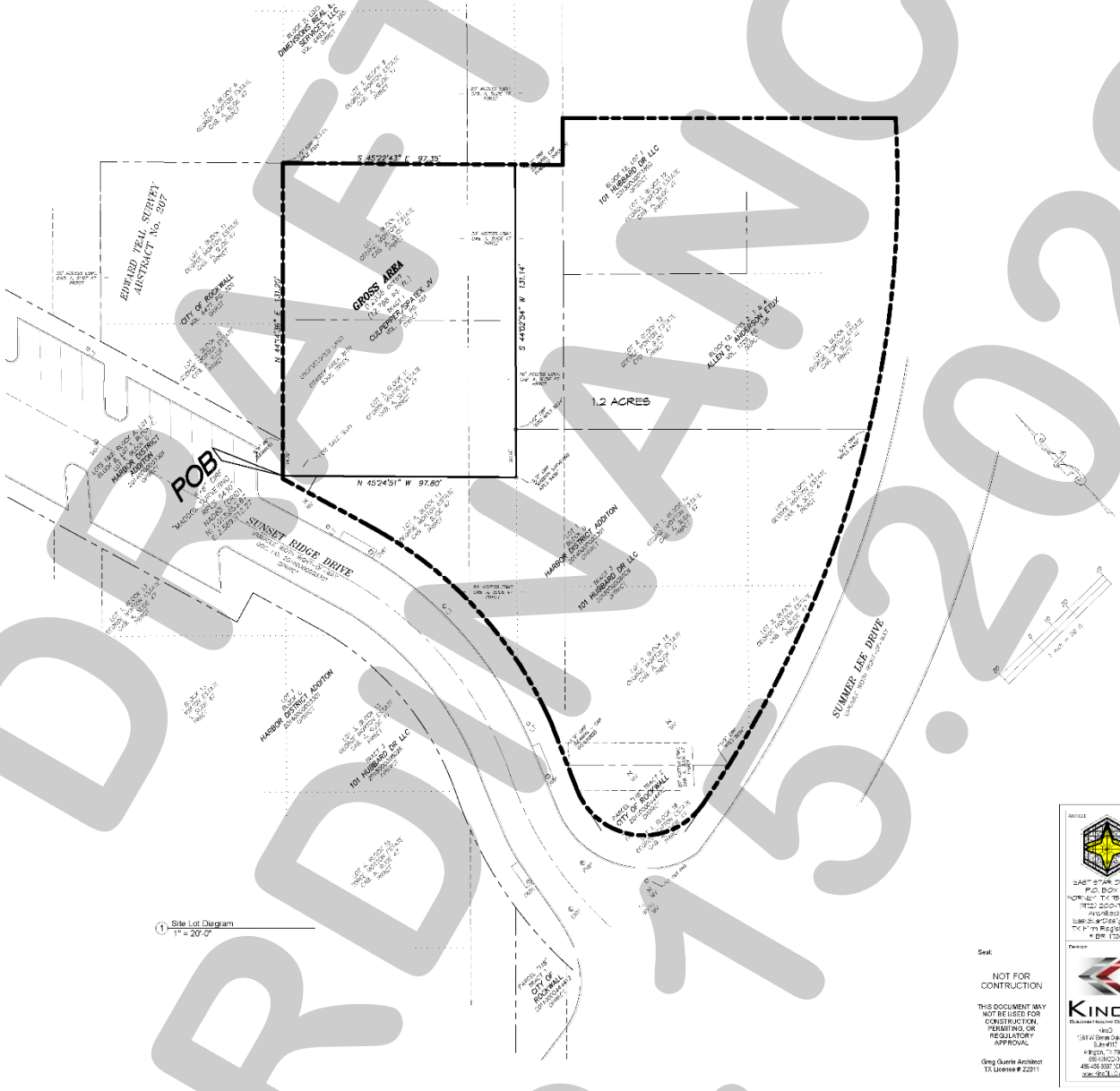
> South 43°53'07" West, a distance of 19.52-feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a tangent curve to the right with a radius of 467.50-feet, a central angle of 32°24'23", and a chord bearing and distance of South 60°05'18" West, 260.91-feet;

THENCE in a northerly direction, with said tangent curve to the right, an arc distance of 264.42-feet to the *POINT OF BEGINNING* and containing 53,115 square-feet or 1.2194-acres of land.

Bearing system based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983(2011).

DRAFT ORDINANCE 02.15.2022

Exhibit 'A':
Legal Description and Location Map



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ORDINANCE
02.15.2022

Exhibit 'B':
Concept Plan

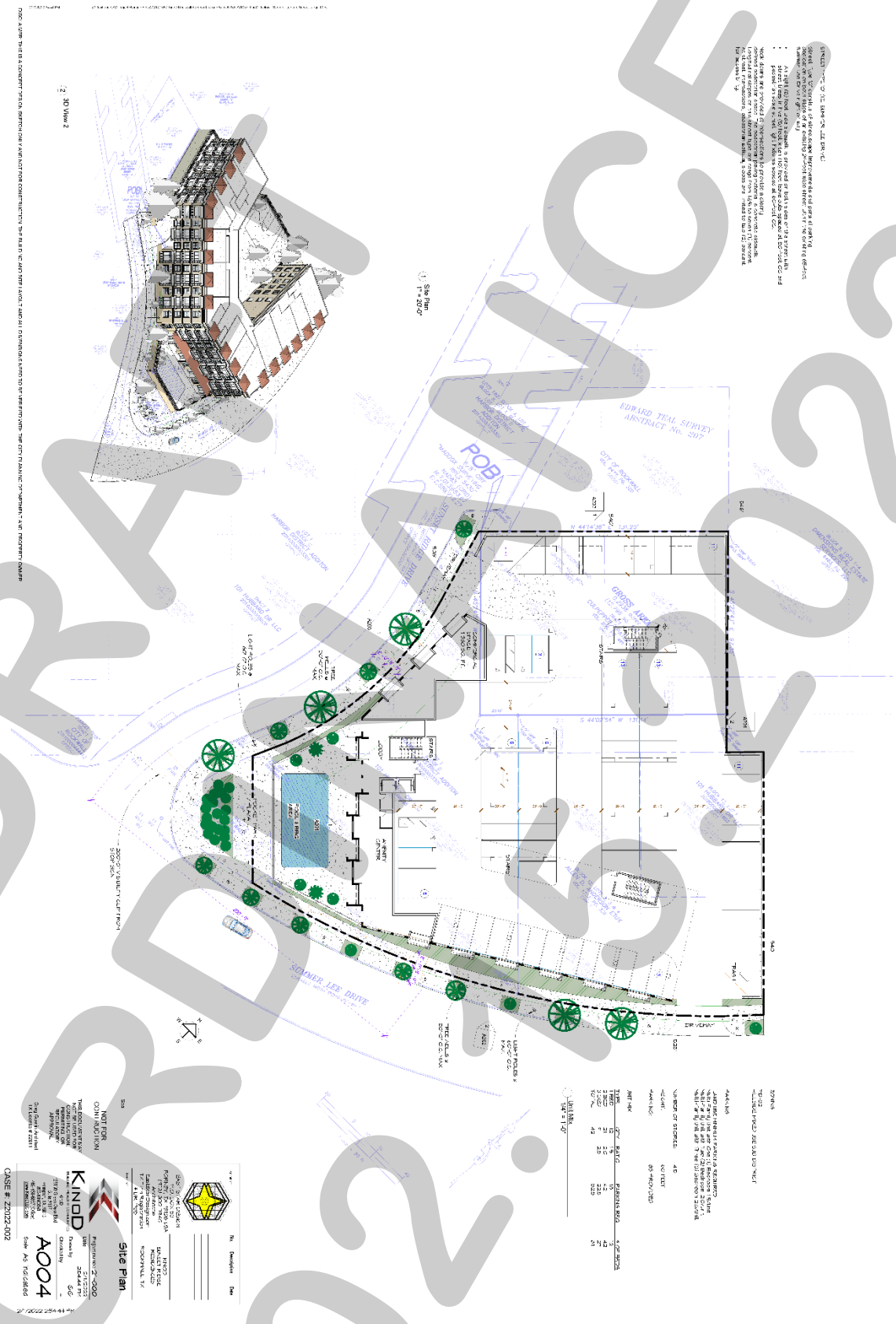
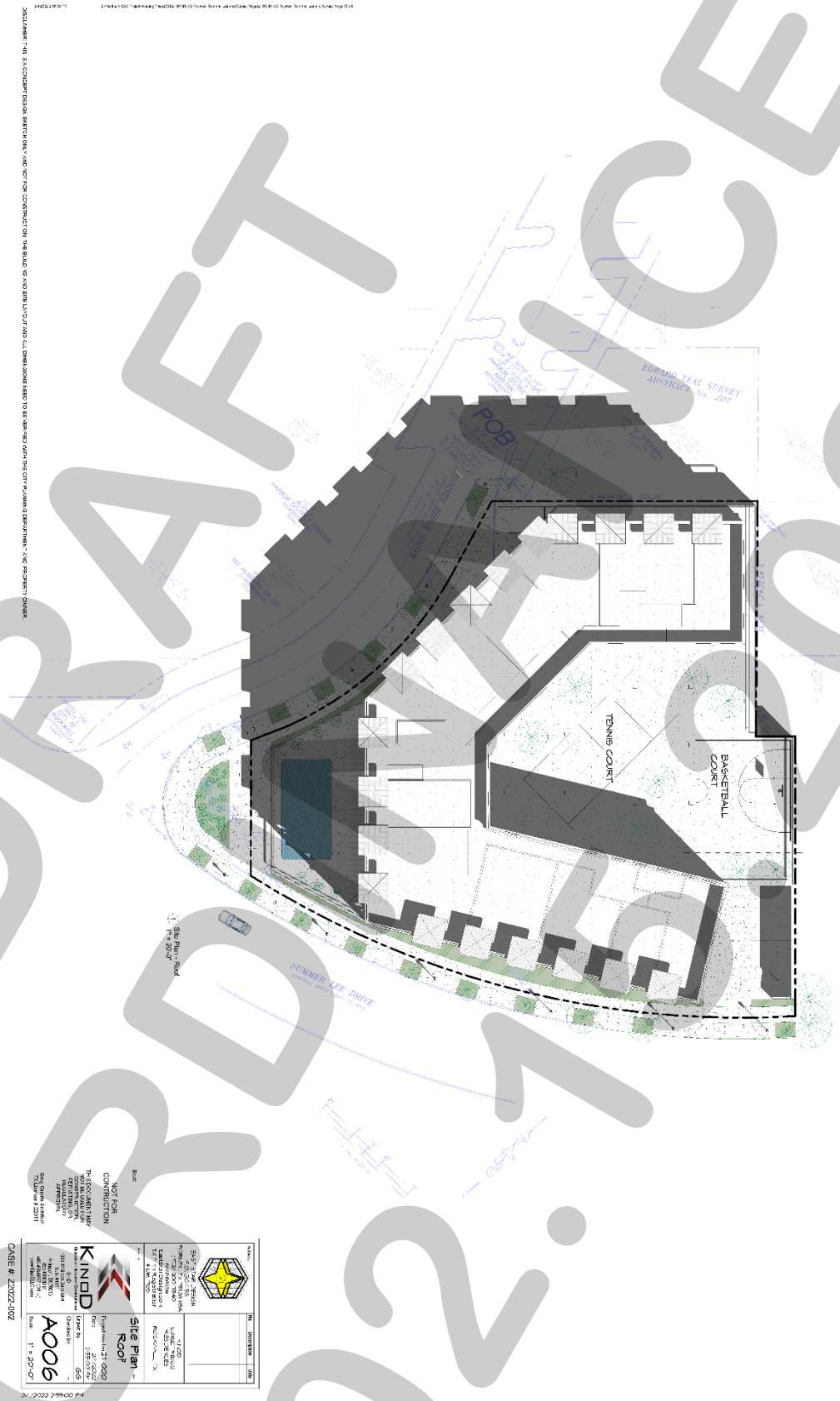


Exhibit 'B':
Concept Plan



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ORDINANCE
02.15.2022

Exhibit 'C':
Conceptual Building Elevations

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Exhibit 'C':
Conceptual Building Elevations

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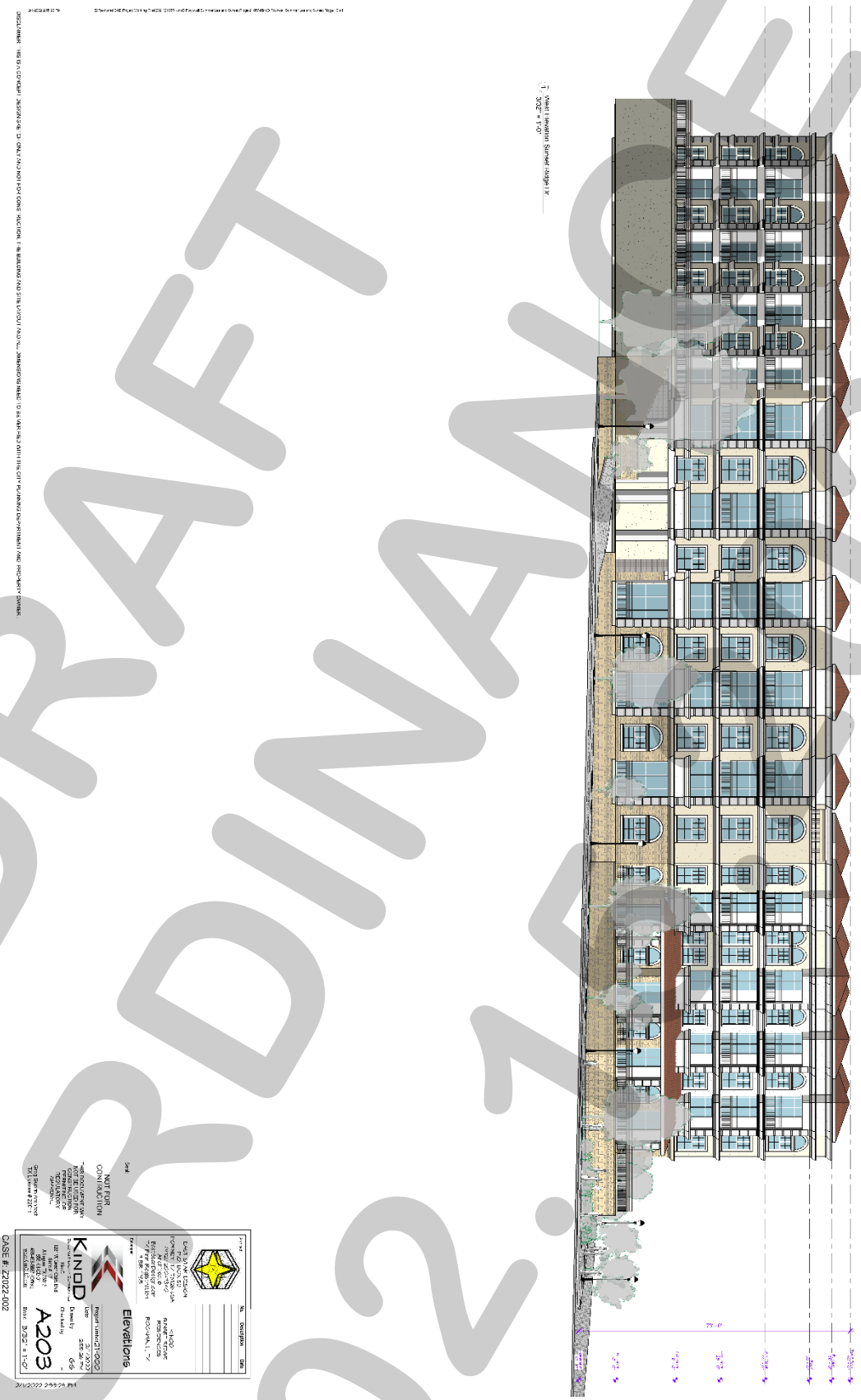
02/15/2022

Exhibit 'C':
Conceptual Building Elevations



DRAFT ORDINANCE 02.15.2022

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:	February 22, 2022
APPLICANT:	Louis Clark; *KinoD, LLC*
CASE NUMBER:	Z2022-002; *PD Development Plan for the Sunset Ridge Residences*

SUMMARY

Hold a public hearing to discuss and consider a request by Louis Clark of KinoD LLC on behalf of D. W. Bobst of 101 Hubbard Dr. LLC, Gary Shultz of Culpepper/Spatex JV, and Allen Anderson for the approval of a *PD Development Plan* for a 42-unit condominium and retail/office building on a 1.20-acre tract of land identified as Lot 1, Block D, Harbor District Addition and Lots 3 & 4, Block 11 and Lots 1, 2, 3, & 4, Block 12, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the *Hillside Mixed Use Subdistrict* of Planned Development District 32 (PD-32), generally located at the northeast corner of the intersection of Sunset Ridge Drive and Summer Lee Drive, and take any action necessary.

BACKGROUND

The City Council annexed the subject property into the City of Rockwall on November 7, 1960 through the adoption of *Ordinance No. 60-03*. Upon annexation, the subject property was zoned Agricultural (AG) District. On December 7, 1966, the subject property was platted into its current configuration as part of the George Morton Estate Addition. On December 2, 2002, the subject property was rezoned to Planned Development District 32 (PD-32) [*Ordinance No. 02-55*] for General Retail (GR) District land uses. This Planned Development District was again amended on February 4, 2008 by *Ordinance No. 08-11*. This ordinance increased the boundaries of the district, and established a limited set of land uses for the district. On July 15, 2013, the City Council approved a final plat [*Case No. P2013-022*] establishing a portion of the subject property as Lot 1, Block D, Harbor District Addition.

On September 20, 2010, the City Council passed *Ordinance No. 10-21*, which superseded all previous ordinances associated with Planned Development District 32 (PD-32) and established a concept plan and development standards for an approximate 78.89-acre tract of land that included the subject property. Today, this land is now commonly referred to as *PD-32* or the *Harbor District*. Included within this ordinance was a concept plan that divided the district into ten (10) subdistrict, each of which contained its own set of development and land use standards. In addition, a pool of 1,161 *urban residential units* (*i.e. condominiums and/or townhomes*) and 49 *single-family residential units* (*i.e. zero-lot-line or patio homes*) was created. These units could then be allocated to properties within the district by the City Council -- *in accordance with the land use charts in the ordinance* -- on a *first-come-first-serve* basis through an interim zoning step called a *PD Development Plan*. According to Article 10, *Planned Development District Regulations*, of the Unified Development Code (UDC), "(a) *PD Development Plan* constitutes an amendment to the approved *PD Concept Plan* and *PD Ordinance* … The purposes of a *PD Development Plan* are to allow flexibility in the development process by deferring specification of all development standards at the time of *PD District* creation and to enable developers to satisfy conditions imposed on creation of the *District* prior to the submittal of a *PD Site Plan*." In addition, *Ordinance No. 17-22* [*i.e. the regulating ordinance for Planned Development District 32 (PD-32)*] states that the purpose of a *PD Development Plan* in Planned Development District 32 (PD-32) is to ensure that a proposed development meets the intent of the subdistrict and/or to address any waivers required by the development.

Currently, the City Council has approved *PD Development Plans* allocating all but 218 of the 1,161 *urban residential units* and seven (7) of the 49 *single-family residential units*. A summary of the unit allocations is as follows:

TABLE 1: URBAN RESIDENTIAL UNITS

Project Name	*Units*	*Unit Type*	*Case No.*	*Ordinance No.*
Summer Lee Condominiums (*i.e. Harbor Hill*)[1]	265	Condominiums	SP2015-004[2]	*N/A*
Harbor Urban Condominiums (*i.e. the Florence*)	228	Condominiums	Z2018-001	18-16[4]
Harbor Village Building 1 (*i.e. Adjacent to Lakefront Trail*)	375	Condominiums	Z2019-008	19-21[5]
Harbor Village Building 2 (*i.e. Adjacent to Harbor Fountain*)[3]	75	Condominiums	Z2019-008	19-21[5]
Total Allocated:	943			
Permitted in District:	1,161			
Units Remaining:	218			

NOTES:

[1]: This case was determined to be conforming to the *Concept Plan* originally approved with *Ordinance No. 10-21*, and was determined to not require a *PD Development Plan* at that time (*i.e. the approval of the site plan allocated the units to this project*).

