



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 22022-015 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:

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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

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 _____

SUBDIVISION **Rockwall High School 9th Grade Center**

LOT

1

BLOCK

1

GENERAL LOCATION **at the northwest corner of Quail Run Road and FM 1141**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **AG**

CURRENT USE

PUBLIC SCHOOL

PROPOSED ZONING **NEIGHBORHOOD SERVICES**

PROPOSED USE

PUBLIC SCHOOL

ACREAGE **76**

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

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

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

☐ OWNER **Rockwall Independent School District**

☐ APPLICANT **Glenn Engineering Corp.**

CONTACT PERSON **William Salee - Executive Director of Operations**

CONTACT PERSON **Robert Howman**

ADDRESS **1191 T.L. Townsend Drive**

ADDRESS **4500 Fuller Drive**

CITY, STATE & ZIP **Rockwall, Texas 75087**

CITY, STATE & ZIP **Irving, Texas 75038**

PHONE **469-698-7031**

PHONE **972-989-2174 cell**

E-MAIL **will.salee@rockwallisd.org**

E-MAIL **rahowman@glennengineering.com**

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ [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 _____ DAY OF _____, 20 ____.

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

MY COMMISSION EXPIRES _____

CALLED 38.320 ACRES
 HOLMC, INC.
 VOLUME 1805, PAGE 296
 D.R.R.C.T.

DR.HORTON, TEXAS LTD.
 VOLUME 2329, PAGE 27
 D.R.R.C.T.

DOYL C. TULLY ET UX
 VOLUME 951, PAGE 61
 D.R.R.C.T.

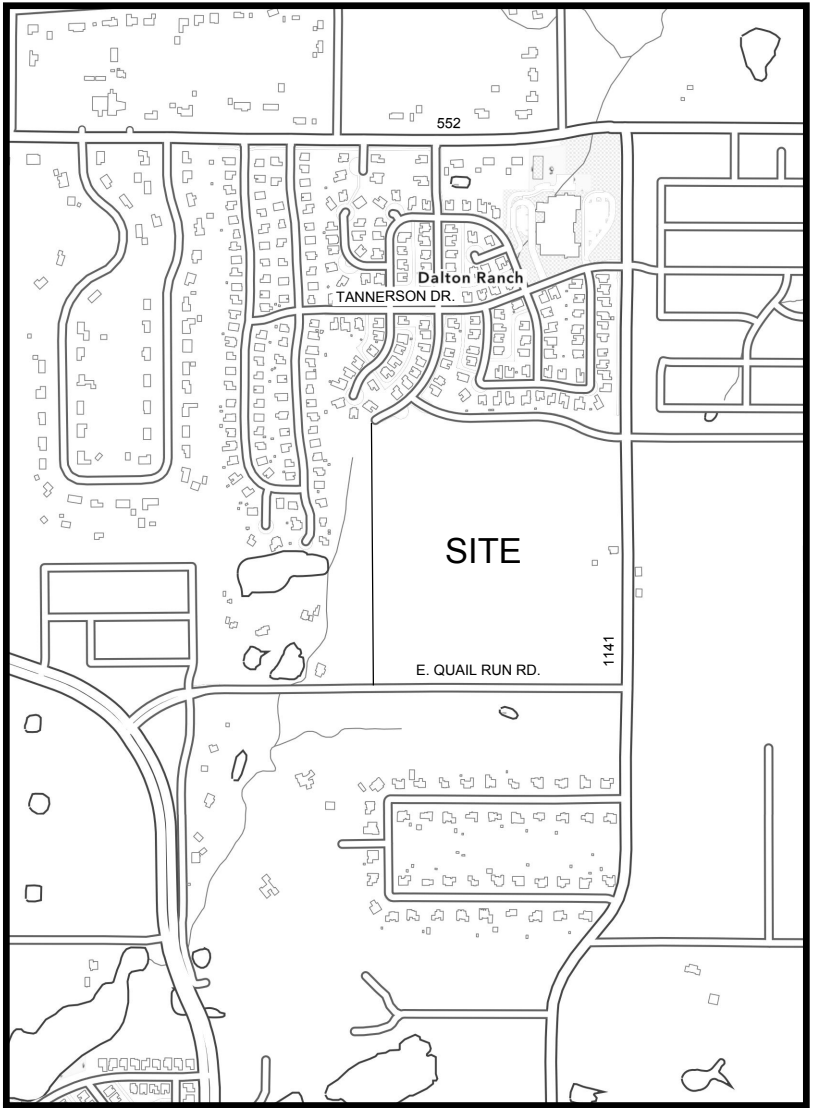
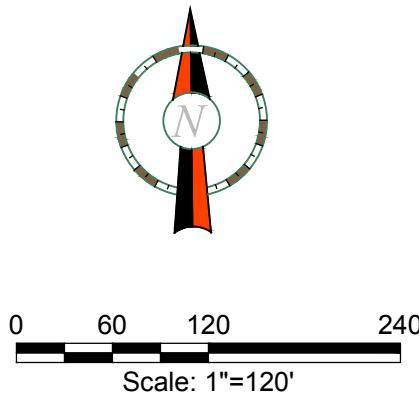
MICHAEL R. NALLEY ET UX
 VOLUME 1024, PAGE 324
 D.R.R.C.T.

LONNIE L. GIDEON, TRUSTEE
 VOLUME 307, PAGE 259
 D.R.R.C.T.

& WILLIAM J. FLANNERY, III
 VOLUME 1124, PAGE 65
 D.R.R.C.T.

FIRST SECTION
 SADDLEBROOK ESTATES
 CABINET A, SLIDE 307
 P.R.R.C.T.

CALLED 121.16 ACRES
 MARIAH BAY DEVELOPMENT, INC.
 VOLUME 2006, PAGE 181
 D.R.R.C.T.



LOCATION MAP
 N.T.S.