[2]: *Case No. SP2015-004* was amended by *Case No. SP2018-037 & SP2020-018*.

[3]: *Ordinance No. 19-21* contains conditions that allow the City Council to claw back *25* of the *75* allocated units pending a building permit has not been issued by *June 1, 2020*. This project currently has not been issued a building permit.

[4]: This ordinance superseded *Ordinance No. 16-54* (*Case No. Z2016-025*), which originally allocated the units for this project.

[5]: This ordinance superseded *Ordinance No.13-16* (*Case No. Z2013-011*); however, the units for this project were originally allocated with *Ordinance No. 11-43* (*i.e. Case No. Z2011-020*).

TABLE 2: SINGLE-FAMILY RESIDENTIAL UNITS

Project Name	*Units*	*Unit Type*	*Case No.*	*Ordinance No.*
Harbor Urban Townhomes[1]	42	Townhomes	Z2018-001	18-16[2]
Total Allocated:	42			
Permitted in District:	49			
Units Remaining:	7			

NOTES:

[1]: This *PD Development Plan* only affected the *Residential Subdistrict*, which was the only district that allowed the *single-family residential units*. The approval of *Ordinance No. 18-16* amended the district to allow the 42 townhomes in lieu of the 49 zero-lot-line or patio homes.

[2]: This ordinance superseded *Ordinance No. 16-48* (*Case No. Z2016-026*), which originally allocated the units for this project.

PURPOSE

On January 13, 2022, the applicant -- *Louis Clark of KinoD, LLC* -- submitted an application requesting the approval of a *PD Development Plan* for 42 *urban residential units* for the purpose of constructing a condominium building.

ADJACENT LAND USES AND ACCESS

The subject property is located at the northeast corner of the intersection of Summer Lee Drive and Sunset Ridge Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is: [*1*] a 0.4633-acre vacant tract of land (*i.e. Lots 1, 2, 3 & 4, Block 9, Moton Addition*), [*2*] a 0.1157-acre vacant parcel of land (*i.e. Lot 1, Block 11, Moton Addition*), and [*3*] a 0.101-acre vacant tract of land (*i.e. Tract 7 of the M. J. Barksdale Survey, Abstract No. 11*). Beyond this is Pinnacle Way, which is identified as a *Street Type E* by Planned Development District 32 (PD-32). All of these properties are zoned Planned Development District 32 (PD-32) and are situated within the *Hillside Mixed-Use Subdistrict*. Beyond this is a 2.0617-acre parcel of land (*i.e. Lot 6, Block A, Harbor District Addition*) with a multi-tenant office building and structured parking garage (*i.e. Trend Tower*) situated on it. This property is zoned Planned Development District 32 (PD-32) and is situated within the *Summit Office Subdistrict.*

South: Directly south of the subject property is Summer Lee Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is: [*1*] a 4.032-acre parcel of land (*i.e. Lot 1, Block A, Harbor Hills Addition*) that is currently being developed with a 265-unit condominium building, and [*2*] a 2.144-acre parcel of land (*i.e. Lot 1, Block A, Harbor Village Addition*) with a 228-unit condominium building situated on it. Running in between these properties is Glen Hill Way, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. These properties are situated within the *Horizon/Summer Lee*, *Interior*, and *Residential Subdistricts* of Planned Development District 32 (PD-32).

East: Directly south of the subject property is Summer Lee Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 2.144-acre parcel of land (*i.e. Lot 1, Block A, Harbor Village Addition*) with a 228-unit condominium building situated on it. East of this is Glen Hill Way, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. These properties are situated within the *Horizon/Summer Lee*, *Interior*, and *Residential Subdistricts* of Planned Development District 32 (PD-32).

West: Directly west of the subject property is Sunset Ridge Drive, which is identified as a *Street Type B* by Planned Development District 32 (PD-32). Beyond this is: [*1*] a 0.1115-acre vacant parcel of land (*i.e. Lot 3, Block 13, Moton Addition*), [*2*] a 0.1460-acre vacant parcel of land (*i.e. Lot 2, Block 13, Moton Addition*), [*3*] a 0.9516-acre vacant parcel of land (*i.e. Lot 1, Block C, Harbor District Addition*), and [*4*] a 6.1978-acre tract of land (*i.e. Tract 41 of the E. Teal Survey, Abstract No. 207*) with a public parking lot situated on it. All of these properties are situated within the *Hillside Mixed-Use Subdistrict* of Planned Development District 32 (PD-32).

CHARACTERISTICS OF THE REQUEST

The applicant has submitted a concept plan showing the establishment of a 42-unit condominium building at the northeast corner of the intersection of Sunset Ridge Drive and Summer Lee Drive. The proposed condominium building will be a podium product (*i.e. the building will be constructed on top of a structured parking garage*) and consist of approximately 12, one (1) bedroom units; 21, two (2) bedroom units; and nine (9), three (3) bedroom units. The applicant has stated that these units will be a for sale product (*i.e. sold to different property owners as opposed to all the deeds being owned by one [1] property owner and rented*). In addition to the proposed condominiums, the concept plan indicates the addition of 1,350 SF of commercial space that is accessible from the first floor adjacent to Sunset Ridge Drive. In terms of amenities, the concept plan shows a ~1,692 SF amenity center, pool, basketball court and tennis court. Both the basketball court and tennis court will be situated behind the building on a portion of the structured parking garage, and the pool and amenities center will be located in front of the building near the intersection of Sunset Ridge Drive and Summer Lee Drive.

CONFORMANCE WITH PLANNED DEVELOPMENT DISTRICT 32 (PD-32)

According to the *Subdistrict Plan* contained in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] the subject property is situated within the *Hillside Mixed-Use Subdistrict*, which -- *according to Ordinance No. 17-22* -- is intended "…to provide a mix of retail and residential uses along the main pedestrian and vehicular corridor within the district." In this case, the applicant is proposing a mixed residential and retail building that appears to conform to the majority of the requirements stipulated for the *Hillside Mixed-Use Subdistrict*; however, the proposed project is [*1*] not conforming to the lot coverage requirements, and [*2*] is requesting the allocation of *Urban Residential Units*. Based on this, staff has requested that the applicant submit a *PD Development Plan* for the project. According to *Ordinance No. 17-22*, "(a) [*PD*] development plan shall be required if a proposed development within any *Subdistrict* that does not meet the intent of the *PD Concept Plan* or the *Subdistrict Plan*, or requires waivers not provided for in *Section 9.3* [*Waivers of Design Standards*] of this ordinance." The following is a summary of the form-based code requirements for the *Hillside Mixed-Use Subdistrict*, and how the proposed project conforms to these requirements:

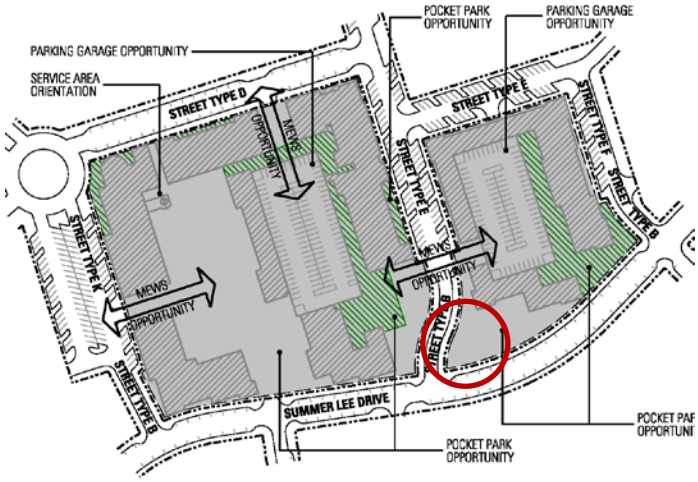
TABLE 1: BUILDING PLACEMENT AND PARKING COMPLIANCE THE HILLSIDE MIXED-USE SUBDISTRICT

ORDINANCE PROVISIONS	HILLSIDE MIXED-USE SUBDISTRICT	CONFORMANCE TO THE STANDARDS
SETBACK (FROM THE ROW):		
SUMMER LEE DIRVE	5-Feet	*~6' 6"; IN CONFORMANCE*
SUNSET RIDGE DRIVE (*STREET TYPE B*)	5-Feet	*~7' 11"; IN CONFORMANCE*
BUILDING FORM:	Each block face must have a minimum of 85% of its length defined by a building façade.	*~98.88% for Summer Lee Drive and ~97.89% for Street Type 'B'; IN CONFORMANCE*
	Remaining façade must be no less than two (2) feet and no greater than 12-feet from the build-to-line.	*No Build-To-Line Established for Summer Lee Drive or Sunset Ridge Drive; IN CONFORMANCE*
MAXIMUM LOT COVERAGE	80%	*~84.32%; NOT IN CONFORMANCE*
LAND USE:		
GROUND FLOOR	Retail, Restaurant, and Residential	*Retail and Residential; IN CONFORMANCE*
UPPER FLOORS	Residential and Office	*Residential; IN CONFORMANCE*

ORDINANCE PROVISIONS	HILLSIDE MIXED-USE SUBDISTRICT	CONFORMANCE TO THE STANDARDS
BUILDING HEIGHT:		
MAXIMUM BUILDING HEIGHT	5-Stories or 75-Feet	*4-Stories or 60-Feet; IN CONFORMANCE*
MINIMUM FIRST FLOOR HEIGHT	A minimum of 15-Feet with multi-story building with land uses above and 25' for a single-story building.	*16-Feet; IN CONFORMANCE*
ENCROACHMENTS	5-Feet	*Balcony Encroachment of 10-Inches; IN CONFORMANCE*
SURFACE PARKING:		
SETBACK FROM ROW LINE	*Summer Lee Drive: 15-Feet* and *Street Type 'B'*: 10-Feet	*No Surface Parking Indicated; IN CONFORMANCE*
MAXIMUM AMOUNT OF SURFACE PARKING	20%	*0%; IN CONFORMANCE*
MAXIMUM NUMBER OF DRIVEWAYS	*Summer Lee Drive: 0* and *Street Type 'B': 1*	*1 Off of Both Streets; NOT IN CONFORMANCE*

In addition to this summary, staff has provided the concept plan for the *Hillside Mixed-Use Subdistrict* in *Figure 1*. Staff also reviewed the proposed building elevations, perspectives, and renderings for conformance to the *Design Guidelines* contained in *Resolution 10-40* and found that the proposed elevations generally conform to the *Tuscan* architectural style. Based on all of the submitted information, staff did make the following recommendation to the applicant concerning the request:

FIGURE 1: HILLSIDE MIXED-USE SUBDISTRICT CONCEPT PLAN
RED CIRCLE = APPROXIMATE LOCATION OF SUBJECT PROPERTY



RED: NOT INCORPORATED INTO THE PD DEVELOPMENT PLAN.
BLUE: INCORPORATED INTO THE PD DEVELOPMENT PLAN.

(1) The area at the corner of the intersection of Summer Lee Drive and Sunset Ridge Drive presents an opportunity to incorporate a plaza or pocket park, which -- *if incorporated into the plan* -- would help the plan better conform to Planned Development District 32 (PD-32) and the OURHometown Vision 2040 Comprehensive Plan.

Staff Response: *The applicant has indicated on the plan the incorporation of a plaza or pocket park at the corner of the intersection of Sunset Ridge Drive and Summer Lee Drive.* The final design for this area will be approved by the Planning and Zoning Commission as part of the *Streetscape Plan* that will be submitted with the *Site Plan*.

Taking into account all of the submitted materials, the applicant's request does appear to conform to all applicable standards and design guidelines stipulated for the *Harbor District*. The only item out of compliance is the lot coverage requirement; however, the ~4.32% that the applicant is exceeding the indicated requirement does not appear to have a negative impact on adjacent properties nor does it appear to change the character or intent of the *Subdistrict*. With this being said, a *PD Development Plan* is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

INFRASTRUCTURE

Based on the applicant's concept plan and the proposed density, the following infrastructure is required to be constructed to provide adequate public services for the proposed development:

(1) *Roadways*. No roadways improvements are required with the proposed project; however, a *Streetscape Plan* showing how the sidewalks and pedestrian areas will be designed will be required to be submitted with the site plan. In addition, the applicant will be required to update the Traffic Impact Analysis (TIA) for the *Harbor District* per the City Council's direction from the November 5, 2018 City Council meeting.

(2) *Wastewater and Water*. An infrastructure study will be required to determine the necessary improvements needed to sufficiently serve the subject property. Staff recommends that this infrastructure study be initiated prior to the submission of a site plan.

(3) *Drainage*. The applicant shall be required to pay a stormwater pro-rata fee of $7,226.59 per acre.

NOTIFICATIONS

On January 14, 2022, staff mailed 20 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Lago Vista Homeowner's Association (HOA), which was the only HOA within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received the following:

(1) Ten (10) property owner notifications from one (1) property owner *within* the 500-foot notification area indicating they were in favor of the applicant's request. Staff should note that this property owner is the owner of one (1) of the parcels of land that make up the subject property.
(2) One (1) property owner notification from a property owner *within* the 500-foot notification area indicating they were in favor of the applicant's request.
(3) Two (2) emails from two (2) property owners *outside* of the 500-foot notification area in opposition to the applicant's request.

CONDITIONS OF APPROVAL

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

(1) The applicant shall be responsible for maintaining compliance with the concept plan and development standards contained in the *PD Development Plan* ordinance.

(2) The applicant shall provide a *Streetscape Plan* for the proposed plaza and open space at the corner of Sunset Ridge Drive and Summer Lee Drive at the time of site plan. These plans shall be reviewed by the Parks and Recreation Department and the Planning and Zoning Commission, and any recommendations shall be forwarded on to the Planning and Zoning Commission for their consideration along with the site plan.

(3) Any construction resulting from the approval of this *Planned Development District* 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 February 15, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the *PD Development Plan* by a vote of 6-0, with Commissioner Womble recusing himself from the case.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Moton Block 12, Lot 1				
SUBDIVISION	Harbor District Addition	Moton	LOT 1	BLOCK	12
GENERAL LOCATION	Summer Lee Drive & Sunset RidgeRock Wall Texas				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Mixed USe	CURRENT USE	Mixed Use
PROPOSED ZONING	Residential Condos	PROPOSED USE	Residential Condos
ACREAGE	0.4542	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]

☑ OWNER	101 Hubbard Dr LLC	☑ APPLICANT	KinoD LLC
CONTACT PERSON	DW Bobst	CONTACT PERSON	Louis Clark
ADDRESS	2701 Sunset Ridge Drive Ste 610	ADDRESS	1281 W Green Oaks Blvd
CITY, STATE & ZIP	Rockwall Texas 75032	CITY, STATE & ZIP	Suite 117 Arlington Texas 76013
PHONE	214-553-5505	PHONE	855-546-6301
E-MAIL	DWBobs@trendhr.com	E-MAIL	LCLARK@KINODLLC.COM

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. 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 13 *DAY OF* Dec, 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Melinda Clark

MELINDA CLARK
Notary Public, State of Texas
Comm. Expires 09-26-2022
Notary ID 126071873

MY COMMISSION EXPIRES

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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CITY ENGINEER:

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ZONING APPLICATION FEES:
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- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Parcel 19938 Summer Lee Drive Rockwall Texas				
SUBDIVISION	Moton	LOT	3&4	BLOCK	11
GENERAL LOCATION	Summer Lee Drive Rock Wall Texas				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Mixed USe	CURRENT USE	Mixed Use
PROPOSED ZONING	Residential Condos	PROPOSED USE	Residential Condos
ACREAGE		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]

☐ OWNER	Culpepper /Spatex JV	☑ APPLICANT	KinoD LLC
CONTACT PERSON	Gary Shultz	CONTACT PERSON	Louis Clark
ADDRESS	P O Box 190569	ADDRESS	1281 W Green Oaks Blvd
CITY, STATE & ZIP	Dallas Texas 75219	CITY, STATE & ZIP	Suite 117 Arlington Texas 76013
PHONE	817-233-0478	PHONE	855-546-6301
E-MAIL	gshultz@diamond-a.com	E-MAIL	LCLARK@KINODLLC.COM

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE DEC 16, 21 DAY OF _____, 20___. 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 16th *DAY OF* December, 20 21

OWNER'S SIGNATURE Gary Shultz manager

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THOMAS ABRAHAM
Notary Public, State of Texas
Comm. Expires 07-25-2025
Notary ID 11501644

MY COMMISSION EXPIRES

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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CITY ENGINEER:

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- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Moton Block 12, Lot 2,3,4				
SUBDIVISION	Harbor District Addition Moton	LOT	2,3,4	BLOCK	12
GENERAL LOCATION	Summer Lee Drive & Sunset RidgeRock Wall Texas				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Mixed USe	CURRENT USE	Mixed Use
PROPOSED ZONING	Residential Condos	PROPOSED USE	Residential Condos
ACREAGE		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]

☑ OWNER	Allen Anderson	☑ APPLICANT	KinoD LLC
CONTACT PERSON	Allen Anderson	CONTACT PERSON	Louis Clark
ADDRESS		ADDRESS	1281 W Green Oaks Blvd
CITY, STATE & ZIP		CITY, STATE & ZIP	Suite 117 Arlington Texas 76013
PHONE	214-538-2209	PHONE	855-546-6301
E-MAIL		E-MAIL	LCLARK@KINODLLC.COM

NOTARY VERIFICATION [REQUIRED]

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

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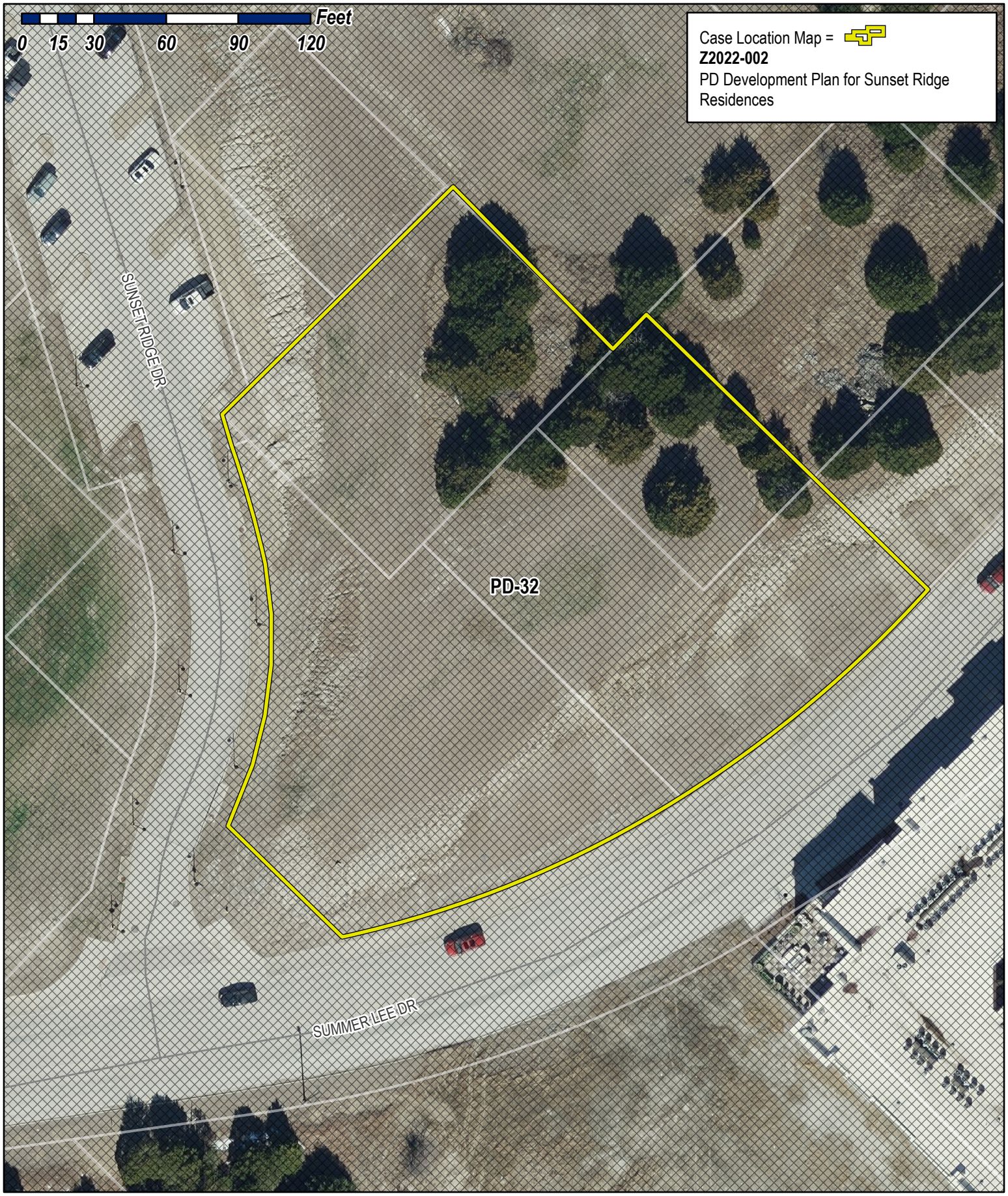
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 *DAY OF* December 2021.

Christine Noel Brandy
My Commission Expires
12/03/2023
ID No. 130457290

OWNER'S SIGNATURE Allen Anderson

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Christine N. Brandy

MY COMMISSION EXPIRES 12/03/2023



City of Rockwall

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

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

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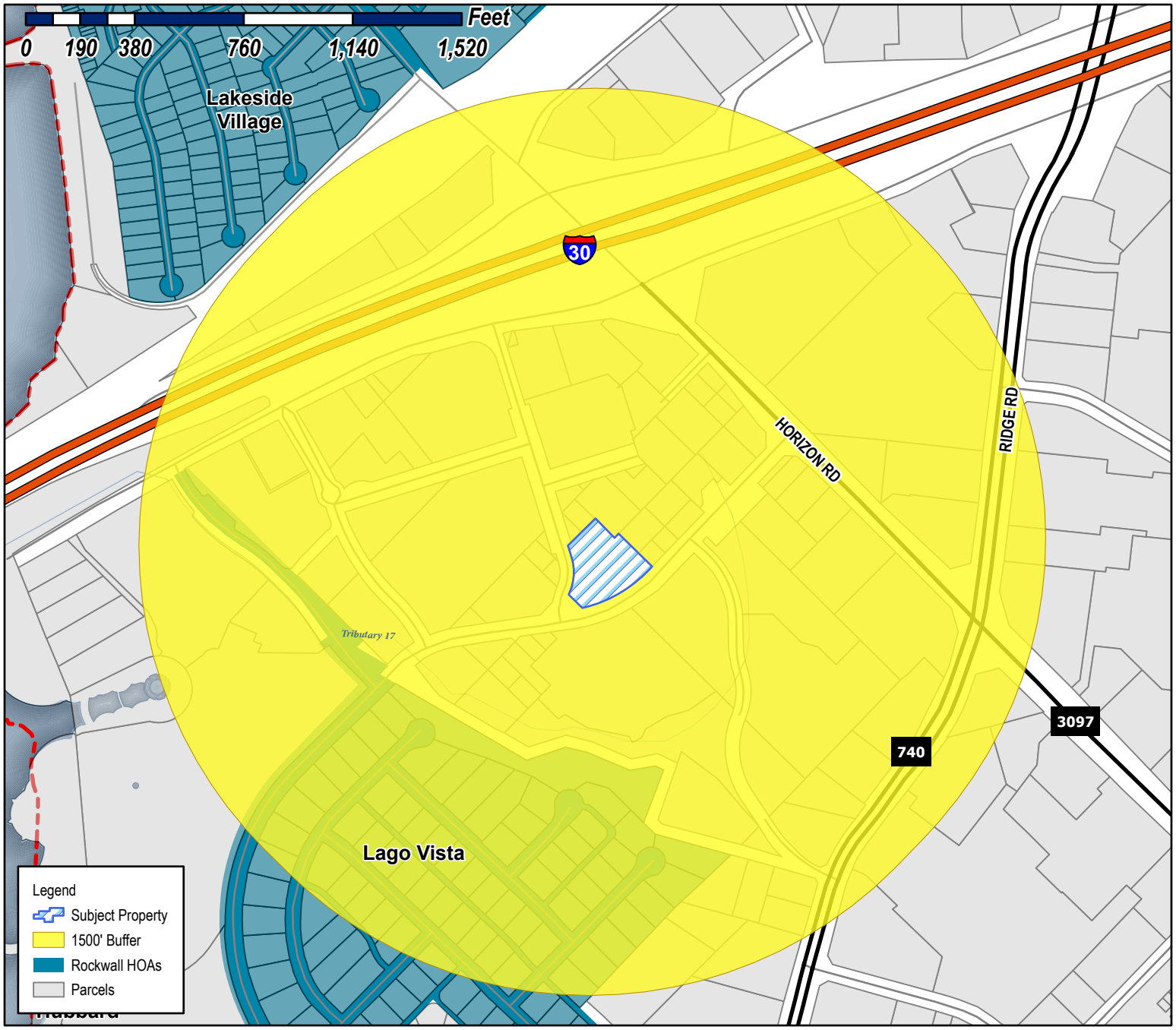


Case Number: Z2022-002
Case Name: PD Development Plan for Sunset Ridge Residences
Case Type: Zoning
Zoning: PD-32
Case Address: Summer Lee Dr. & Sunset Ridge Dr.

Date Saved: 1/14/2022
For Questions on this Case Call (972) 771-7745

Miller, Ryan

From: Miller, Ryan
Sent: Thursday, January 20, 2022 12:01 PM
To: Miller, Ryan; Lee, Henry; Gamez, Angelica
Subject: Neighborhood Notification Program [Z2022-002]
Attachments: Public Notice (01.14.2022).pdf; HOA Map (01.14.2022).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 *January 21, 2022*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, February 15, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, February 22, 2022 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.

Z2022-002: PD Development Plan for Condominiums
Hold a public hearing to discuss and consider a request by Louis Clark of KinoD LLC on behalf of D. W. Bobst of 101 Hubbard Dr. LLC, Gary Shultz of Culpepper/Spatex JV, and Allen Anderson for the approval of a *PD Development Plan* for a 42-unit condominium and retail/office building on a 0.4542-acre tract of land identified as Lot 1, Block D, Harbor District Addition and Lots 3 & 4, Block 11 and Lots 1, 2, 3, & 4, Block 12, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the *Hillside Mixed Use Subdistrict* of Planned Development District 32 (PD-32), generally located at the northeast corner of the intersection of Sunset Ridge Drive and Summer Lee Drive, and take any action necessary.

Thank you,

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

HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION WEBSITE | MUNICIPAL CODE WEBSITE
GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | UNIFIED DEVELOPMENT CODE

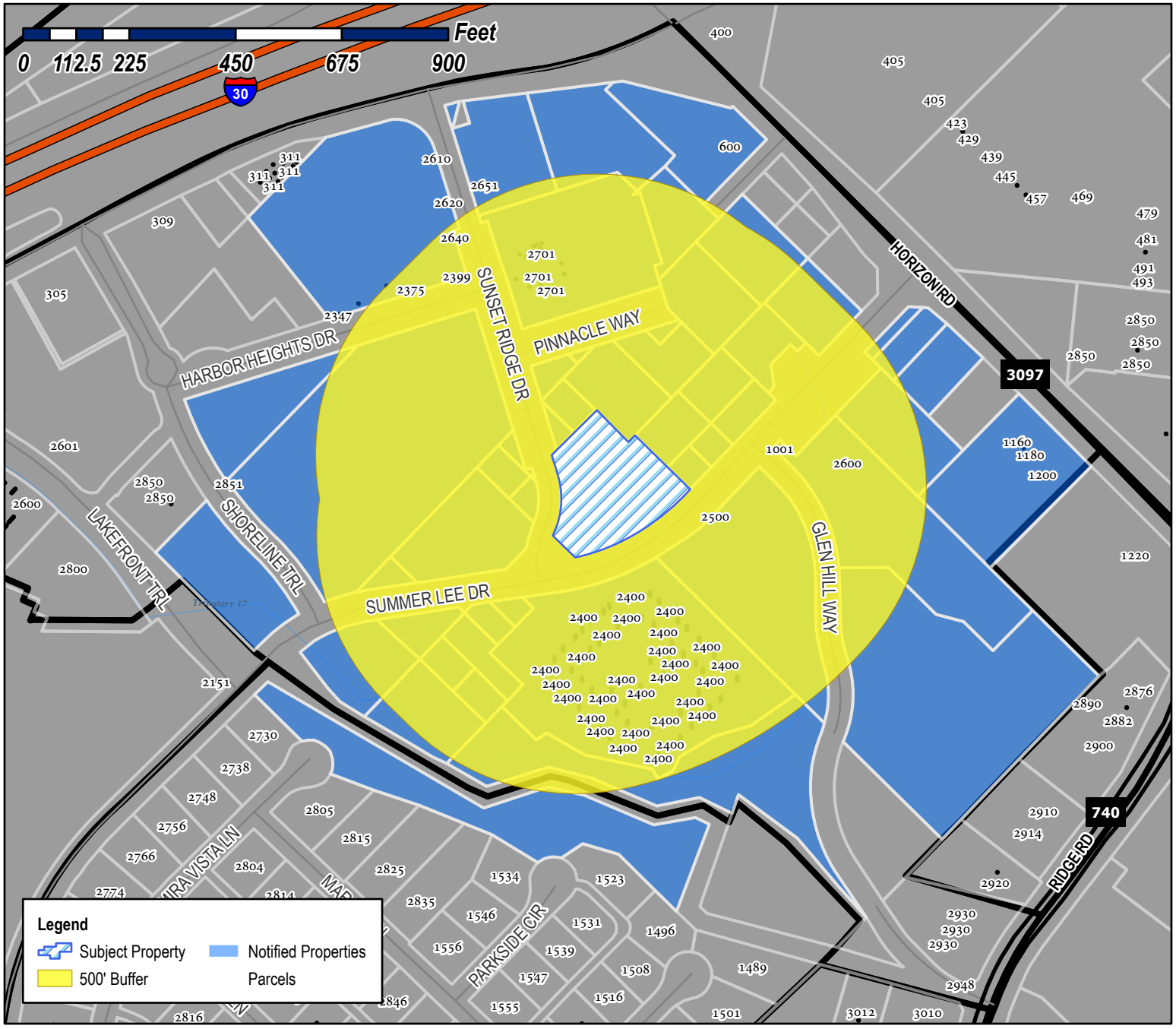
NOTES
1) *APPOINTED AND ELECTED OFFICIALS*: BY *REPLYING ALL* TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

This email was scanned by Bitdefender

City of Rockwall

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

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



Case Number: Z2022-002
Case Name: PD Development Plan for Sunset Ridge Residences
Case Type: Zoning
Zoning: PD-32
Case Address: Summer Lee Dr. & Sunset Ridge Dr.

Date Saved: 1/14/2022
For Questions on this Case Call (972) 771-7745

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

SPATEX GROUP PARTNERSHIP
C/O GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

ATTICUS REAL ESTATE SERVICES INC
5339 ALPHA RD
STE 300
DALLAS, TX 75240

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

FIELDS EARNEST E
2400 109th Ave
OAKLAND, CA 94603

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

CARSON MARK R
701 N MUNSON RD
ROYSE CITY, TX 75189

CULPEPPER/SPATEX JV
C/O GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

101 HUBBARD DR LLC
2701 SUNSET RIDGE DR
SUITE 610
ROCKWALL, TX 75032

SONG CORPORATION
1200 HORIZON RD
ROCKWALL, TX 75032

ROCKWALL HARBOR HILL, LTD
15653 HIGHWAY 243
KAUFMAN, TX 75142

CULPEPPER /SPATEX JV
C/O GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

CULPEPPER /SPATEX JV
C/O GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

CAIN DOYLE E
1375 COUNTY ROAD 2290
MINEOLA, TX 75773

CAIN DOYLE
1375 COUNTY ROAD 2290
MINEOLA, TX 75773

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

CULPEPPER/SPATEX JV
C/O GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

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CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

WHITE MICHAEL AND
MARION E WILSON AND DIMENSIONS REAL ESTATE SERVICES LLC
2304 W WHEATLAND RD
DALLAS. TX 75232

WHITE MICHAEL AND
MARION E WILSON AND DIMENSIONS REAL ESTATE SERVICES LLC
2304 W WHEATLAND RD
DALLAS. TX 75232

WHITE MICHAEL AND
MARION E WILSON AND DIMENSIONS REAL ESTATE SERVICES LLC
2304 W WHEATLAND RD
DALLAS. TX 75232

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

101 HUBBARD DR LLC
2701 SUNSET RIDGE DR
SUITE 610
ROCKWALL, TX 75032

ANDERSON ALLEN D ETUX
1208 S LAKESHORE DR
ROCKWALL, TX 75087

101 HUBBARD DR LLC
2701 SUNSET RIDGE DR
SUITE 610
ROCKWALL, TX 75032

HARBOR HEIGHTS INVESTORS LP
2701 SUNSET RIDGE DR
SUITE 610
ROCKWALL, TX 75032

101 HUBBARD DR LLC
2701 SUNSET RIDGE DR
SUITE 610
ROCKWALL, TX 75032

SPATEX GROUP PARTNERSHIP
C/O GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

KATHERINE BANNER FAMILY TRUST
KATHERINE BANNER- TRUSTEE
4 CHURCH HILL ROAD
HIGH FALLS, NY 12240

MHC ROCKWALL LLC
1468 KIMBROUGH RD
SUITE 103
GERMANTOWN, TN 38138

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

CULPEPPER /SPATEX JV
C/O GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

SONG CORPORATION
1200 HORIZON RD
ROCKWALL, TX 75032

EIGHTYTWENTY REAL ESTATE HOLDINGS LLC
5740 PROSPECT AVE
SUITE 2001
DALLAS, TX 75206

HARBOR LAKE POINTE INVESTORS LLC
2701 SUNSET RIDGE DR
SUITE 607
ROCKWALL, TX 75032

CULPEPPER/SPATEX JV
C/O GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

HH RETAIL CENTER LP
2701 SUNSET RIDGE DR
SUITE 610
ROCKWALL, TX 75032

CULPEPPER/SPATEX JV
C/O GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

SPATEX GROUP PARTNERSHIP
C/O GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

HARBOR URBAN CENTER LLC
5339 ALPHA RD
SUITE 300
DALLAS, TX 75240

ATTICUS SUMMER LEE TOWNHOMES LLC
5339 ALPHA ROAD
SUITE 300
DALLAS, TX 75240

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. Z2022-002: PD Development Plan for Sunset Ridge Condominiums

Hold a public hearing to discuss and consider a request by Louis Clark of KinoD LLC on behalf of D. W. Bobst of 101 Hubbard Dr. LLC, Gary Shultz of Culpepper/Spatex JV, and Allen Anderson for the approval of a *PD Development Plan* for a 42-unit condominium and retail/office building on a 0.4542-acre tract of land identified as Lot 1, Block D, Harbor District Addition and Lots 3 & 4, Block 11 and Lots 1, 2, 3, & 4, Block 12, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the *Hillside Mixed Use Subdistrict* of Planned Development District 32 (PD-32), generally located at the northeast corner of the intersection of Sunset Ridge Drive and Summer Lee Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, February 15, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, February 22, 2022 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 *Tuesday, February 22, 2022 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2022-002: PD Development Plan for Sunset Ridge Condominiums

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

Case No. Z2022-002: PD Development Plan for Sunset Ridge Condominiums

Please place a check mark on the appropriate line below:

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

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

Name: MICHAEL E. GIBSON

Address: 512 COOL MEADOW CT, DESOTO, TX 75115

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

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Please place a check mark on the appropriate line below:

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

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

Name: Gary Shultz

Address: PO Box 190569 Dallas TX 75219

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

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

PLEASE RETURN THE BELOW FORM

Case No. Z2022-001: PD Development Plan for Rockwall Harbor District Condominium Development

Please place a check mark on the appropriate line below:

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

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

Name: Gary Shultz

Address: PO Box 190569 Dallas Tx 75219

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

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

PLEASE RETURN THE BELOW FORM

Case No. Z2022-001: PD Development Plan for Rockwall Harbor District Condominium Development

Please place a check mark on the appropriate line below:

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

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

Name: Gary Gaultz

Address: PO Box 190569 Dallas TX 75219

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

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

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Address: POBox 190569 Dallas Tx 75219

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Case No. Z2022-002: PD Development Plan for Sunset Ridge Condominiums

Please place a check mark on the appropriate line below:

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Name: Gary Shultz

Address: PO Box 190569, Dallas TX 75219

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

Miller, Ryan

From: Janice Morchower <janicemorchower@hotmail.com>
Sent: Tuesday, January 25, 2022 11:19 AM
To: Miller, Ryan
Subject: Public Hearing Z2022-002

Afternoon Ryan, unfortunately I am home sick with Covid and cannot attend meeting tonight. I would like to express my concerns with item Z2022-002 on the agenda for the proposed condos.
*Infrastructure- with the new units currently being built at the Harbor/ Summer Lee/Horizon- Ridge cannot support additional vehicles. Most days traffic on Ridge backs up past summer Lee- headed north. To get thru all the lights past I30 can take 25 min or more. Additionally on Horizon to get on I30- backs up almost to Ridge during peak hours. This is not only a hazard for emergency vehicles, but affects citizens ability to safely and efficiently travel throughout our city.
* The last time we had a developer propose condos with reassurance from Mayor Pruitt- at the Harbor- those leased as apartments and never as single deeded individual units. Don't be fooled into believing these will be any different.
* I do NOT SUPPORT THIS DEVELOPMENT.
I hope my input will be considered during public hearing.

Be Blessed!!