LEGAL DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE JOHN M. GASS SURVEY, ABSTRACT NO. 88, ROCKWALL COUNTY, TEXAS, AND BEING PART OF THE SAME TRACTS OF LAND DESCRIBED AS FIRST AND SECOND TRACT IN A DEED TO G.C. ROCHELL, JR. OF RECORD IN VOLUME 38, PAGE 377, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER NEAR THE CENTER OF QUAIL RUN ROAD (ASPHALT SURFACE) AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO MICHAEL R. NALLEY ET UX OF RECORD IN VOLUME 1024, PAGE 324, DEED RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE NORTH 00° 01' 51" EAST, ALONG THE EAST LINE OF SAID NALLEY TRACT AT A DISTANCE OF 330.80 FEET PASSING A 1/2" IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER THEREOF AND CONTINUING ALONG THE EAST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO DOYL C. TULLY ET UX OF RECORD IN VOLUME 951, PAGE 61, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND A TRACT OF LAND DESCRIBED IN A DEED TO DR-HORTON, TEXAS, LTD. OF RECORD IN VOLUME 2329, PAGE 27, DEED RECORDS, ROCKWALL COUNTY, TEXAS, RESPECTIVELY FOR A TOTAL DISTANCE OF 1207.83 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER OF A CALLED 38.320 ACRE TRACT OF LAND DESCRIBED IN A DEED TO HOLM, INC. OF RECORD IN VOLUME 1805, PAGE 296, DEED RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE NORTH 00° 15' 59" WEST, ALONG THE MOST SOUTHERN EAST LINE OF SAID 38.320 ACRE TRACT A DISTANCE OF 538.84 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE BASE OF AN OLD WOOD FENCE POST AT THE SOUTHWEST CORNER OF A CALLED 77.018 ACRE TRACT OF LAND DESCRIBED IN A DEED TO THE THOMAS TSCHOEPE, BISHOP OF THE ROMAN CATHOLIC DIOCESE OF DALLAS OF RECORD IN VOLUME 115, PAGE 438, DEED RECORDS, ROCKWALL COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE BEARS SOUTH 58° 00' 00" WEST, A DISTANCE OF 3.00 FEET;

THENCE NORTH 88° 25' 52" EAST, ALONG THE SOUTH LINE OF SAID 77.018 ACRE TRACT A DISTANCE OF 730.90 TO A POINT AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 18°26'48", A RADIUS OF 632.50 FEET, A CHORD DISTANCE 202.76 FEET AND A CHORD BEARING OF SOUTH 82°20'48" EAST;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC LENGTH OF 203.64 FEET TO A POINT FOR CORNER;

THENCE NORTH 88°25'52" EAST A DISTANCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH COUNTRY LANE A DISTANCE OF 410.02 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 28°58'41", A RADIUS OF 567.50 FEET, A CHORD DISTANCE OF 283.97 FEET AND A CHORD BEARING OF S 77°04'47" EAST;

THENCE ALONG SAID CURVE TO THE LEFT ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH COUNTRY LANE AN ARC LENGTH OF 287.02 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 28° 57'36", A RADIUS OF 632.50 FEET, A CHORD DISTANCE OF 294.88 FEET AND A CHORD BEARING OF SOUTH 76°04'13" EAST;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF NORTH COUNTRY LANE AN ARC LENGTH OF 297.62 FEET TO A POINT FOR CORNER IN THE WESTERLY RIGHT-OF-WAY LINE OF F.M. 1141;

THENCE SOUTH 01° 07' 03" EAST, CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF SAID F.M. 1141 A DISTANCE OF 572.38 FEET TO A 1/2" IRON ROD SET FOR CORNER AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO WILLIAM A. NOAH ET UX OF RECORD IN VOLUME 690, PAGE 188, DEED RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 89° 06' 54" WEST, ALONG THE NORTH LINE OF SAID NOAH TRACT A DISTANCE OF 234.56 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER THEREOF;

THENCE SOUTH 00° 45' 19" EAST, ALONG THE WEST LINE OF SAID NOAH TRACT A DISTANCE OF 235.00 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 89° 06' 54" EAST, ALONG THE SOUTH LINE OF SAID NOAH TRACT A DISTANCE OF 235.47 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER THEREOF AND BEING IN THE WEST RIGHT-OF-WAY LINE OF SAID F.M. 1141;

THENCE SOUTH 00° 28' 12" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID F.M. 1141 A DISTANCE OF 812.33 FEET TO A "PK" NAIL SET FOR CORNER NEAR THE CENTER OF QUAIL RUN ROAD (ASPHALT SURFACE) AT THE NORTHEAST CORNER OF FIRST SECTION SADDLEBROOK ESTATES, AN ADDITION TO ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 307, PLAT RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE NORTH 89° 49' 43" WEST, ALONG THE NORTH LINE OF SAID SADDLEBROOK ESTATES A DISTANCE OF 1435.69 FEET TO A 3/8" IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER THEREOF AND BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO SHEILA FLANNERY AND WILLIAM J. FLANNERY III OF RECORD IN VOLUME 1124, PAGE 65, DEED RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 89° 51' 24" WEST, ALONG THE NORTH LINE OF SAID FLANNERY TRACT AND THE NORTH LINE OF A CALLED 30.00 ACRE TRACT OF LAND DESCRIBED IN A DEED TO LONNIE L. GIDEON, TRUSTEE OF RECORD IN VOLUME 307, PAGE 259, DEED RECORDS, ROCKWALL COUNTY, TEXAS, RESPECTIVELY A DISTANCE OF 476.11 FEET TO THE PLACE OF BEGINNING AND CONTAINING 76.068 ACRES OF LAND.