Janice Morchower,
144 Westwood
Rockwall 75032
214-392-1343

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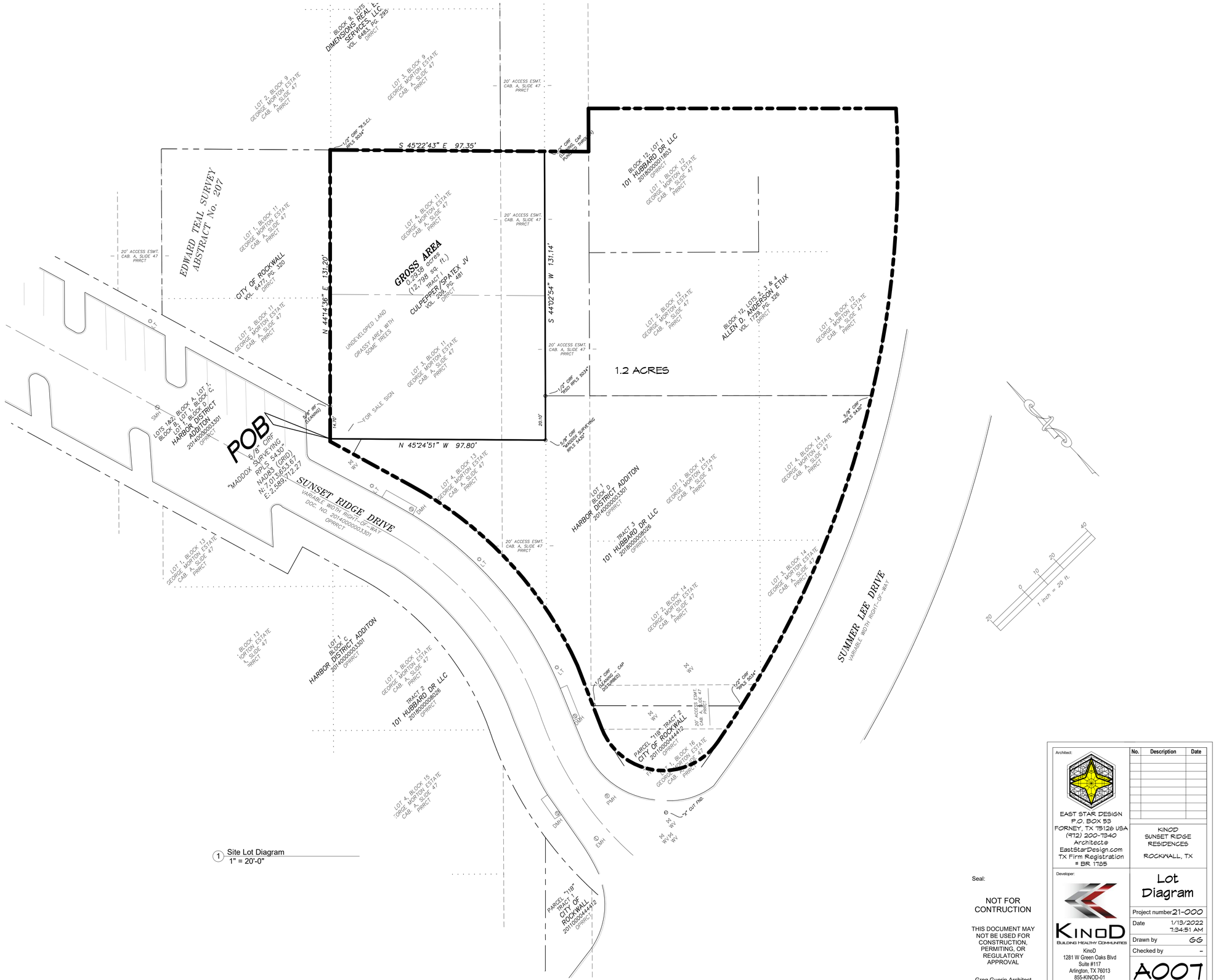


1 Site Lot Diagram
1" = 20'-0"

DISCLAIMER: THIS IS A CONCEPT DESIGN SKETCH ONLY AND NOT FOR CONSTRUCTION. THE BUILDING AND SITE LAYOUT AND ALL DIMENSIONS NEED TO BE VERIFIED WITH THE CITY PLANNING DEPARTMENT AND PROPERTY OWNER .

Seal:

NOT FOR CONTRUCTION

THIS DOCUMENT MAY NOT BE USED FOR CONSTRUCTION, PERMITING, OR REGULATORY APPROVAL

Greg Guerin Architect
TX License # 22011

Architect:
EAST STAR DESIGN
P.O. BOX 53
FORNEY, TX 75126 USA
(972) 200-7340
Architect@EastStarDesign.com
TX Firm Registration # BR 1785

No.	Description	Date

KINOD
SUNSET RIDGE RESIDENCES
ROCKWALL, TX

Developer:
KINOD
BUILDING HEALTHY COMMUNITIES
KinoD
1281 W Green Oaks Blvd
Suite #117
Arlington, TX 76013
855-KINOD-01
469-458-6887 (Office)
www.KinoDLLC.com

Lot Diagram

Project number	21-000
Date	1/13/2022 7:34:51 AM
Drawn by	GG
Checked by	-
	A007
Scale	1" = 20'-0"

1/13/2022 7:34:51 AM

Z:\Revit and CAD Project Working Files\2021\21007 KinoD\ Rockwall\ Summer Lee and Sunset Ridge\21007 KinoD Rockwall Summer Lee and Sunset Ridge 6.rvt

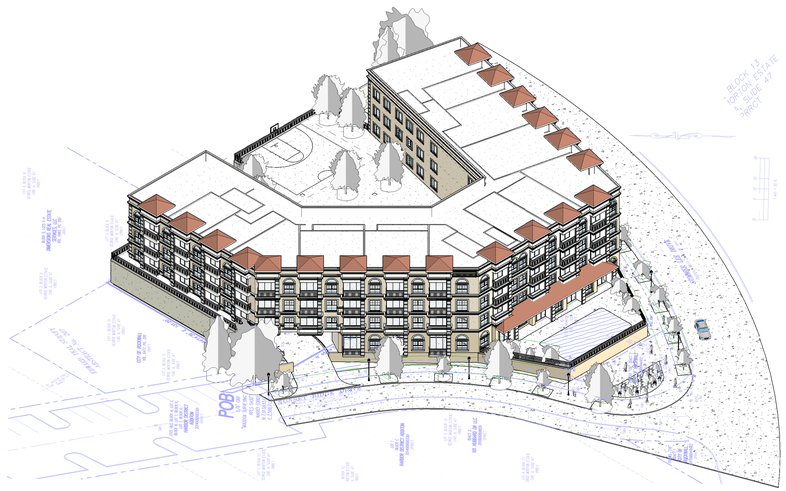
STREET TYPE 'O' (I.E. SUMMER LEE DRIVE)

Street Type 'O' consists of streetscape improvements and parallel parking dedication on both sides of an existing 29-foot wide street within the existing 65-foot Summer Lee Drive right-of-way.

- An eight (8) foot wide sidewalk is provided on both sides of the street with
- street trees in five (5) foot x ten (10) foot leave outs spaced at 30-foot OC and
- pedestrian scale street light fixtures spaced at 60-foot OC.

Neck downs are provided at intersections to provide a clearly defined pedestrian space. The pedestrian paving material is concrete sidewalk. Longitudinal slopes on this street type are range from 1½% to seven (7) percent. At street intersections, pedestrian walkway slopes are limited to two (2) percent for accessibility.

1 Site Plan
1" = 20'-0"



2 3D View 2

ZONING

PD-32
HILLSIDE MIXED USE SUB DISTRICT

PARKING

LAND USE MINIMUM PARKING REQUIRED
Multi-Family Unit with One (1) Bedroom 1.5/Unit
Multi-Family Unit with Two (2) Bedroom 2.0/Unit
Multi-Family Unit with Three (3) Bedroom 2.5/Unit

NUMBER OF STORIES: 4.5

HEIGHT: 60 FEET

PARKING: 83 PROVIDED

UNIT MIX

TYPE	QTY.	RATIO	PARKING REQ.	# OF BEDS
1 BED	12	1.5	18	12
2 BED	21	2.0	42	42
3 BED	9	2.5	22.5	27
TOTAL	42		82.5	81

Unit MIx
1/4" = 1'-0"

1" = 20 ft.

Seal:

NOT FOR CONTRUCTION

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Greg Guerin Architect
TX License # 22011

Architect:
EAST STAR DESIGN
P.O. BOX 53
FORNEY, TX 75126 USA
(972) 200-7340
Architect@EastStarDesign.com
TX Firm Registration # BR 1705

Developer:
KinoD
BUILDING HEALTHY COMMUNITIES
KinoD
1281 W Green Oaks Blvd
Suite #117
Arlington, TX 76013
855-KINOD-01
469-458-6887 (Office)
www.KinoDLLC.com

No.	Description	Date

KINOD
SUNSET RIDGE RESIDENCES
ROCKWALL, TX

Site Plan

Project number 21-000
Date 2/1/2022 2:54:44 PM
Drawn by GG
Checked by –

A004

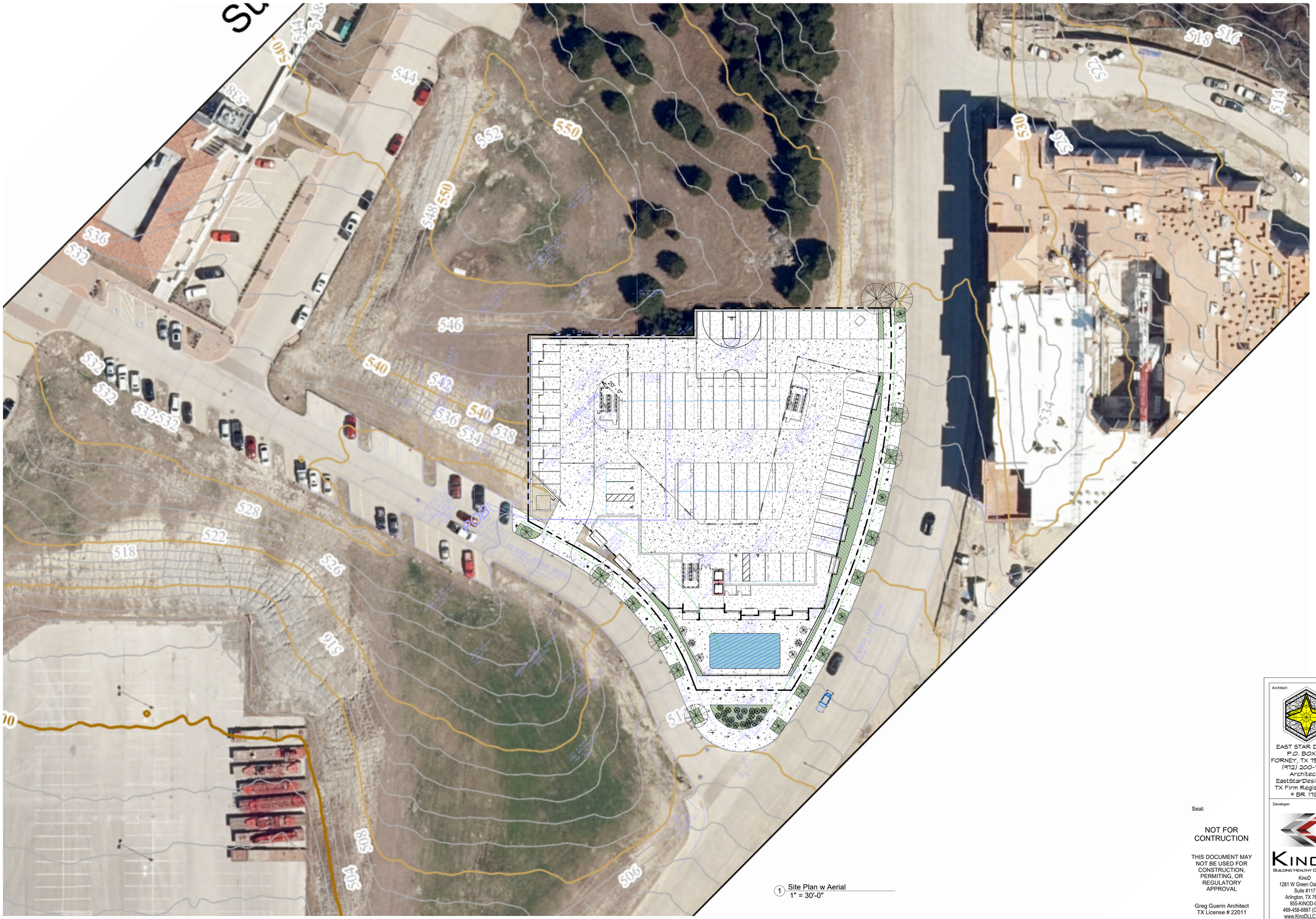
Scale As indicated

2/1/2022 2:54:44 PM

CASE #: Z2022-002

DISCLAIMER: THIS IS A CONCEPT DESIGN SKETCH ONLY AND NOT FOR CONSTRUCTION. THE BUILDING AND SITE LAYOUT AND ALL DIMENSIONS NEED TO BE VERIFIED WITH THE CITY PLANNING DEPARTMENT AND PROPERTY OWNER .

2/1/2022 2:54:44 PM
Z:\Revit and CAD Project Working Files\2021\2106\Z-KinoD Rockwall\ Summer Lee and Sunset Ridge\2106 KinoD Rockwall\ Summer Lee and Sunset Ridge_10.rvt



1 Site Plan w Aerial
1" = 30'-0"

Seal:

NOT FOR CONTRUCTION

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Greg Guerin Architect
TX License # 22011

DISCLAIMER: THIS IS A CONCEPT DESIGN SKETCH ONLY AND NOT FOR CONSTRUCTION. THE BUILDING AND SITE LAYOUT AND ALL DIMENSIONS NEED TO BE VERIFIED WITH THE CITY PLANNING DEPARTMENT AND PROPERTY OWNER .

Z:\Revit and CAD Project Working Files\2021\21057-KinoD Rockwall Summer Lee and Sunset Ridge\21057-KinoD Rockwall Summer Lee and Sunset Ridge_10.rvt

2/1/2022 2:54:53 PM

Architect:
EAST STAR DESIGN
P.O. BOX 53
FORNEY, TX 75126 USA
(972) 200-7340
Architect@
EastStarDesign.com
TX Firm Registration
BR 1785

No.	Description	Date

KINOD
SUNSET RIDGE
RESIDENCES

ROCKWALL, TX

Developer:

KINOD
BUILDING HEALTHY COMMUNITIES

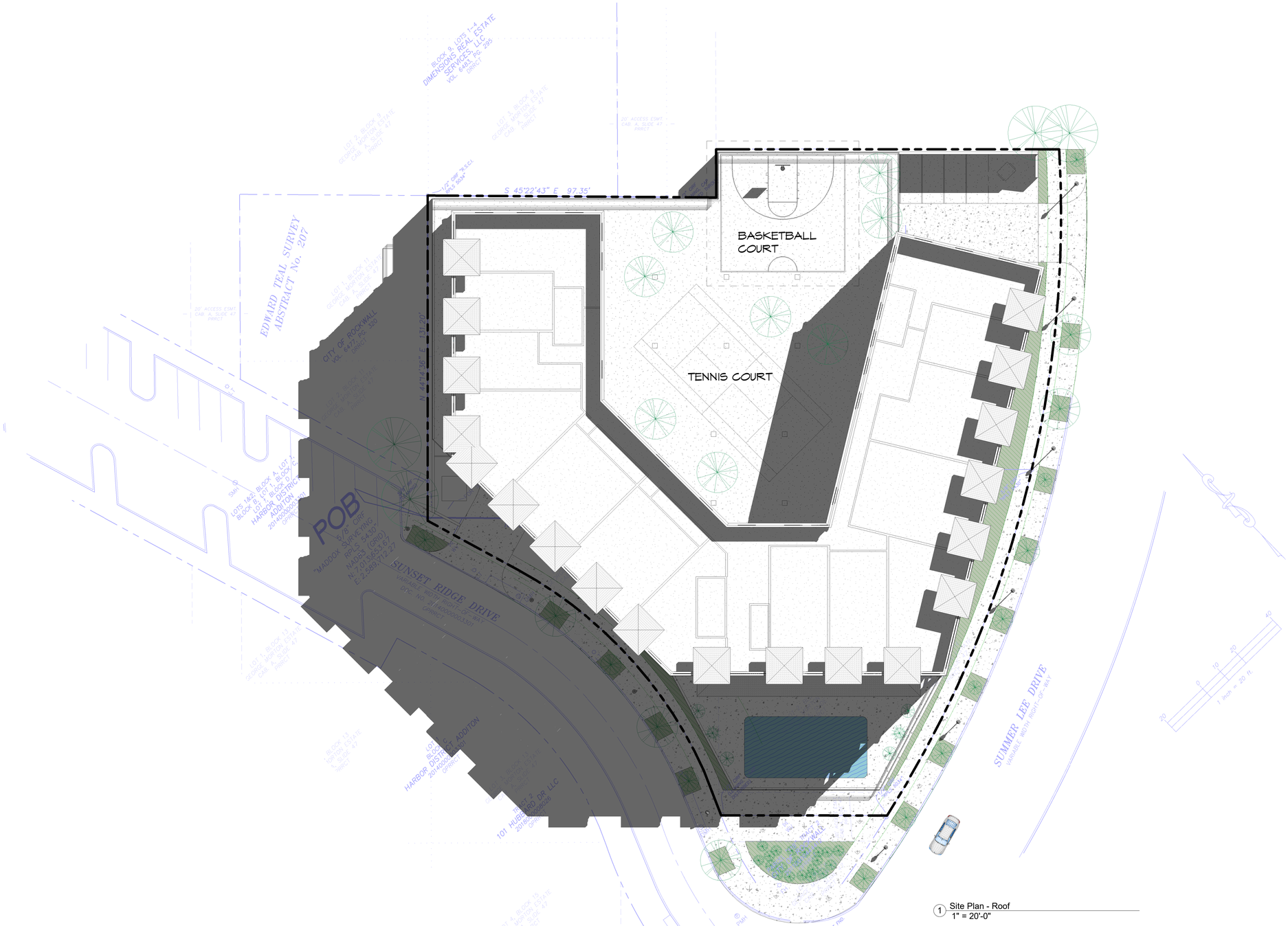
KinoD
1281 W Green Oaks Blvd
Suite #117
Arlington, TX 76013
855-KINOD-01
469-458-6887 (Office)
www.KinoDLLC.com

Site Plan w Aerial

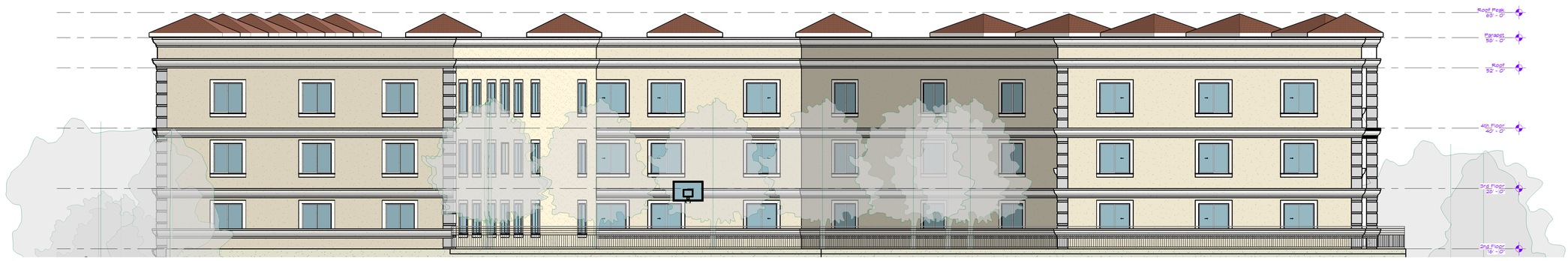
Project number	21-000
Date	2/1/2022 2:54:53 PM
Drawn by	GG
Checked by	–
	A005
Scale	1" = 30'-0"

2/1/2022 2:54:53 PM

CASE #: Z2022-002


BASKETBALL COURT
TENNIS COURT
S 45°22'43" E 97.35'
N 44°14'35" E 131.28'
POB
"MADDOX SURVEYING"
5/8" CIRF
RPLS 5430"
NAD83 (GRID)
N: 7,015,653.61
E: 2,559,712.27
SUNSET RIDGE DRIVE
VARIABLE WIDTH RIGHT-OF-WAY
SUMMER LEE DRIVE
VARIABLE WIDTH RIGHT-OF-WAY
EDWARD TEAL SURVEY
ABSTRACT No. 207
CITY OF ROCKWALL
VOL. 6477, PG. 120
DIRECT
BLOCK 9, LOTS 1-4
DIMENSIONS REAL ESTATE SERVICES, LLC
VOL. 6483, PG. 295
DIRECT
LOT 3, BLOCK 9
GEORGE MORTON ESTATE
CAB. A, SLIDE 47
DIRECT
20' ACCESS ESMT
CAB. A, SLIDE 47
DIRECT
LOTS 1&2, BLOCK A, LOT 1, BLOCK C
BLOCK B, LOT 1, BLOCK D
HARBOR DISTRICT ADDITION
2014000044412
OFFICIAL
LOT 2, BLOCK B
HARBOR DISTRICT ADDITION
2014000044412
OFFICIAL
101 HUBBARD DR LLC
2018000005255
OFFICIAL
LOT 1, BLOCK 13
GEORGE MORTON ESTATE
CAB. A, SLIDE 47
DIRECT
LOT 4, BLOCK 13
GEORGE MORTON ESTATE
CAB. A, SLIDE 47
DIRECT
PARCEL "11B"
PROP. OF
CITY OF ROCKWALL
20110000444412
OFFICIAL
1/2" CIRF
RPLS 5364"
0.7' N
0.7' E
0.7' S
0.7' W

1 South West-Front Corner Elevation
3/32" = 1'-0"



2 North-East Rear Elevation
3/32" = 1'-0"

Seal:

NOT FOR CONTRUCTION

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No.	Description	Date

KINOD
SUNSET RIDGE RESIDENCES
ROCKWALL, TX

Developer:
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KinoD
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Arlington, TX 76013
855-KINOD-01
469-458-6887 (Office)
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Elevations

Project number 21-000
Date 2/1/2022 2:55:13 PM
Drawn by GG
Checked by –

A201

Scale 3/32" = 1'-0"

2/1/2022 2:55:13 PM

CASE #: Z2022-002

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Z:\Revit and CAD Project Working Files\2021\21057-KinoD Rockwall Summer Lee and Sunset Ridge\21057-KinoD Rockwall Summer Lee and Sunset Ridge 10.rvt

2/1/2022 2:55:13 PM

1 North-West Side Elevation
3/32" = 1'-0"

2 South Elevation - Summer Lee Drive
3/32" = 1'-0"

Seal:

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CONTRUCTION

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REGULATORY
APPROVAL

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Architect@
EastStarDesign.com
TX Firm Registration
BR 1725

No.	Description	Date

KINOD
SUNSET RIDGE
RESIDENCES

ROCKWALL, TX

Developer:

KINOD
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Elevations

Project number 21-000
Date 2/1/2022 2:55:21 PM
Drawn by GG
Checked by –

A202

Scale 3/32" = 1'-0"

2/1/2022 2:55:21 PM

CASE #: Z2022-002

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Z:\Revit and CAD Project Working Files\21-000 KinoD Rockwall Summer Lee and Sunset Ridge\21-000 KinoD Rockwall Summer Lee and Sunset Ridge 10.rvt

2/1/2022 2:55:21 PM

1 West Elevation-Sunset Ridge Dr.
3/32" = 1'-0"

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2/1/2022 2:55:26 PM

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Seal:

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Architect@EastStarDesign.com
TX Firm Registration # BR 17125

No.	Description	Date

KINOD
SUNSET RIDGE RESIDENCES

ROCKWALL, TX

Developer:
KinoD
BUILDING HEALTHY COMMUNITIES
KinoD
1281 W Green Oaks Blvd
Suite #117
Arlington, TX 76013
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469-458-6887 (Office)
www.KinoDLLC.com

Elevations

Project number 21-000

Date 2/1/2022 2:55:26 PM

Drawn by GG

Checked by –

A203

Scale 3/32" = 1'-0"

2/1/2022 2:55:26 PM

CASE #: Z2022-002

1 3D View 1

2 3D View 3

3 3D View 5

Seal:

NOT FOR CONTRUCTION

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469-458-6887 (Office)
www.KinoDLLC.com

No.	Description	Date

KINOD
SUNSET RIDGE
RESIDENCES

ROCKWALL, TX

3D Views

Project number 21-000
Date 2/1/2022 2:54:40 PM
Drawn by GG
Checked by –

A003

Scale

CASE #: Z2022-002

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2/1/2022 2:54:40 PM

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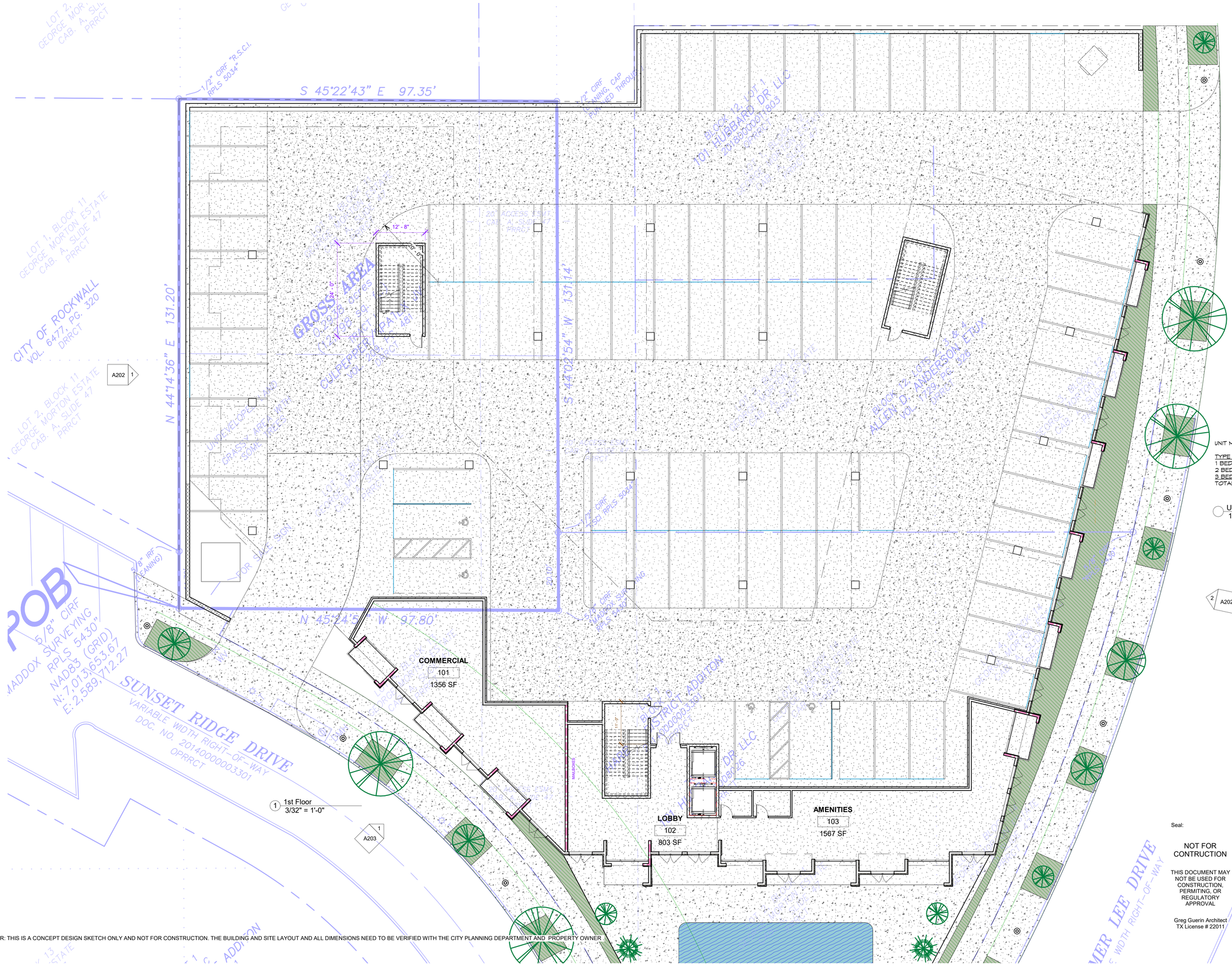
Sunset Ridge Dr. and Summer Lee Dr.
Rockwall, TX
02-01-22
EAST STAR
DESIGN
KINOD

EAST STAR DESIGN

KINOD



1 1st Floor
3/32" = 1'-0"

UNIT MIX

TYPE	QTY.	RATIO	PARKING REQ.	# OF BEDS
1 BED	12	1.5	18	12
2 BED	21	2.0	42	42
3 BED	9	2.5	22.5	27
TOTAL	42		82.5	81

Unit Mix
1/4" = 1'-0"

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Seal:

NOT FOR CONTRUCTION

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Greg Guerin Architect
TX License # 22011

Architect:
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(972) 200-7340
Architect@EastStarDesign.com
TX Firm Registration # BR 1785

Developer:
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BUILDING HEALTHY COMMUNITIES
KinoD
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Suite #117
Arlington, TX 76013
855-KINOD-01
469-458-6867 (Office)
www.KinoDLLC.com

No.	Description	Date

KINOD
SUNSET RIDGE RESIDENCES
ROCKWALL, TX

1st Floor Plan

Project number 21-000
Date 2/1/2022 2:55:03 PM
Drawn by GG
Checked by -

A101

Scale As indicated

CASE #: Z2022-002

2/1/2022 2:55:03 PM

Z:\Revit and CAD Project Working Files\2021\21057-KinoD Rockwell Summer Lee and Sunset Ridge\21057-KinoD-Rockwell Summer Lee and Sunset Ridge_10.rvt

1 3rd Floor
3/32" = 1'-0"

UNIT MIX

TYPE	QTY.	RATIO	PARKING REQ.	# OF BEDS
1 BED	12	1.5	18	12
2 BED	21	2.0	42	42
3 BED	9	2.5	22.5	27
TOTAL	42		82.5	81

Unit MIx
1/4" = 1'-0"

2 A202

Architect:
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P.O. BOX 53
FORNEY, TX 75126 USA
(972) 200-7340
Architect@
EastStarDesign.com
TX Firm Registration
BR 1785

No.	Description	Date

KINOD
SUNSET RIDGE
RESIDENCES

ROCKWALL, TX

Developer:
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BUILDING HEALTHY COMMUNITIES
KinoD
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Suite #117
Arlington, TX 76013
855-KINOD-01
469-458-6887 (Office)
www.KinoDLLC.com

3rd Floor Plan

Project number 21-000
Date 2/1/2022 2:55:06 PM
Drawn by GG
Checked by –
Scale As indicated

A103

Seal:

NOT FOR CONTRUCTION

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Greg Guerin Architect
TX License # 22011

CASE #: Z2022-002

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2/1/2022 2:55:06 PM

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2/1/2022 2:55:06 PM

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [*ORDINANCE NO. 17-22*] 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 CONDOMINIUM BUILDING ON A 1.20-ACRE TRACT OF LAND IDENTIFIED AS LOT 1, BLOCK D, HARBOR DISTRICT ADDITION AND LOTS 3 & 4, BLOCK 11 AND LOTS 1, 2, 3, & 4, BLOCK 12, MOTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Louis Clark of KinoD, LLC on behalf of D. W. Bobst of 101 Hubbard Dr. LLC, Gary Shultz of Culpepper/Spatex JV, and Allen Anderson for the approval of a *PD Development Plan* for a 42-unit, condominium building to be situated within the *Hillside Mixed-Use Subdistrict*, on a 1.20-acre tract of land identified as Lot 1, Block D, Harbor Addition and Lots 3, & 4, Block 11 and Lots 1, 2, 3, & 4, Block 12, Moton Addition, City of Rockwall, Rockwall County, Texas and more fully described and depicted in *Exhibit 'A'* 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 32 (PD-32) [*Ordinance No. 17-22*] 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 Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] and the Unified Development Code [*Ordinance No. 20-02*], as heretofore amended, shall be further amended by adopting this *PD Development Plan* and amending the official zoning map of the City of Rockwall for the *Subject Property*; and,

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

SECTION 3. That development of the *Subject Property* shall generally be in accordance with

DRAFT 03.24.2022

the *Conceptual Building Elevations*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

SECTION 4. That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], the Unified Development Code [*Ordinance No. 20-02*], and in compliance with the following conditions and requirements:

(1) The development of the subject property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.

(2) The development of the subject property shall generally conform to the proposed *Conceptual Building Elevations* depicted in *Exhibit 'C'* of this ordinance and to the design guidelines contained in *Resolution No. 10-40*.

(3) The proposed condominium building shall not contain more than 42 urban residential units.

(4) All building materials and color schemes proposed for this development should conform to the requirements stipulated by Planned Development District 32 (PD-32) [*as amended*].

(5) Prior to the issuance of a building permit the applicant shall submit and seek approval for a detailed *PD Site Plan* that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and with the requirements approved in this ordinance.

(6) All buildings throughout the development shall be constructed with a consistent design scheme, incorporate four (4) sided architecture that creates an entry appearance on all four (4) sides, and be approved by the Architectural Review Board (ARB) at the time of the *PD Site Plan*.

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*

DRAFT ORDINANCE 02.24.2022

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 7TH DAY OF FEBRUARY, 2022.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *January 18, 2022*

2nd Reading: *February 7, 2022*

DRAFT ORDINANCE 02.22.2022

Exhibit 'A':
Legal Description and Location Map

BEING a tract of land situated in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being all of Lots 1 and 2 of Block 12 and part of Lots 3, and 4 of Block 12, and all of Lots 3 and 4 of Block 11 and part of a 20-foot easement as shown on George Morton Estate Addition, an addition to the City of Rockwall, recorded in Volume A, Page 47, Plat Records, Rockwall County, Texas, and all of Lot 1, Block D of Harbor District Addition, an addition to the City of Rockwall, recorded in Instrument No. 20140000003301, Official Public Records, Rockwall County, Texas, and being all of a called 0.2938-acre tract of land described in General Warranty Deed to Olumide Adebowale recorded in Instrument No. 20210000034928, of said Official Public Records, and being all of a called 0.18-acre tract of land described in Special Warranty Deed to Olumide Adebowale recorded in Instrument No. 20210000025046, of said Official Public Records and being all of the land described as "Tract 1" and "Tract 2" in Special Warranty Deed to Olumide Adebowale, recorded in Instrument No. 20210000034977, of said Official Public Records and being more particularly described as follows:

BEGINNING at a ½-inch iron rod found in the northwest right-of-way line of Summer Lee Drive (a variable width right-of-way) and being the south corner of said Lot 1, Block D;

THENCE departing said northwest right-of-way line of Summer Lee Drive and with the southwest line of said Lot 1, Block D, North 45°47'16" West, a distance of 67.53-feet to a ½-inch iron rod found at the beginning of a non-tangent curve to the right with a radius of 126.00-feet, a central angle of 01°35'35", and a chord bearing and distance of North 24°31'45" East, 3.50-feet and being a west corner of said Lot 1, Block D and being in the east right-of-way line of Sunset Ridge Drive (a variable width right-of-way) recorded in Instrument Number 201400000003301, of said Official Public Records;

THENCE with said east right-of-way line of Sunset Ridge Drive and west line of said Lot 1, Block D, the following courses and distances:

In a northeasterly direction, with said non-tangent curve to the right, an arc distance of 3.50-feet to a ½-inch iron rod found for corner at the beginning of a reverse curve to the left with a radius of 174.00-feet, a central angle of 42°35'25", and a chord bearing and distance of North 04°01'49" East, 126.38-feet;

In a westerly direction, with said reverse curve to the left, an arc distance of 129.34-feet to a ½-inch iron rod found for corner;

North 17°15'53" West, a distance of 29.94-feet to a ½-inch iron rod found for corner;

North 72°44'07" East, a distance of 7.72-feet to a ½-inch iron rod found for the northeast corner of said Lot 1, Block D, and being in the southwest line of said 0.2938-acre tract;

THENCE continuing with said east right-of-way line of Sunset Ridge Drive and with the southwest line of said 0.2938-acre tract, North 45°21'56" West, a distance of 14.15-feet to a 5/8-inch iron rod found for the west corner of said 0.2938-acre tract;

THENCE continuing with said east right-of-way line of Sunset Ridge Drive and with the northwest line of said 0.2938-acre tract, North 44°17'17" East, a distance of 14.70-feet to a 5/8-inch iron rod found for corner;

THENCE departing said east right-of-way line of Sunset Ridge Drive and continuing with the northwest line of said 0.2938-acre tract, North 44°11'47" East, a distance of 116.31-feet to a ½-inch iron rod with plastic cap stamped "R.S.C.I. 5034" found for the north corner of said 0.2938-acre tract;

THENCE with the northeast line of said 0.2938-acre tract, South 45°26'20" East, a distance of 97.73-feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the east corner of said 0.2938-acre tract;

THENCE with the northwest line of said existing 20-foot Easement shown on George Morton Estate

DRAFT ORDINANCE 02-24-2022

Addition and North 44°11'47" East, a distance of 20.00-feet to a ½-inch iron rod found for corner;

THENCE departing said northwest line and over and across said 20-foot Easement and with the northeast line of said Lots 1 and 4 of Block 12 of the George Morton Estate Addition, South 45°26'20" East, a distance of 160.57-feet to a ½-inch iron rod with plastic cap stamped "R.S.C.I. 5034" found for the corner in said northwest right-of-way line of said Summer Lee Drive;

THENCE with said northwest right-of-way line of Summer Lee Drive, the following courses and distances:

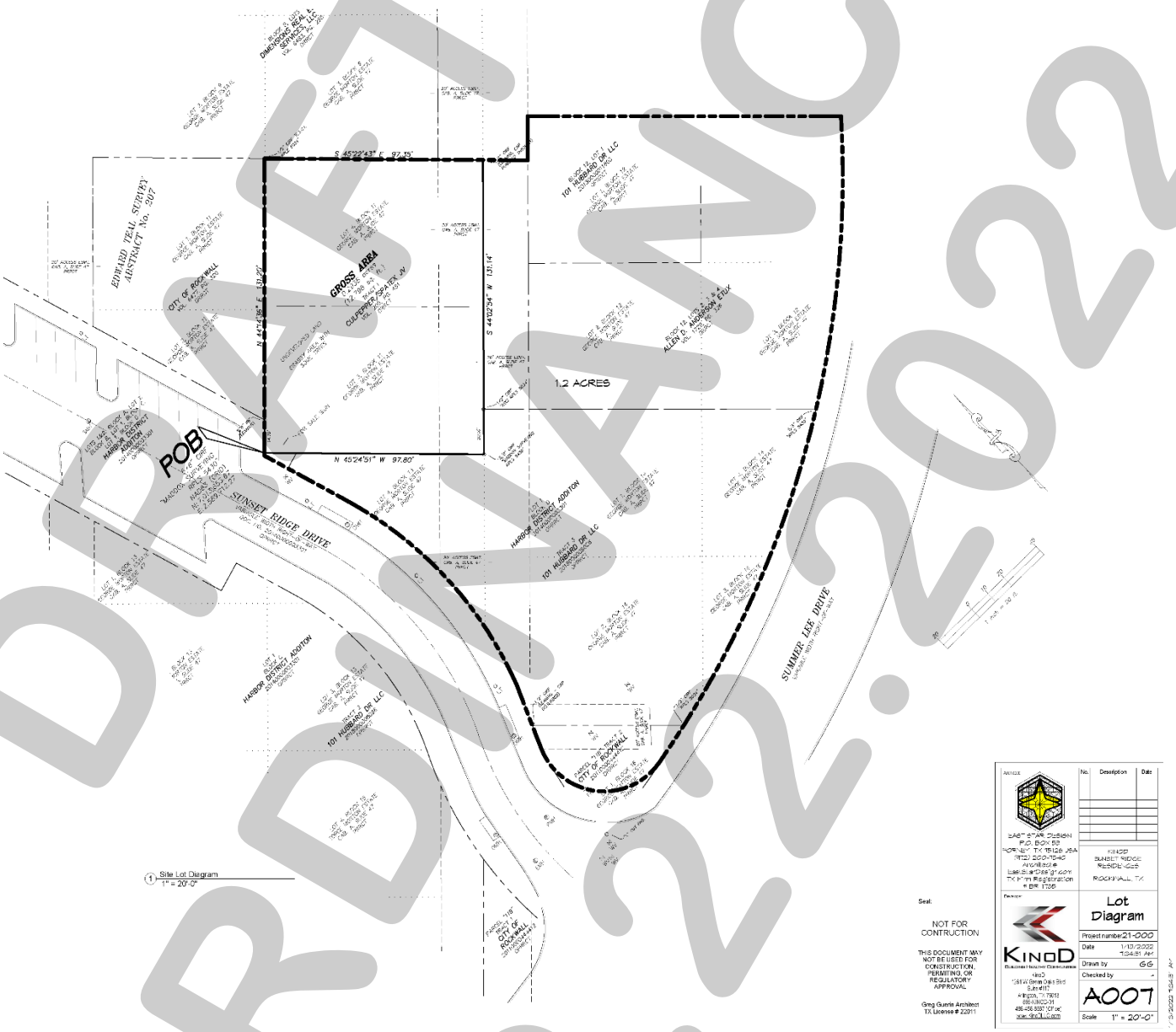
> South 43°53'07" West, a distance of 19.52-feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a tangent curve to the right with a radius of 467.50-feet, a central angle of 32°24'23", and a chord bearing and distance of South 60°05'18" West, 260.91-feet;

THENCE in a northerly direction, with said tangent curve to the right, an arc distance of 264.42-feet to the *POINT OF BEGINNING* and containing 53,115 square-feet or 1.2194-acres of land.