ROCKWALL HIGH SCHOOL NINTH GRADE CENTER
 ZONING CASE XX
 JOHN M. GASS SURVEY, ABSTRACT NO. 88
 ROCKWALL I.S.D.
 76.068 ACRES

ARCHITECT:
 CORGAN ASSOCIATES, INC.
 401 NORTH HOUSTON STREET
 DALLAS, TEXAS 75202
 (214) 214-757-1796
 CONTACT: BEVERLY FORNOF

OWNER:
 ROCKWALL ISD
 801 EAST WASHINGTON ST.
 ROCKWALL TEXAS, 75087
 (469) 698-7031
 CONTACT: WILLIAM SALEE

ENGINEER:
 GLENN ENGINEERING CORP.
 FIRM REG. NO. F-303
 105 DECKER COURT, SUITE 910
 IRVING, TEXAS 75062
 (972) 989-2174 CELL
 (972) 717-5151 OFFICE
 CONTACT: ROBERT HOWMAN

MARCH 2022

SHEET 1 OF 1



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 _____

SUBDIVISION **Rockwall High School 9th Grade Center**

LOT

1

BLOCK

1

GENERAL LOCATION **at the northwest corner of Quail Run Road and FM 1141**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **AG**

CURRENT USE

PUBLIC SCHOOL

PROPOSED ZONING **NEIGHBORHOOD SERVICES**

PROPOSED USE

PUBLIC SCHOOL

ACREAGE **76**

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

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E-MAIL **rahowman@glennengineering.com**

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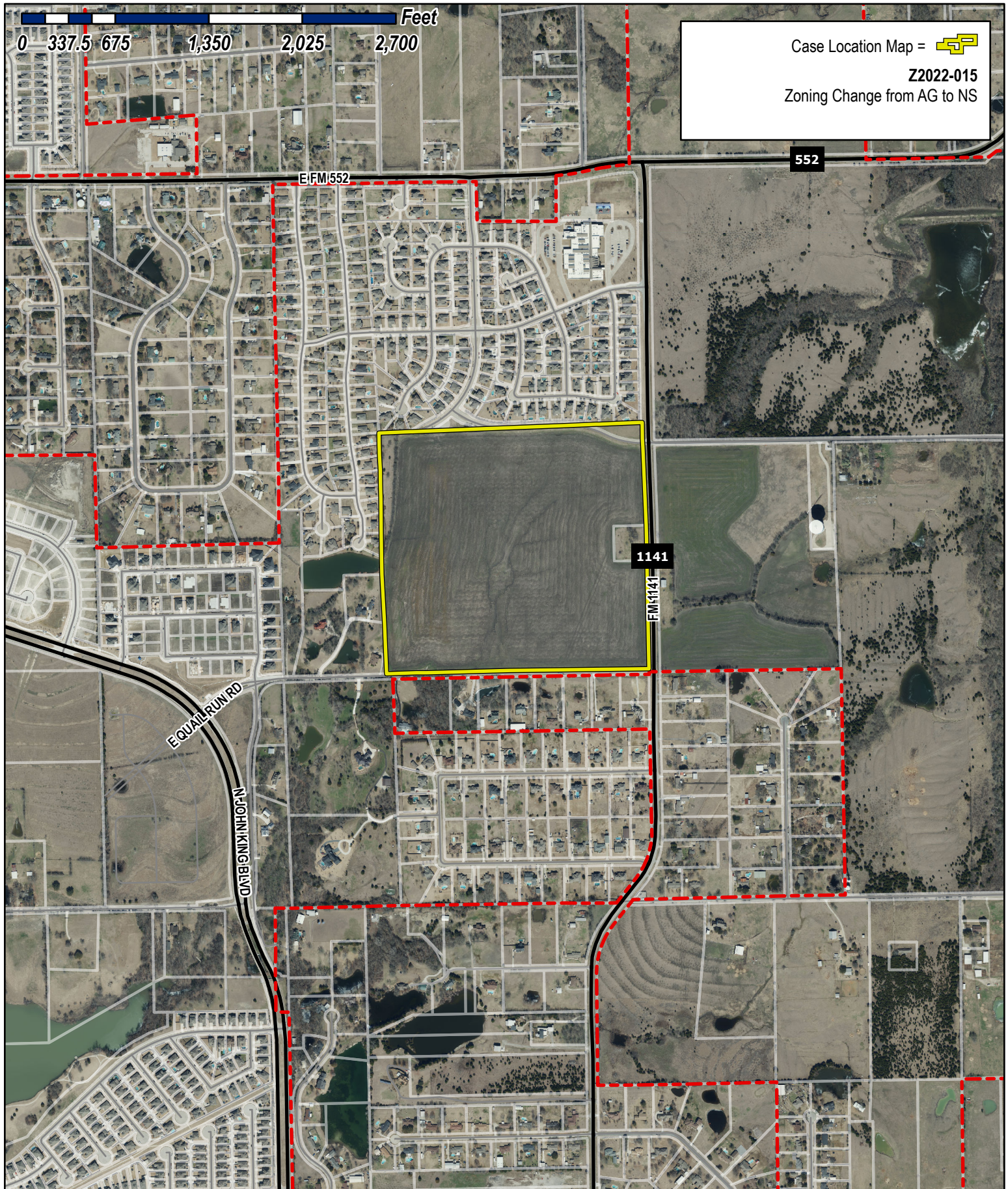
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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20 ____.

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

MY COMMISSION EXPIRES _____



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.