Bearing system based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983(2011).

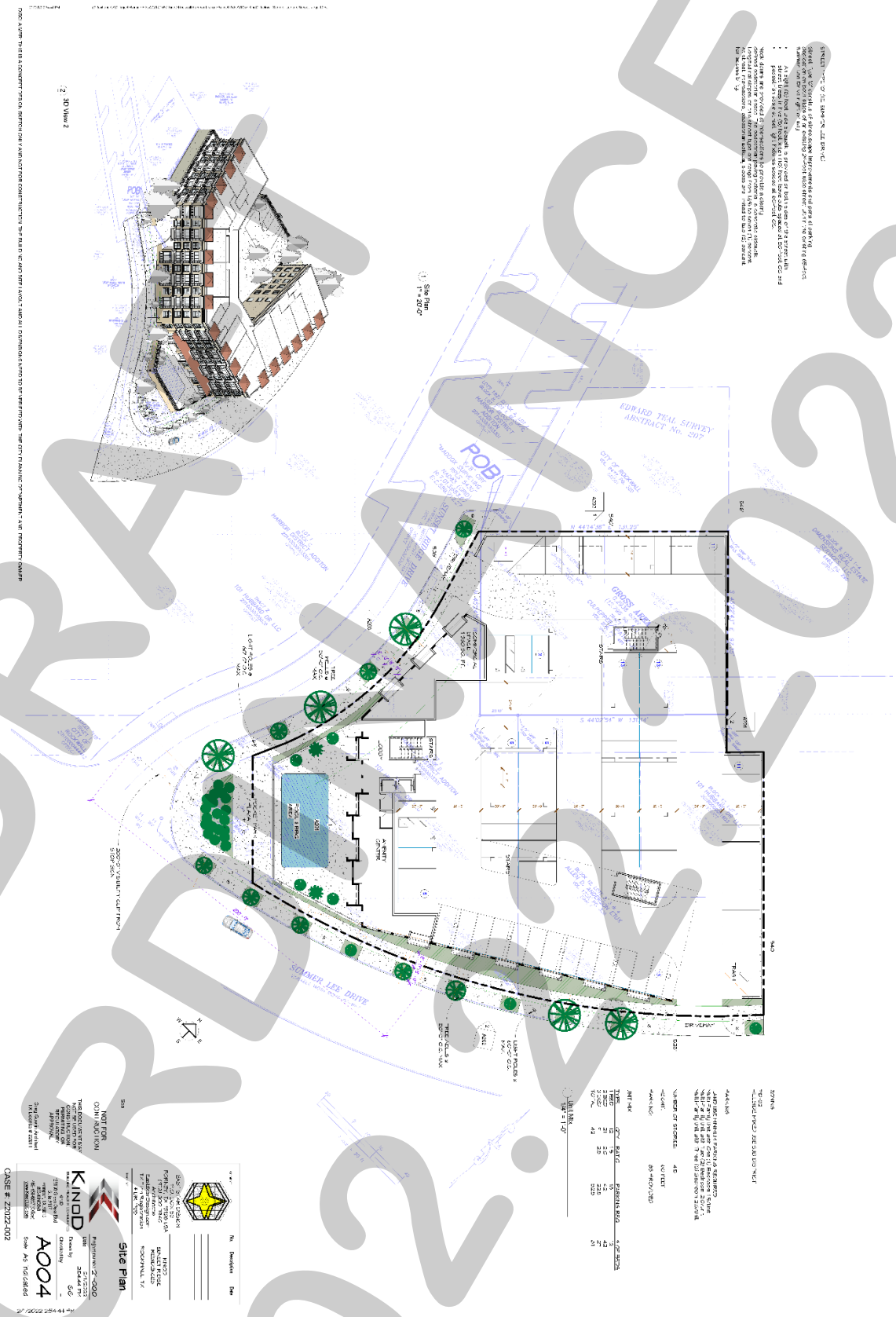
DRAFT ORDINANCE 02.22.2022

Exhibit 'A':
Legal Description and Location Map



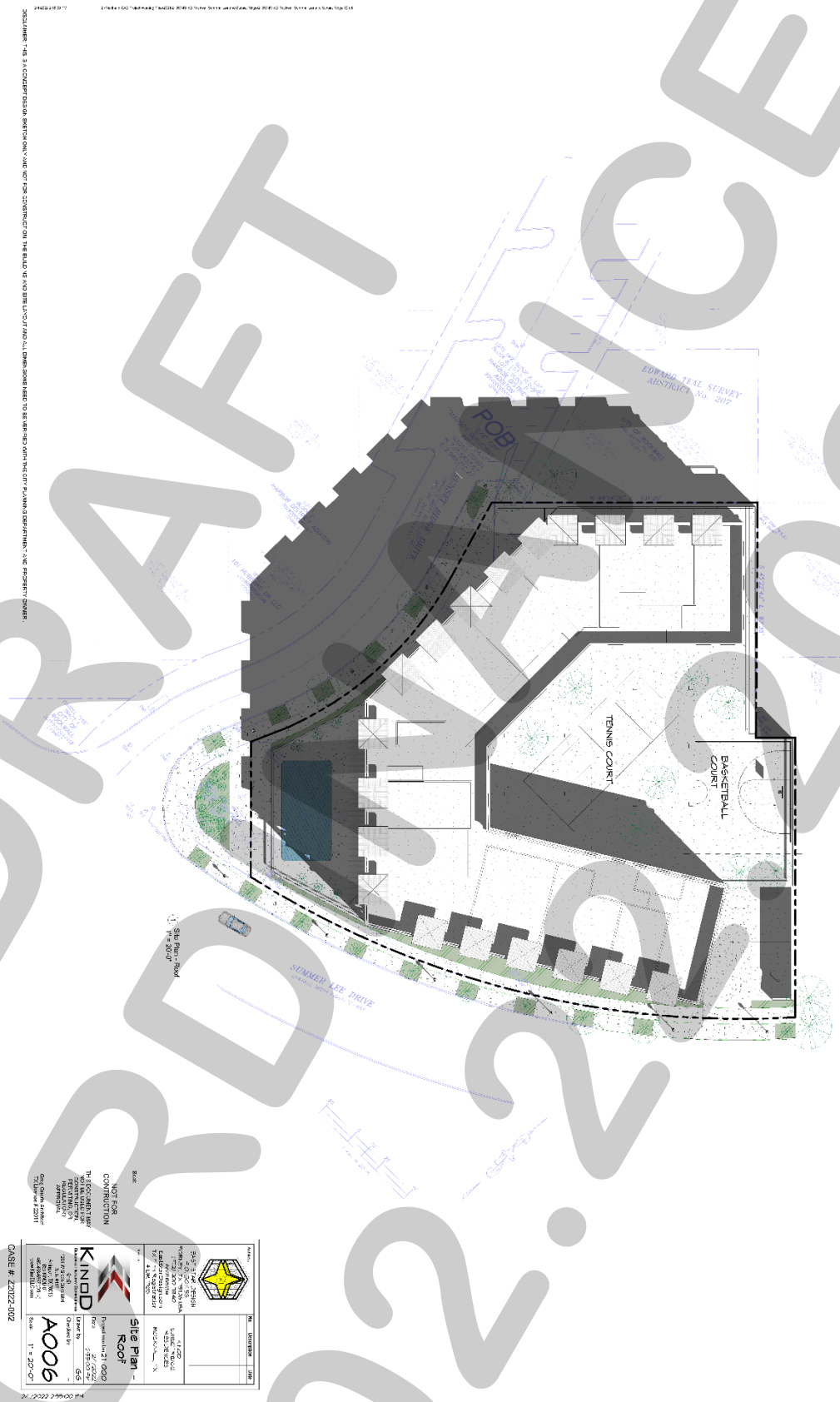
DRAFT ORDINANCE 02.22.2022

Exhibit 'B':
Concept Plan



DRAFT
02.24.2022

Exhibit 'B':
Concept Plan



DRAFT
ORDINANCE
02.22.2022

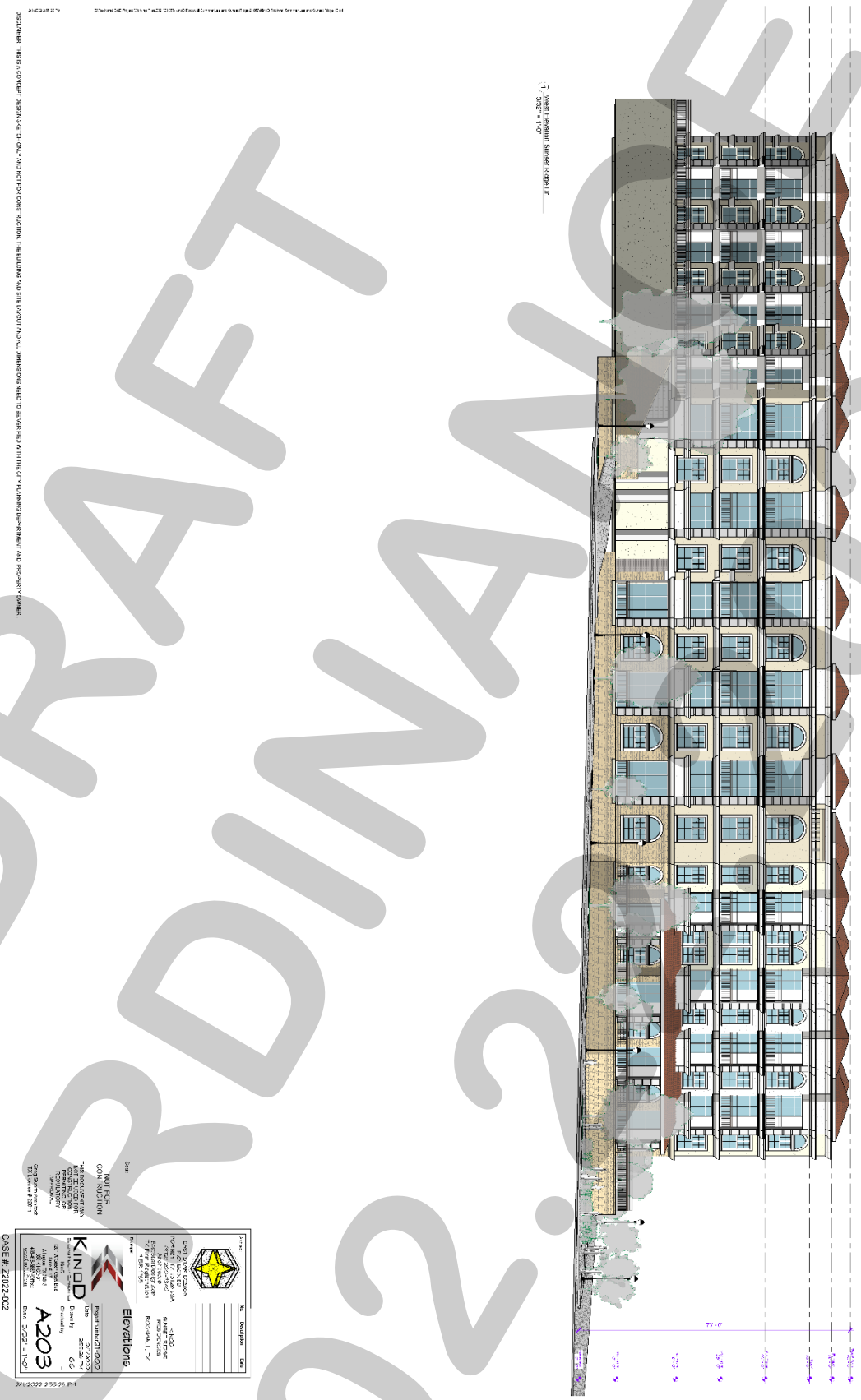
Exhibit 'C':
Conceptual Building Elevations

DRAFT
02.22.22

Exhibit 'C':
Conceptual Building Elevations

DRAFT
02/17/2022

Exhibit 'C':
Conceptual Building Elevations



DRAFT ORDINANCE 02.22

Miller, Ryan

From: Greg Guerin <gguerin@eaststardesign.com>
Sent: Thursday, January 13, 2022 5:09 PM
To: Miller, Ryan; Lee, Henry
Cc: Louis Clark; Jacq A Duncan; Earney, Jared; Kim Guerin
Subject: Rendering - Summer Lee and Sunset Ridge Condominiums

Hello Ryan and Henry,

It was nice meeting you today.

Here is the schematic color rendering.

Best regards,

Greg Guerin

Architect, NCARB

East Star Design

P.O. Box 53

Forney, TX 75126

(972) 200-7340

GGuerin@EastStarDesign.com

www.EastStarDesign.com

On Thu, Jan 13, 2022 at 7:42 AM Greg Guerin <gguerin@eaststardesign.com> wrote:

> Hello,
>
> Here is a dropbox link also.
>
> https://www.dropbox.com/sh/1puunxe1ul7jckz/AAAFioU7ZbdVG4lkVVQ-cBffa?dl=0
>
> Thank you,

Greg Guerin

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On Thu, Jan 13, 2022 at 7:40 AM Greg Guerin <gguerin@eaststardesign.com> wrote:

> Hello Ryan and Angelica,
>
> Here are the revised schematic design drawings with the mediterranean style and the amenities over the parking garage. We'll provide a full color rendering tomorrow. We look forward to seeing you at 9am this morning,
>
> Best regards,

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Miller, Ryan

From: Greg Guerin <gguerin@eaststardesign.com>
Sent: Thursday, January 13, 2022 7:41 AM
To: Gamez, Angelica; Miller, Ryan
Cc: Louis Clark; Jacq A Duncan; Earney, Jared; Kim Guerin
Subject: Summer Lee and Sunset Ridge Condominiums
Attachments: 21057-KinoD Rockwall Summer Lee and Sunset Ridge (01-13-22)-lr.pdf

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Sent: Thursday, January 13, 2022 7:43 AM
To: Gamez, Angelica; Miller, Ryan
Cc: Louis Clark; Jacq A Duncan; Earney, Jared; Kim Guerin
Subject: Drawings - Summer Lee and Sunset Ridge Condominiums

Hello,

Here is a dropbox link also.

https://www.dropbox.com/sh/1puunxe1ul7jckz/AAAFioU7ZbdVG4lkVVQ-cBffa?dl=0

Thank you,

Greg Guerin

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Miller, Ryan

From: Miller, Ryan
Sent: Thursday, January 20, 2022 11:13 AM
To: Louis Clark
Subject: Case No. Z2022-002: Project Comments
Attachments: Draft Ordinance (01.18.2022).pdf; Engineering Markups (01.20.2022).pdf; Project Comments (01.20.2022).pdf

Mr. Clark ... Attached to this email are the project comments, engineering mark ups, and draft ordinance for Case No. Z2022-002. 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 February 1, 2022. The schedule of meetings for this case is as follows:

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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: Greg Guerin <gguerin@eaststardesign.com>
Sent: Tuesday, February 1, 2022 3:30 PM
To: Miller, Ryan
Cc: Louis Clark; Earney, Jared; Jacq A Duncan; Kim@eaststardesign.com
Subject: Z2022-002 Summer Lee and Sunset Ridge Drive

Hello Ryan,

Here is a link to the revised plans, renderings, and documents.

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Yes sir … an 8-foot sidewalk and tree wells will work. Thanks.

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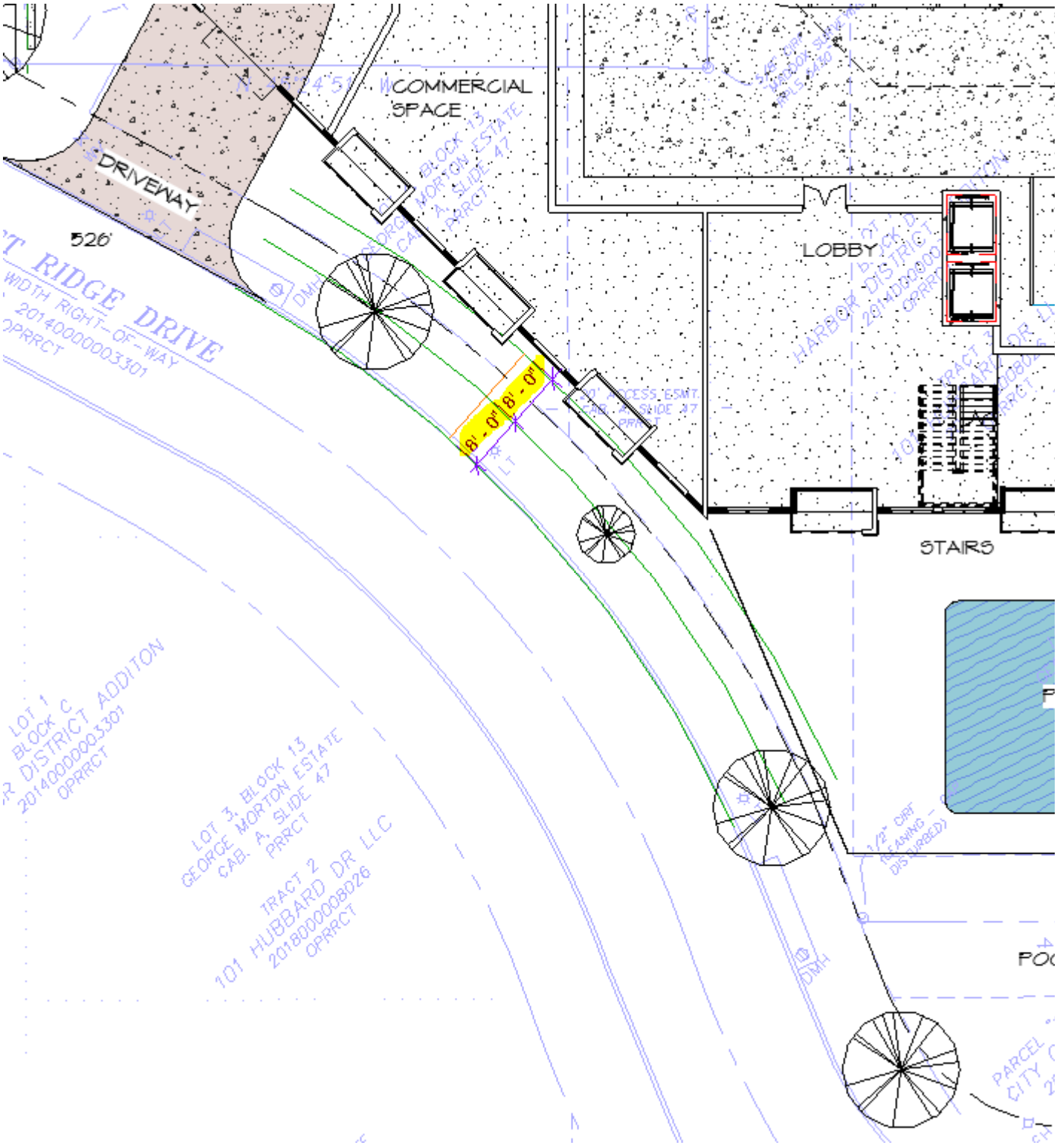
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Architect, NCARB

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Sent: Friday, February 4, 2022 11:28 AM
To: Miller, Ryan
Cc: Louis Clark; Earney, Jared; Jacq A Duncan; Kim@eaststardesign.com
Subject: Re: Z2022-002 Summer Lee and Sunset Ridge Drive
Attachments: Metes and Bounds (02-04-22).docx

Hello Ryan,

I hope everyone is doing well. We updated the attached Metes and Bounds.