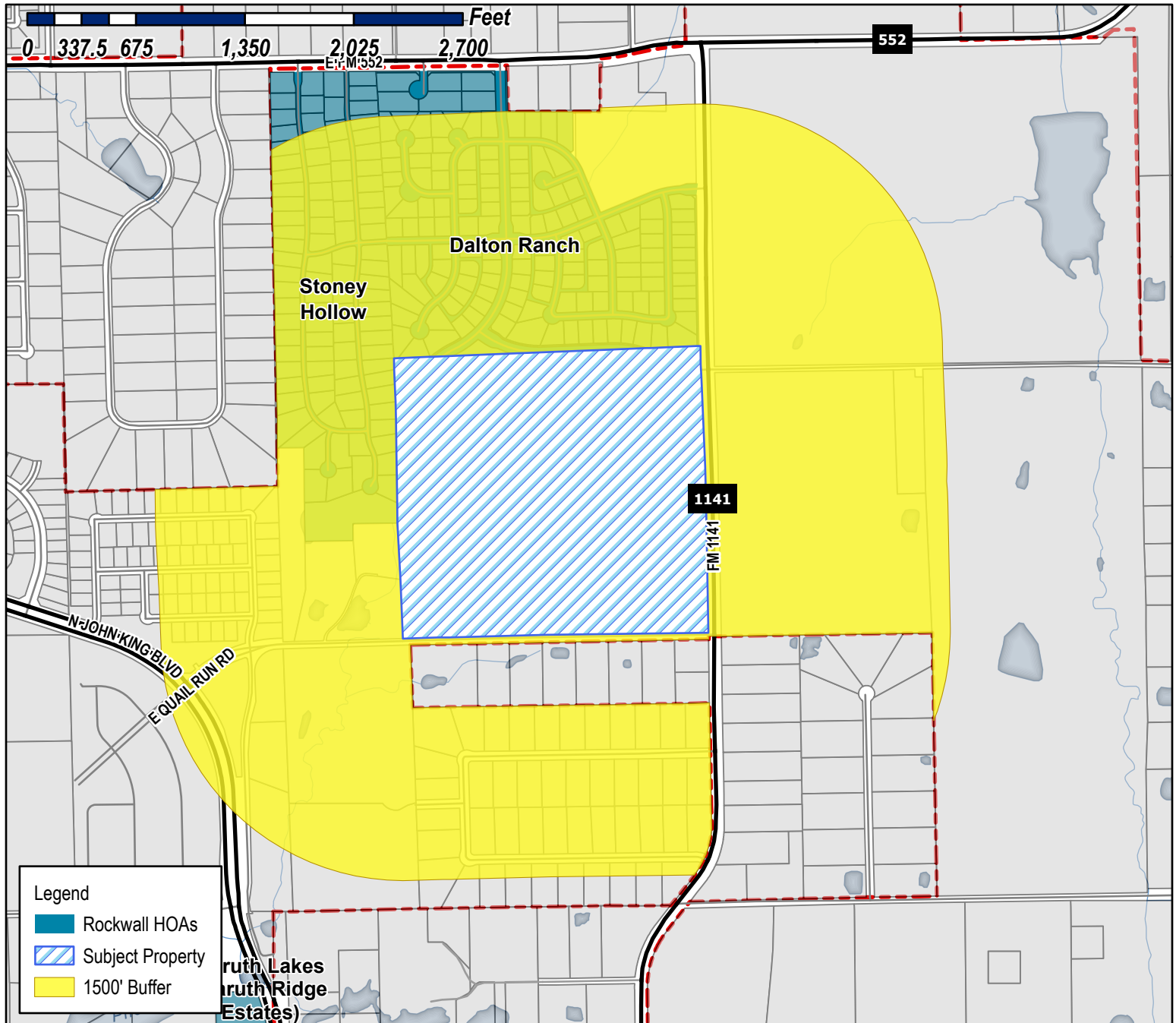




City of Rockwall

Planning & Zoning Department
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Rockwall, Texas 75087
(P): (972) 771-7745
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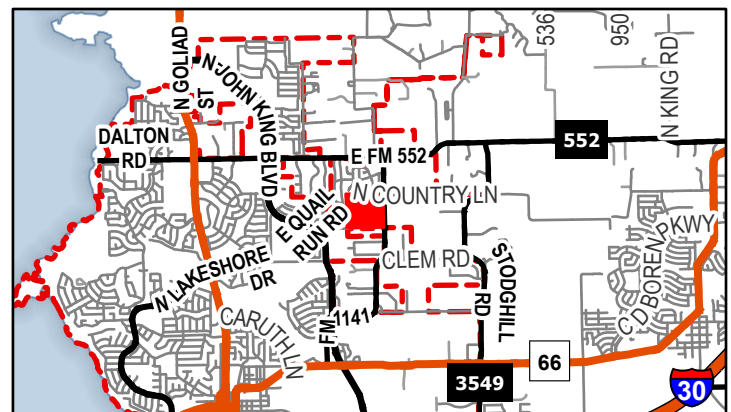
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Case Number: Z2022-015
Case Name: Zoning Change from AG to NS
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: NWC of Quail Run Road and FM 1141

Date Saved: 3/18/2022

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

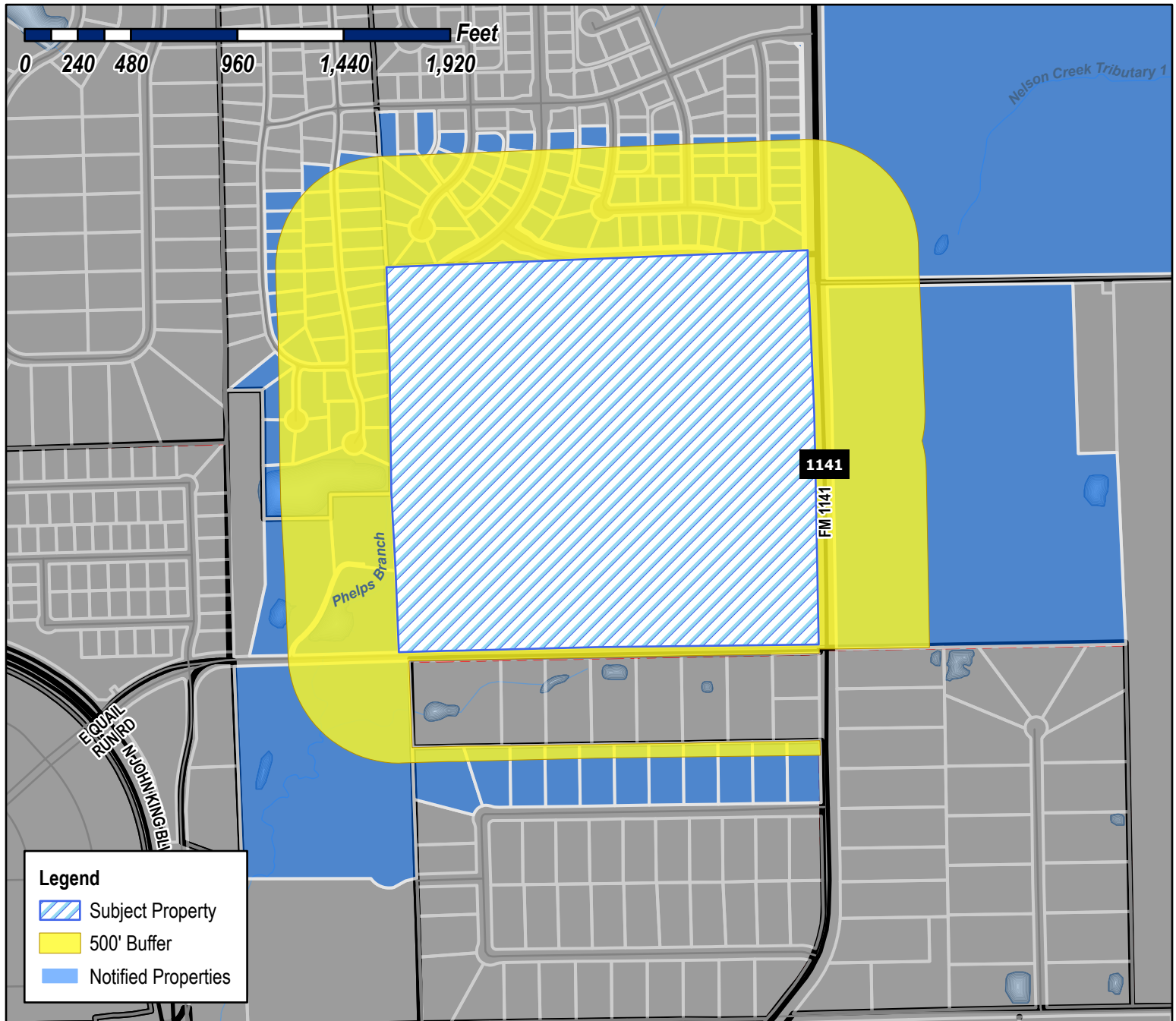




City of Rockwall

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Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

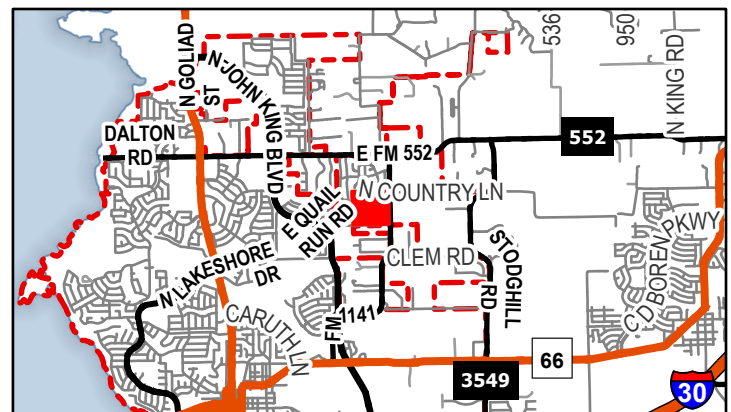
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For Questions on this Case Call (972) 771-7745



GERLACH CHRISS AND RON FAMILY TRUST
RONALD ROBERT GERLACH SOLE TRUSTEE
13435 ROANE CIR
NORTH TUSTIN, CA 92705

LARRIVIERE MICHAEL R & LISA J
1425 E QUAIL RUN RD
ROCKWALL, TX 75087

TULLY DOYL C & VONETTE S
1435 E QUAIL RUN RD
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC
14400 THE LAKES BLVD BUILDING C, SUITE 200
AUSTIN, TX 78660

NALLEY MICHAEL R & LORI D
1445 E QUAIL RUN RD
ROCKWALL, TX 75087

BELL BRYAN & PRISCILLA
1660 E QUAIL RUN RD
ROCKWALL, TX 75087

HUDDIN RYAN S AND JADA
1666 FM 1141
ROCKWALL, TX 75087

SPEER JOHN AND JULIE
1683 TANNERSON DR
ROCKWALL, TX 75087

STEPHEN VALENTINE
1687 TANNERSON DR
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO
1800 E QUAIL RUN RD
ROCKWALL, TX 75087