We also plan on attending the public hearings.

1. Planning and Zoning Commission Public Hearing: February 15, 2022
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Thank you,

Greg Guerin

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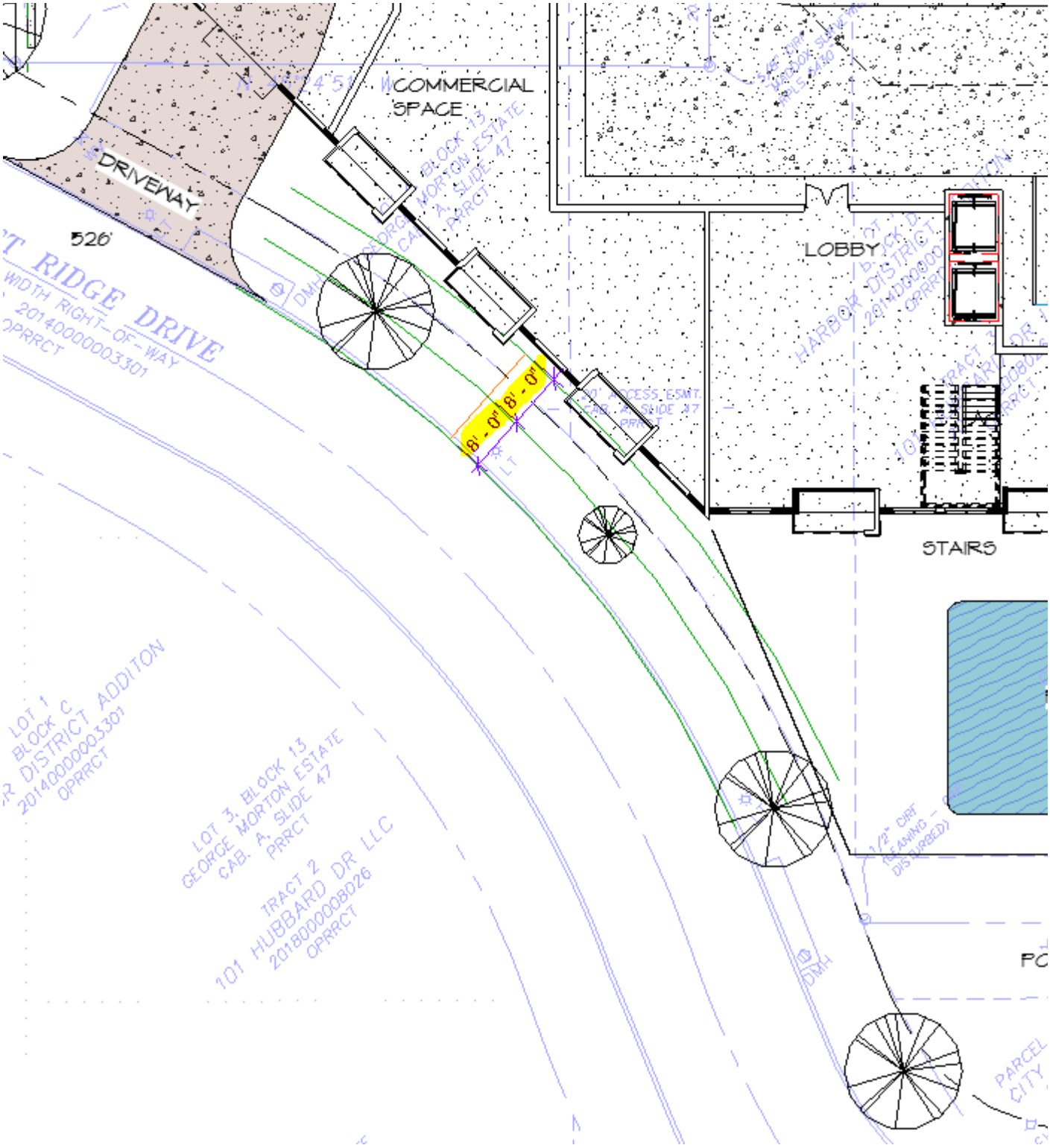
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Miller, Ryan

From: Greg Guerin <gguerin@eaststardesign.com>
Sent: Tuesday, February 15, 2022 12:33 PM
To: Miller, Ryan
Cc: Louis Clark; Earney, Jared; Jacq A Duncan; Kim@eaststardesign.com
Subject: P&Z Meeting Tonight 02-15-22 - Z2022-002 Summer Lee and Sunset Ridge Drive

Hello Ryan,

I hope you are doing well. We will be at the meeting tonight a 6pm.

There are updated renderings from 02-01-22 in the link below.
https://www.dropbox.com/sh/uq9i5bn7z9vxu5w/AABA_ZApYDBgCmalc6pBTfN1a?dl=0

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

Thank you,

Greg Guerin

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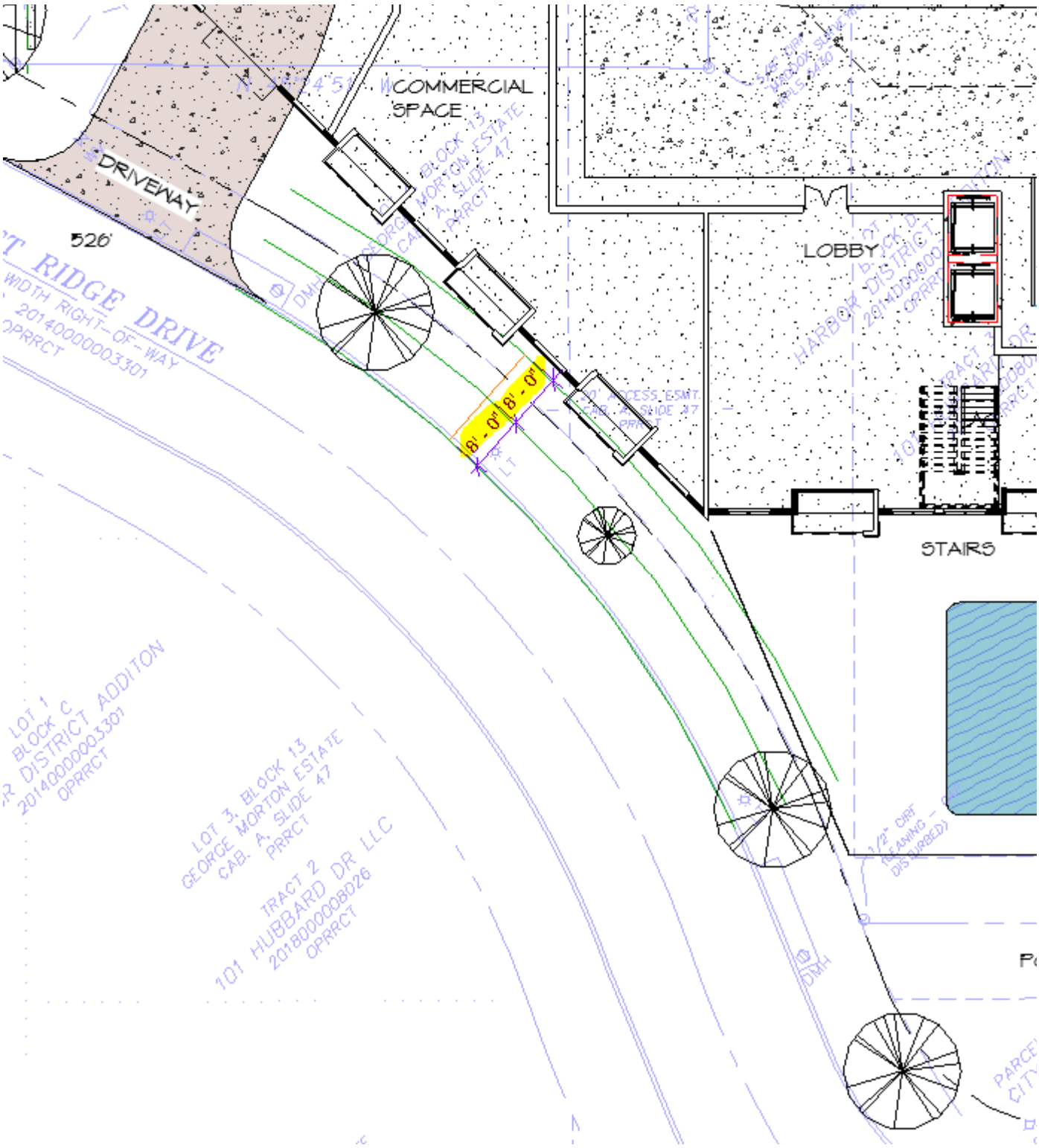
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March 23, 2022

TO: Louis Clark
KinoD, LLC
1281 W. Green Oaks Boulevard, Suite 117
Arlington, TX 76013

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

SUBJECT: Z2022-002; *PD Development Plan for the Sunset Ridge Residences*

Mr. Clark:

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 March 7, 2022. 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 concept plan and development standards contained in the *PD Development Plan* ordinance.

(2) The applicant shall provide a *Streetscape Plan* for the proposed plaza and open space at the corner of Sunset Ridge Drive and Summer Lee Drive at the time of site plan. These plans shall be reviewed by the Parks and Recreation Department and the Planning and Zoning Commission, and any recommendations shall be forwarded on to the Planning and Zoning Commission for their consideration along with the site plan.

(3) Any construction resulting from the approval of this *Planned Development District* 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 February 15, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the PD Development Plan by a vote of 6-0, with Commissioner Womble recusing himself from the case.

City Council

On February 22, 2022, the City Council approved the PD Development Plan by a vote of 7-0.

On March 7, 2022, the City Council approved the PD Development Plan by a vote of 5-0, with Commissioners Macalik and Johannesen absent.

Included with this letter is a copy of *Ordinance No. 22-10*, 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. 22-11

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [*ORDINANCE NO. 17-22*] 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 CONDOMINIUM BUILDING ON A 1.20-ACRE TRACT OF LAND IDENTIFIED AS LOT 1, BLOCK D, HARBOR DISTRICT ADDITION AND LOTS 3 & 4, BLOCK 11 AND LOTS 1, 2, 3, & 4, BLOCK 12, MOTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Louis Clark of KinoD, LLC on behalf of D. W. Bobst of 101 Hubbard Dr. LLC, Gary Shultz of Culpepper/Spatex JV, and Allen Anderson for the approval of a *PD Development Plan* for a 42-unit, condominium building to be situated within the *Hillside Mixed-Use Subdistrict*, on a 1.20-acre tract of land identified as Lot 1, Block D, Harbor Addition and Lots 3, & 4, Block 11 and Lots 1, 2, 3, & 4, Block 12, Moton Addition, City of Rockwall, Rockwall County, Texas and more fully described and depicted in *Exhibit 'A'* 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 32 (PD-32) [*Ordinance No. 17-22*] 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 Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] and the Unified Development Code [*Ordinance No. 20-02*], as heretofore amended, shall be further amended by adopting this *PD Development Plan* and amending the official zoning map of the City of Rockwall for the *Subject Property*; and,

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

SECTION 3. That development of the *Subject Property* shall generally be in accordance with

the *Conceptual Building Elevations*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

SECTION 4. That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], the Unified Development Code [*Ordinance No. 20-02*], and in compliance with the following conditions and requirements:

(1) The development of the subject property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.

(2) The development of the subject property shall generally conform to the proposed *Conceptual Building Elevations* depicted in *Exhibit 'C'* of this ordinance and to the design guidelines contained in *Resolution No. 10-40*.

(3) The proposed condominium building shall not contain more than 42 urban residential units.

(4) All building materials and color schemes proposed for this development should conform to the requirements stipulated by Planned Development District 32 (PD-32) [*as amended*].

(5) Prior to the issuance of a building permit the applicant shall submit and seek approval for a detailed *PD Site Plan* that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and with the requirements approved in this ordinance.

(6) All buildings throughout the development shall be constructed with a consistent design scheme, incorporate four (4) sided architecture that creates an entry appearance on all four (4) sides, and be approved by the Architectural Review Board (ARB) at the time of the *PD Site Plan*.

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 7TH DAY OF MARCH, 2022.

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

CITY OF ROCKWALL TEXAS SEAL

1st Reading: February 22, 2022

2nd Reading: March 7, 2022

Exhibit 'A':
Legal Description and Location Map

BEING a tract of land situated in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being all of Lots 1 and 2 of Block 12 and part of Lots 3, and 4 of Block 12, and all of Lots 3 and 4 of Block 11 and part of a 20-foot easement as shown on George Morton Estate Addition, an addition to the City of Rockwall, recorded in Volume A, Page 47, Plat Records, Rockwall County, Texas, and all of Lot 1, Block D of Harbor District Addition, an addition to the City of Rockwall, recorded in Instrument No. 20140000003301, Official Public Records, Rockwall County, Texas, and being all of a called 0.2938-acre tract of land described in General Warranty Deed to Olumide Adebowale recorded in Instrument No. 20210000034928, of said Official Public Records, and being all of a called 0.18-acre tract of land described in Special Warranty Deed to Olumide Adebowale recorded in Instrument No. 20210000025046, of said Official Public Records and being all of the land described as "Tract 1" and "Tract 2" in Special Warranty Deed to Olumide Adebowale, recorded in Instrument No. 20210000034977, of said Official Public Records and being more particularly described as follows:

BEGINNING at a ½-inch iron rod found in the northwest right-of-way line of Summer Lee Drive (a variable width right-of-way) and being the south corner of said Lot 1, Block D;

THENCE departing said northwest right-of-way line of Summer Lee Drive and with the southwest line of said Lot 1, Block D, North 45°47'16" West, a distance of 67.53-feet to a ½-inch iron rod found at the beginning of a non-tangent curve to the right with a radius of 126.00-feet, a central angle of 01°35'35", and a chord bearing and distance of North 24°31'45" East, 3.50-feet and being a west corner of said Lot 1, Block D and being in the east right-of-way line of Sunset Ridge Drive (a variable width right-of-way) recorded in Instrument Number 201400000003301, of said Official Public Records;

THENCE with said east right-of-way line of Sunset Ridge Drive and west line of said Lot 1, Block D, the following courses and distances:

In a northeasterly direction, with said non-tangent curve to the right, an arc distance of 3.50-feet to a ½-inch iron rod found for corner at the beginning of a reverse curve to the left with a radius of 174.00-feet, a central angle of 42°35'25", and a chord bearing and distance of North 04°01'49" East, 126.38-feet;

In a westerly direction, with said reverse curve to the left, an arc distance of 129.34-feet to a ½-inch iron rod found for corner;

North 17°15'53" West, a distance of 29.94-feet to a ½-inch iron rod found for corner;

North 72°44'07" East, a distance of 7.72-feet to a ½-inch iron rod found for the northeast corner of said Lot 1, Block D, and being in the southwest line of said 0.2938-acre tract;

THENCE continuing with said east right-of-way line of Sunset Ridge Drive and with the southwest line of said 0.2938-acre tract, North 45°21'56" West, a distance of 14.15-feet to a 5/8-inch iron rod found for the west corner of said 0.2938-acre tract;

THENCE continuing with said east right-of-way line of Sunset Ridge Drive and with the northwest line of said 0.2938-acre tract, North 44°17'17" East, a distance of 14.70-feet to a 5/8-inch iron rod found for corner;

THENCE departing said east right-of-way line of Sunset Ridge Drive and continuing with the northwest line of said 0.2938-acre tract, North 44°11'47" East, a distance of 116.31-feet to a ½-inch iron rod with plastic cap stamped "R.S.C.I. 5034" found for the north corner of said 0.2938-acre tract;

THENCE with the northeast line of said 0.2938-acre tract, South 45°26'20" East, a distance of 97.73-feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the east corner of said 0.2938-acre tract;

THENCE with the northwest line of said existing 20-foot Easement shown on George Morton Estate Addition and North 44°11'47" East, a distance of 20.00-feet to a ½-inch iron rod found for corner;

THENCE departing said northwest line and over and across said 20-foot Easement and with the northeast line of said Lots 1 and 4 of Block 12 of the George Morton Estate Addition, South 45°26'20" East, a distance of 160.57-feet to a ½-inch iron rod with plastic cap stamped "R.S.C.I. 5034" found for the corner in said northwest right-of-way line of said Summer Lee Drive;

THENCE with said northwest right-of-way line of Summer Lee Drive, the following courses and distances:

South 43°53'07" West, a distance of 19.52-feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a tangent curve to the right with a radius of 467.50-feet, a central angle of 32°24'23", and a chord bearing and distance of South 60°05'18" West, 260.91-feet;

THENCE in a northerly direction, with said tangent curve to the right, an arc distance of 264.42-feet to the *POINT OF BEGINNING* and containing 53,115 square-feet or 1.2194-acres of land.

Bearing system based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983(2011).