LAWHORN DAVID AND STEPHANIE
1819 TRAIL DR
ROCKWALL, TX 75087

CARLSON KELLY BRYAN
1821 TRAIL DR
ROCKWALL, TX 75087

DE LAURA MELVIN ROY
1823 TRAIL DR
ROCKWALL, TX 75087

GARTH AARON MICHAEL & MEGAN L
1824 TRAIL DRIVE
ROCKWALL, TX 75087

OLIVER STEVEN AND CHRISTINE
1825 TRAIL DR
ROCKWALL, TX 75087

HASS KELLY NEAL & AMANDA COURTNEY
1826 TRAIL DR
ROCKWALL, TX 75087

HASS KELLY NEAL & COURTNEY DUNCAN HASS
1826 TRAIL DR
ROCKWALL, TX 75087

HAURY JEFFREY H
1827 TRAIL DR
ROCKWALL, TX 75087

WATLINGTON DAVID & SHERRY
1828 TRAIL DR
ROCKWALL, TX 75087

HERNANDEZ JOHN E AND CECILE
1829 TRAIL DRIVE
ROCKWALL, TX 75087

WEIR JAMES B & CRYSTAL
1831 TRAIL DR
ROCKWALL, TX 75087

OLIVER MICHAEL
1832 TRAIL DRIVE
ROCKWALL, TX 75087

MILLER ANGELA KAY & JOHN RAY
1833 TRAIL DRIVE
ROCKWALL, TX 75087

FOSTER BRIAN AND DEIDRE
1834 TRAIL DRIVE
ROCKWALL, TX 75087

ALLEN JAMES JR & BARBARA A
1835 TRAIL DRIVE
ROCKWALL, TX 75087

SANTOSO HARDJO AND
SENDYTIAWATI KURNIAWAN
1836 TRAIL DR
ROCKWALL, TX 75087

REAMSBOTTOM DELAYNE
1837 TRAIL DRIVE
ROCKWALL, TX 75087

FLANNERY SHEILA S & WILLIAM J III
JOINT TENANTS W/RIGHT SURVIVORSHIP
2095 E QUAIL RUN RD
ROCKWALL, TX 75087

FREDERICK CURTIS
2181 E QUAIL RUN RD
ROCKWALL, TX 75087

SELF CRAIG & CHRISTINA
2249 E QUAIL RUN RD
ROCKWALL, TX 75087

ECHOLS JAMES WADE
2307 E 2307 QUAIL RUN RD
ROCKWALL, TX 75087

RICHARDSON FRANKLIN AND JENNIFER
2343 EAST QUAIL RUN ROAD
ROCKWALL, TX 75087

COX ROBERT & BEVERLY
2356 SADDLEBROOK LN
ROCKWALL, TX 75087

OROZCO ARTHUR
2360 SADDLEBROOK LANE
ROCKWALL, TX 75087

BERGER KEVIN M & DEBBIE R
2364 SADDLEBROOK LN
ROCKWALL, TX 75087

STELZER WADE L & MISTY M
2368 SADDLEBROOK LN
ROCKWALL, TX 75087

ELLIS MELISSA A AND CHIMA O
2372 SADDLEBROOK LN
ROCKWALL, TX 75087

FINCH PATRICIA A
2374 SANDSTONE
ROCKWALL, TX 75087

BASHAM ERIC B
2376 SADDLEBROOK LN
ROCKWALL, TX 75087

MARKARIAN MASIS A & CLAUDIA
2377 SANDSTONE
ROCKWALL, TX 75087

DEFEBAGH WALTER W & DAWN A
2380 SADDLEBROOK LN
ROCKWALL, TX 75087

GRAY RYAN D AND MARISA C
2384 SADDLEBROOK LN
ROCKWALL, TX 75087

CALLICOATT GEORGE & JUDY
2388 SADDLEBROOK LN
ROCKWALL, TX 75087

THORMAHLEN KARL M SR & ETUX
2392 SADDLEBROOK LN
ROCKWALL, TX 75087

MINNICH SHAWN C & WENDY A
2396 SADDLEBROOK LN
ROCKWALL, TX 75087

LANGLEY RICHARD E
2401 SANDSTONE
ROCKWALL, TX 75087

STONEY HOLLOW OWNERS ASSOC
C/O LONE STAR ASSOC MGMT
2500 LEGACY DR STE 220
FRISCO, TX 75034

GAERTNER BRIAN & DOLORES
2580 COBBLESTONE DRIVE
ROCKWALL, TX 75087

VAN BRUNT RICHARD JOSEPH SR
2585 COBBLESTONE DR
ROCKWALL, TX 75087

2594COBBLESTONEDR
ROCKWALL, TX 75087

NEWBAUER AARON M AND MONICA VALORIE
2605 COBBLESTONE
ROCKWALL, TX 75087

EDWARDS JUSTIN W & STEPHANIE A
2608 COBBLESTONE DRIVE
ROCKWALL, TX 75087

SIVINSKI JOSEPH & LUANNE
2685 STONEY HOLLOW LANE
ROCKWALL, TX 75087

AVERY SCOT AND DENA
2730 STONEY HOLLOW LANE
ROCKWALL, TX 75087

GREEN LINDA LAMINACK & TOMMY FAGAN
2731 STONEY HOLLOW LANE
ROCKWALL, TX 75087

MARTINEZ ALFONSO & RITA
2732 COBBLESTONE DRIVE
ROCKWALL, TX 75087

KAYE MICHAEL & TRACY
2737 COBBLESTONE DR
ROCKWALL, TX 75087

TRIMPE KEITH A & DARLENE J
2744 COBBLESTONE DR
ROCKWALL, TX 75087

JENNINGS CODY D
2744 STONEY HOLLOW LANE
ROCKWALL, TX 75087

GERLACH CHRISS AND RON FAMILY TRUST
RONALD ROBERT GERLACH SOLE TRUSTEE
2749 COBBLESTONE DR
ROCKWALL, TX 75087

JABLONSKY JOSEPH GLOVER
2754 COBBLESTONE DR
ROCKWALL, TX 75087

ESTRADA CASSANDRA
2759 COBBLESTONE DRIVE
ROCKWALL, TX 75087

HAI LE & KHANH T TO
2760 STONEY HOLLOW LN
ROCKWALL, TX 75087

CARTER TERRY L & LAURA C
2764 COBBLESTONE DR
ROCKWALL, TX 75087

CRAIGWELL KIMBERLY A
2769 COBBLESTONE DRIVE
ROCKWALL, TX 75087

MARTIN THOMAS AND MICHELLE
2770 STONEY HOLLOW LN
ROCKWALL, TX 75087

HAMILL MICHAEL B AND JERRIE L
2774 COBBLESTONE DR
ROCKWALL, TX 75087

SIMPSON RICHARD G
2780 STONEY HOLLOW LN
ROCKWALL, TX 75087

MYERS JASON NICOLAS AND
SHELLY COLLINS-SHOFFNER
2781 COBBLESTONE DRIVE
ROCKWALL, TX 75087

GARRISON PHILIP B AND RUTH S
2784 COBBLESTONE DRIVE
ROCKWALL, TX 75087

JOHNSON MARTHA
2790 STONEY HOLLOW LN
ROCKWALL, TX 75087

HASS KELLY NEAL & COURTNEY DUNCAN HASS
2794COBBLESTONEDR
ROCKWALL, TX 75087

GALBRAITH ANGELA J & CHRISTOPHER
2795 COBBLESTONE DR
ROCKWALL, TX 75087

KNIGHT KLINTON AND LAUREN BUSHNELL
2800 STONEY HOLLOW LN
ROCKWALL, TX 75087

GREEN KELLY AND
THOMAS F GREEN AND LINDA GREEN
2804 COBBLESTONE DRIVE
ROCKWALL, TX 75087

SYFERD DIXIE J
2809 COBBLESTONE DR
ROCKWALL, TX 75087

REYNOLDS TRAVIS NEAL & WENDY B
2810 STONEY HOLLOW LN
ROCKWALL, TX 75087

MORRILL MATTHEW L & JENNIFER M
2814 COBBLESTONE DR
ROCKWALL, TX 75087

HODKINSON BRIAN AND LESLIE
2823 COBBLESTONE DR
ROCKWALL, TX 75087

BARKER REX ALLEN
2824 COBBLESTONE DR
ROCKWALL, TX 75087

HECTOR MURILLO AND BARBARA A MURILLO
REVOCABLE LIVING TRUST
HECTOR MURILLO AND BARBARA A MURILLO-
TRUSTEES
2834 COBBLESTONE DRIVE
ROCKWALL, TX 75087

ROCKWALL I S D
2852FM1141
ROCKWALL, TX 75087

WILLIE TIPHANNIE
2895 PANHANDLE DR
ROCKWALL, TX 75087

ELLIS MICHAEL WILLIAM AND ANNIE
2905 PANHANDLE DRIVE
ROCKWALL, TX 75087

PAYSON JEFFERY AND NOELLE
2906 PANHANDLE DR
ROCKWALL, TX 75087

FLANERY DJUANA
2907 PANHANDLE DRIVE
ROCKWALL, TX 75087

KIM BUNNA
2908 BROKEN SPOKE LN
ROCKWALL, TX 75087

HURD ROBERT W & TAMARA L
2908 PANHANDLE DR
ROCKWALL, TX 75087

SHINN LARRY GREGORY & DAWN RAE
2909 PAINTED PONY LN
ROCKWALL, TX 75087

GRIFFITH DEAN A & STEPHEN
2909 PANHANDLE DRIVE
ROCKWALL, TX 75087

LIPSEY RANDALL L AND KAREN M
2910 BROKEN SPOKE LN
ROCKWALL, TX 75087

TARBET HOWARD F II AND JENNIFER L
2910 PANHANDLE DR
ROCKWALL, TX 75087

HERNANDEZ JUSTIN
2911 PANHANDLE DRIVE
ROCKWALL, TX 75087

RODRIQUEZ MONICA CANO & ISRAEL A JR
2912 BROKEN SPOKE LANE
ROCKWALL, TX 75087

BROCK MATTHEW M
2912 PANHANDLE DR
ROCKWALL, TX 75087

FRANCIS SHELBY & KRISTI
2913 BROKEN SPOKE LANE
ROCKWALL, TX 75087

BAILEY ROY A JR
2913 PAINTED PONY LN
ROCKWALL, TX 75087

CAMPBELL JAKE C
2913 PANHANDLE DR
ROCKWALL, TX 75087

KOZLOWSKI BRIAN STEPHEN & JULIE
2914 BROKEN SPOKE LANE
ROCKWALL, TX 75087

BLOOMFIELD CORBEN P & MARCY A
2914 PAINTED PONY LN
ROCKWALL, TX 75087

BURGETT BRENDA & LEE
2914 PANHANDLE DRIVE
ROCKWALL, TX 75087

CONFIDENTIAL
2914 CHUCK WAGON DR
ROCKWALL, TX 75087

MARTIN JEFFREY MICHAEL & ELIZABETH DIANE
2915 BROKEN SPOKE LANE
ROCKWALL, TX 75087

OBUONG MIRIAM AKOTH AND
REMIGUS IHEKWABA
2915 CHUCK WAGON DRIVE
ROCKWALL, TX 75087

WHITLEY MICHAEL AND SANDRA
2915 PAINTED PONY LN
ROCKWALL, TX 75087

CURRY JOANNA & SHAWN
2916 BROKEN SPOKE LN
ROCKWALL, TX 75087

LOGWOOD DANA CELESTE
2916 CHUCK WAGON DR
ROCKWALL, TX 75087

GOSS JOSEPH G JR & JENNIFER C
2916 PAINTED PONY LN
ROCKWALL, TX 75087

HELMER BRAD C & JANA M
2917 CHUCK WAGON DR
ROCKWALL, TX 75087

PAUL WILLIAM M & LINDA
2917 PAINTED PONY LANE
ROCKWALL, TX 75087

STEGALL GENE & FRANCINE
2932 BARTON SPRINGS LN
ROCKWALL, TX 75087

ALLEN TIM ROBERT JR & AMANDA LEIGH
2934 BARTON SPRINGS LN
ROCKWALL, TX 75087

LEONARD SARA DIANA & MICHAEL KYLE
2935 BARTON SPRINGS LN
ROCKWALL, TX 75087

SUKENIK JAMES H
2937 BARTON SPRINGS LANE
ROCKWALL, TX 75087

ABRAHAM BRIAN P & VANESSA M
2938 BARTON SPRINGS LANE
ROCKWALL, TX 75087

SIFUENTES TRACY AARON
2939 BARTON SPRINGS LANE
ROCKWALL, TX 75087

COLE KRISTY
2941 BARTON SPRINGS LN
ROCKWALL, TX 75087

JENNINGS JOSHUA AND JENNIFER
2942 BARTON SPRINGS LN
ROCKWALL, TX 75087

ROBINS WAYNE & LORRAINE
2944 BARTON SPRINGS LN
ROCKWALL, TX 75087

PARRISH RONALD BLANE & LINDA C
2945 BARTON SPRINGS LANE
ROCKWALL, TX 75087

MILNER THOMAS & MICHELLE
2946 BARTON SPRINGS LN
ROCKWALL, TX 75087

BOHN JEREMY ADAM & SHANNON
2947 BARTON SPRINGS LN
ROCKWALL, TX 75087

BIETENDORF GUY ALAN & CYNTHIA KAYE
2948 BARTON SPRINGS LANE
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

DALTON RANCH OWNERS ASSOC
C/O VISION COMMUNITIES MANAGEMENT INC
5757 ALPHA RD STE 680
DALLAS, TX 75240

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

COX GERALD GLEN AND ROSALBA CARRASCO
815 T.L. TOWNSEND SUITE 101
ROCKWALL, TX 75087

DE LAURA MELVIN ROY
P. O. BOX 1974
ROCKWALL, TX 75087

CALLLED 38.320 ACRES
HOLMC, INC.
VOLUME 1805, PAGE 296
D.R.R.C.T.