Exhibit 'A':
Legal Description and Location Map

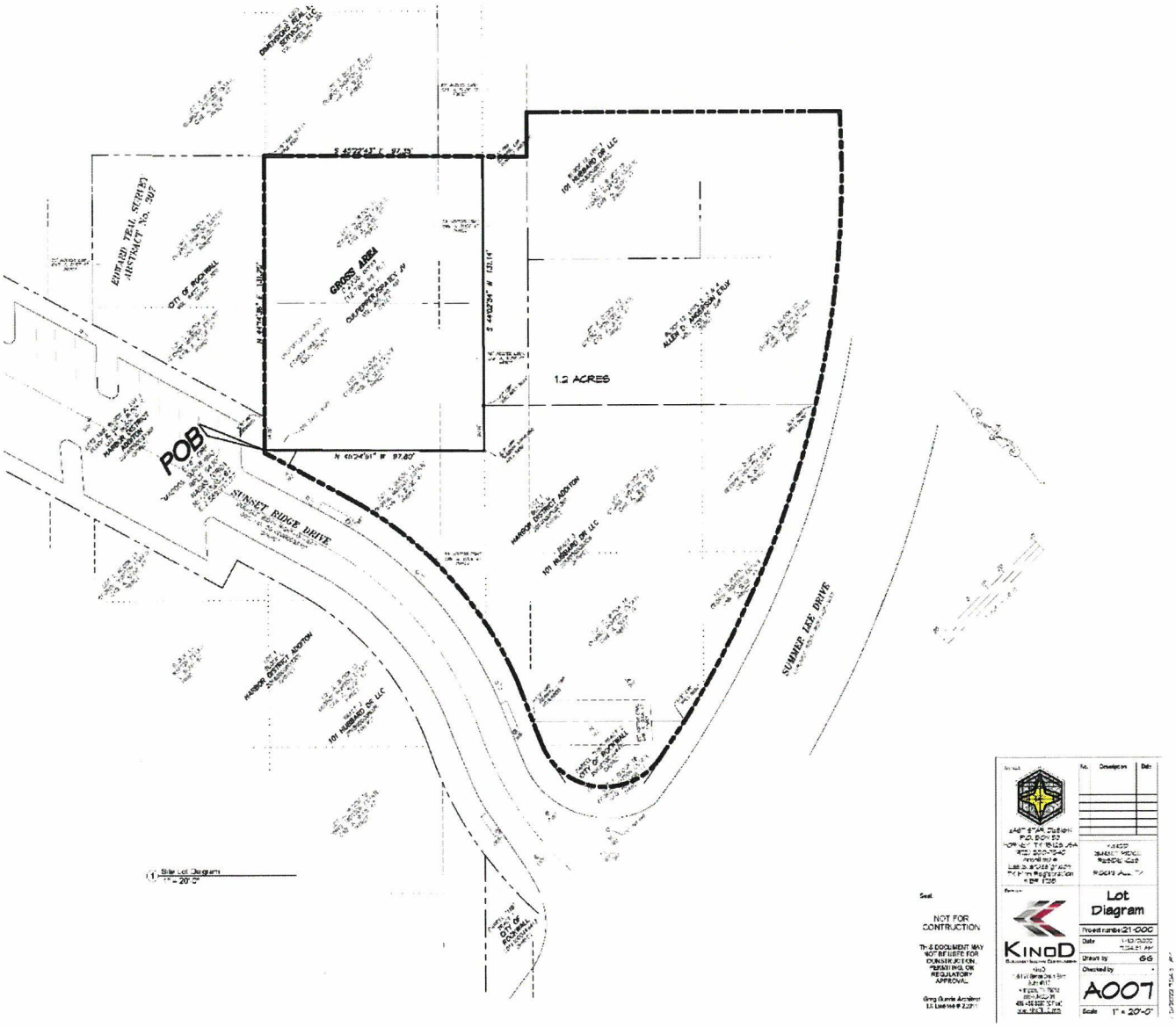


Exhibit 'B':
Concept Plan

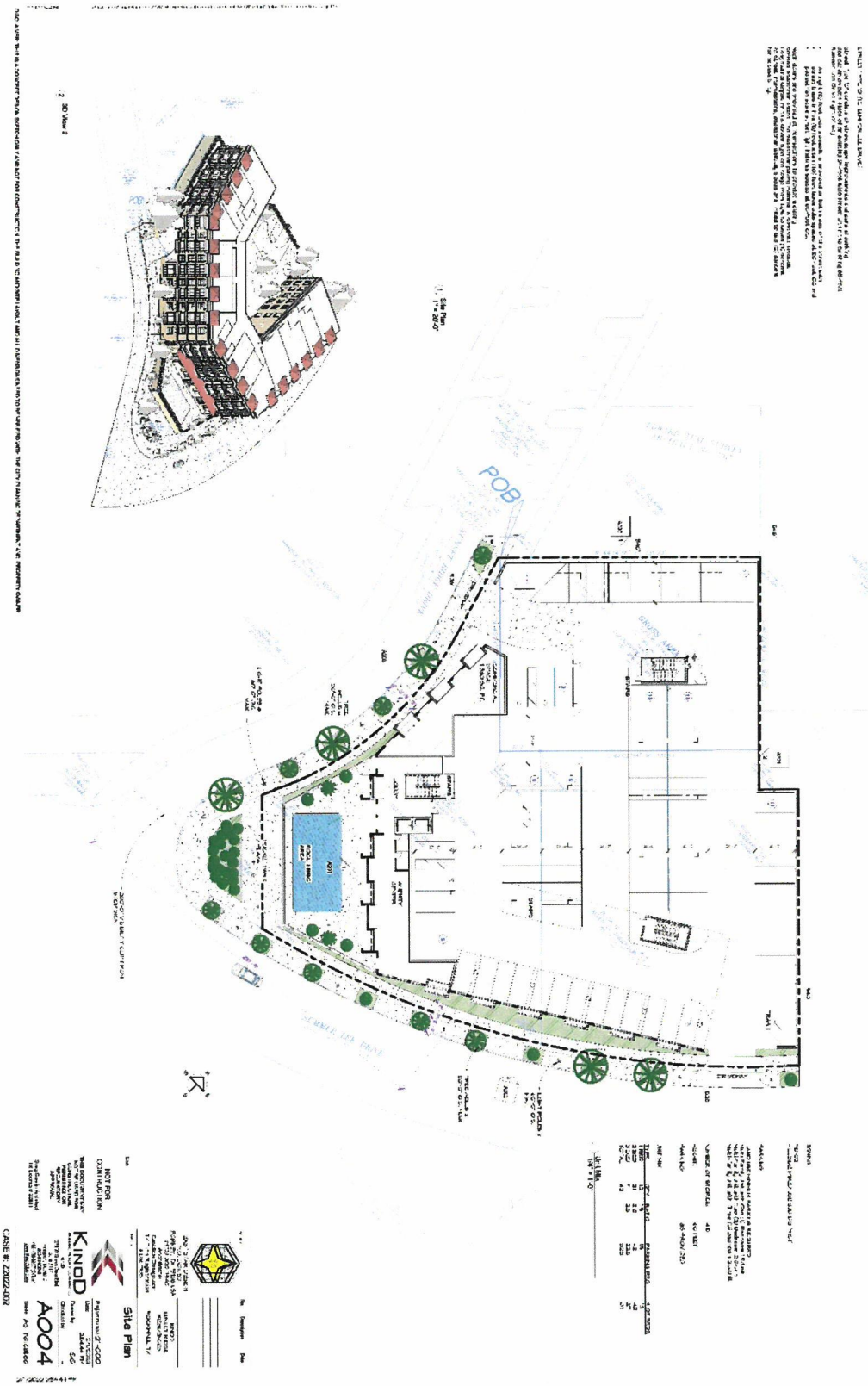


Exhibit 'B':
Concept Plan

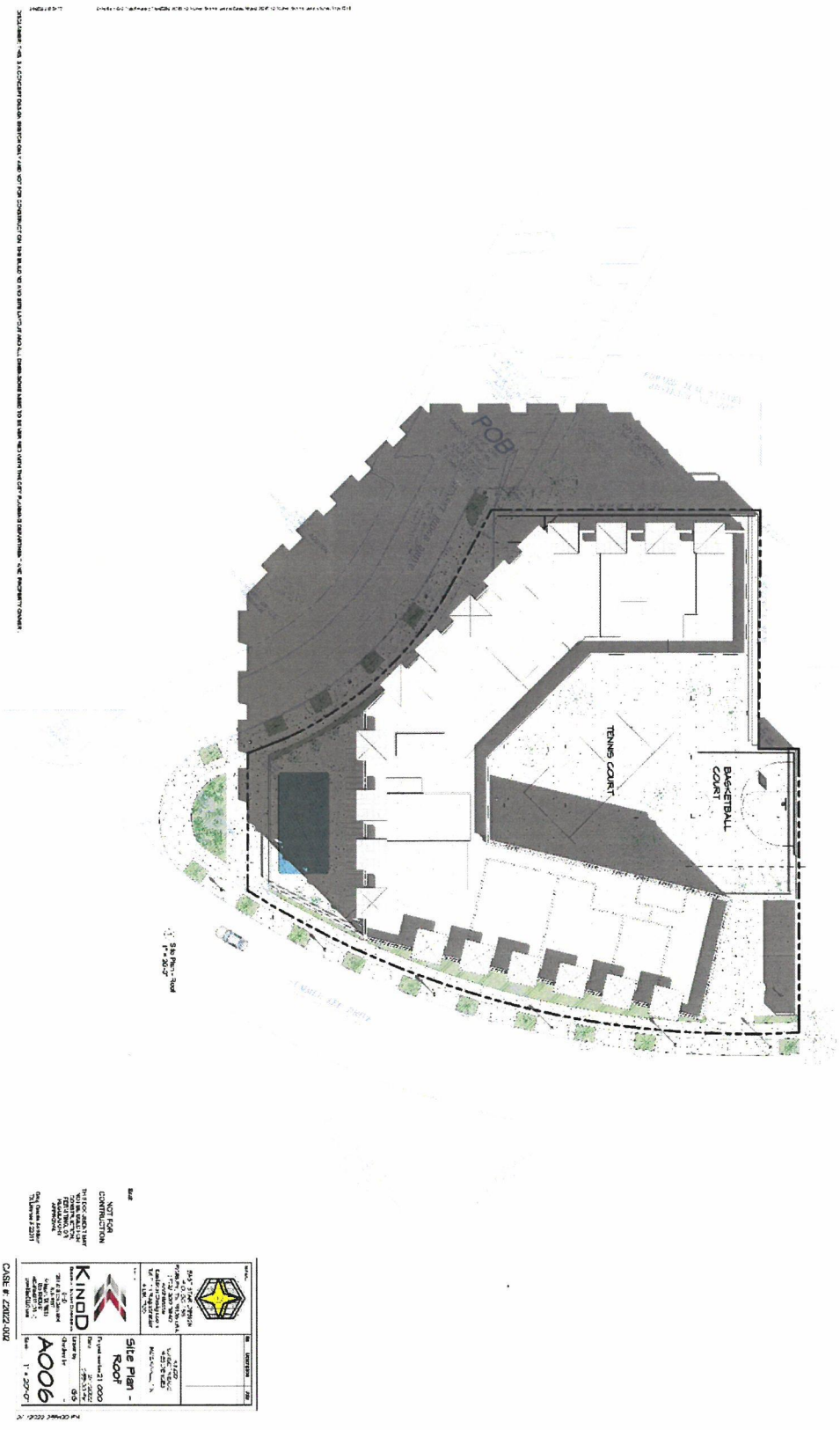
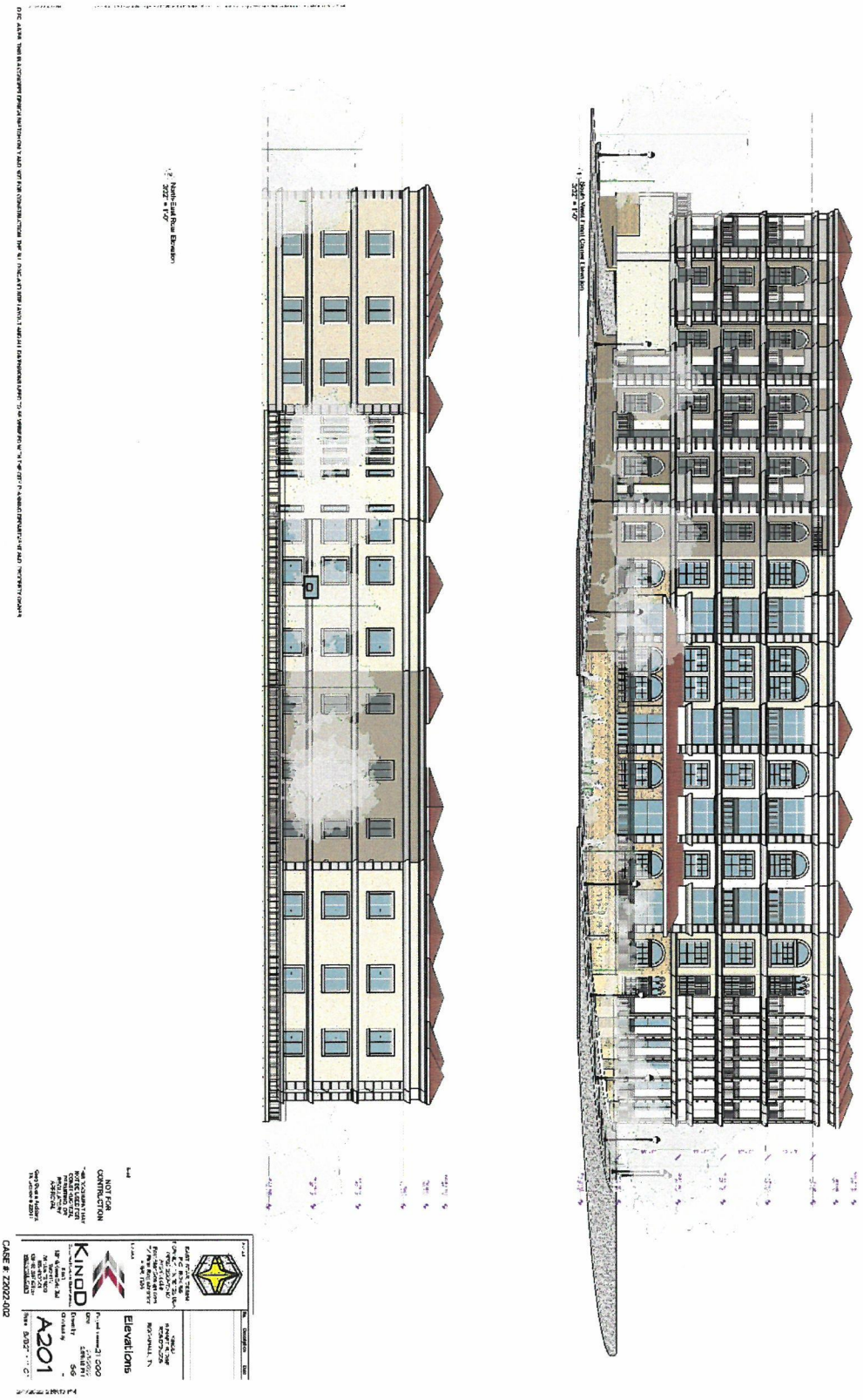


Exhibit 'C':
Conceptual Building Elevations



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Conceptual Building Elevations

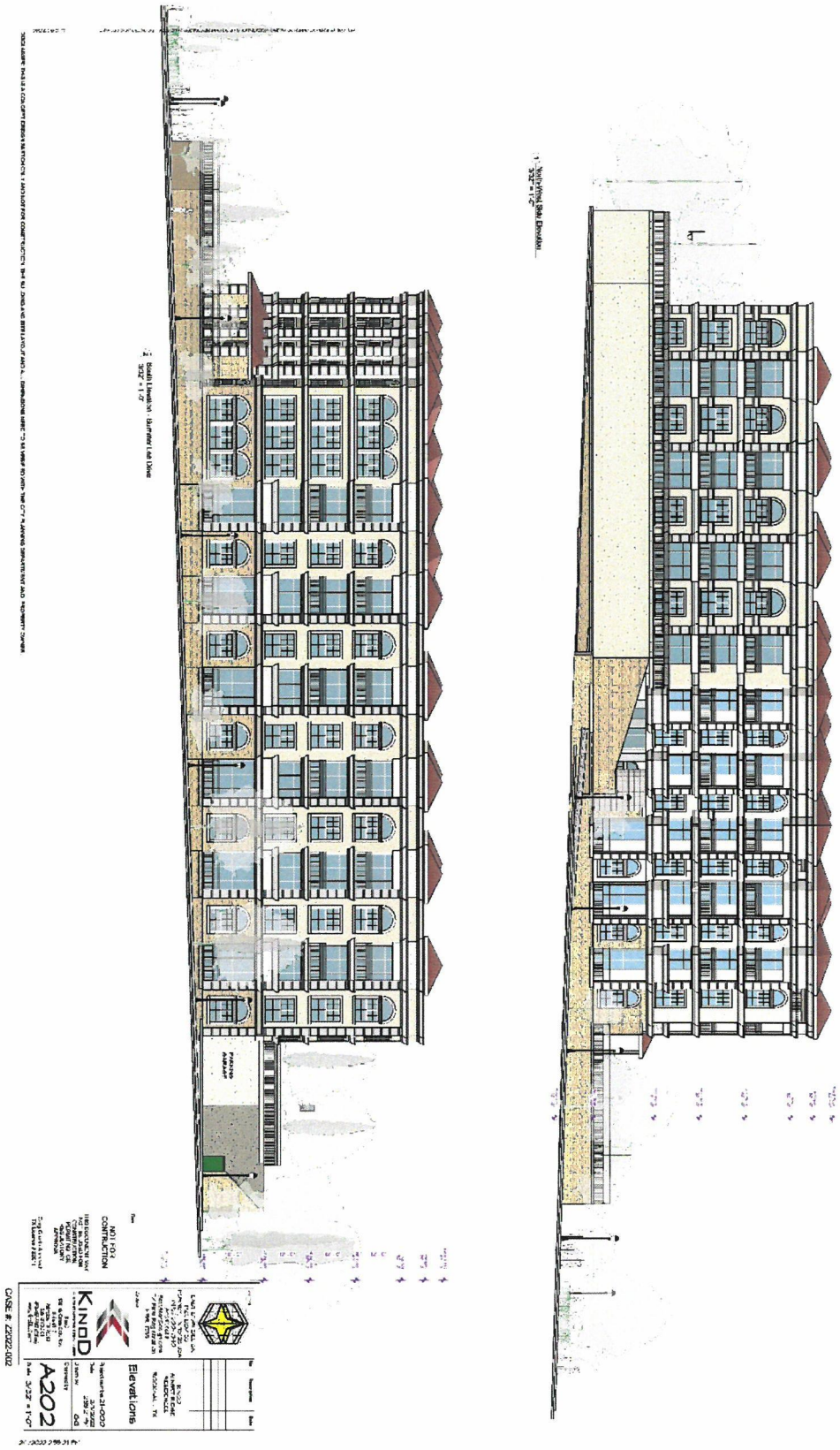
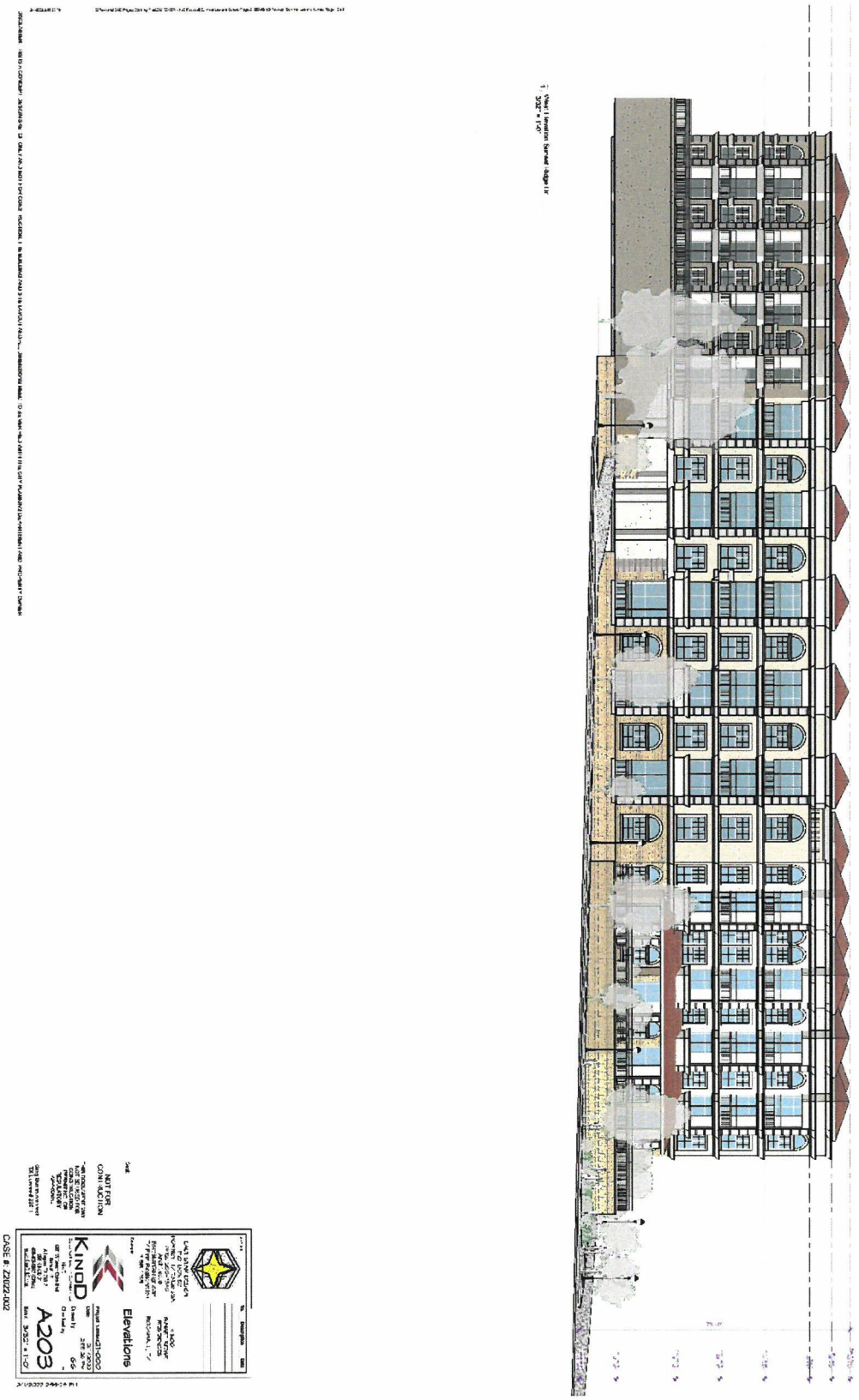
Exhibit 'C':
Conceptual Building Elevations