DR.HORTON, TEXAS LTD.
VOLUME 2329, PAGE 27
D.R.R.C.T.

DOYL C. TULLY ET UX
VOLUME 951, PAGE 61
D.R.R.C.T.

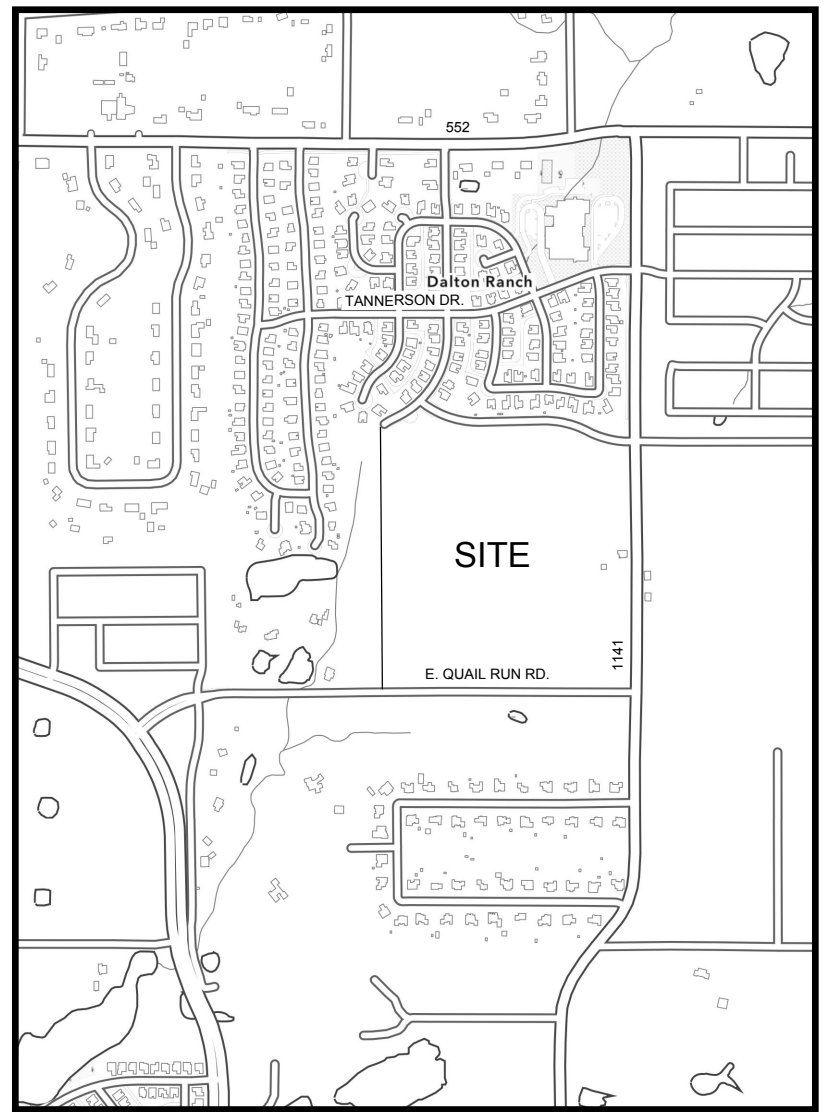
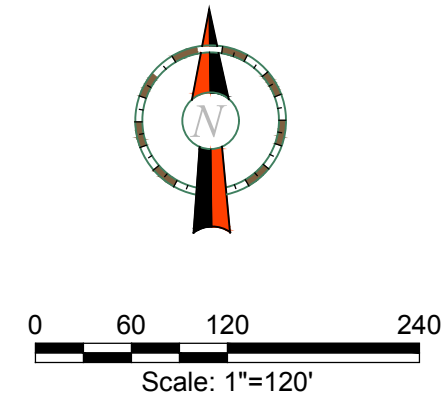
MICHAEL R. NALLEY ET UX
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D.R.R.C.T.

LONNIE L. GIDEON, TRUSTEE
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D.R.R.C.T.

WILLIAM J. FLANNERY, III
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FIRST SECTION
SADDLEBROOK ESTATES
CABINET A, SLIDE 307
P.R.R.C.T.

CALLLED 121.16 ACRES
MARIAH BAY DEVELOPMENT, INC.
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D.R.R.C.T.



LOCATION MAP
N.T.S.

LEGAL DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE JOHN M. GASS SURVEY, ABSTRACT NO. 88, ROCKWALL COUNTY, TEXAS, AND BEING PART OF THE SAME TRACTS OF LAND DESCRIBED AS FIRST AND SECOND TRACT IN A DEED TO G.C. ROCHELL, JR. OF RECORD IN VOLUME 38, PAGE 377, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER NEAR THE CENTER OF QUAIL RUN ROAD (ASPHALT SURFACE) AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO MICHAEL R. NALLEY ET UX OF RECORD IN VOLUME 1024, PAGE 324, DEED RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE NORTH 00° 01' 51" EAST, ALONG THE EAST LINE OF SAID NALLEY TRACT AT A DISTANCE OF 330.80 FEET PASSING A 1/2" IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER THEREOF AND CONTINUING ALONG THE EAST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO DOYL C. TULLY ET UX OF RECORD IN VOLUME 951, PAGE 61, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND A TRACT OF LAND DESCRIBED IN A DEED TO DR-HORTON, TEXAS, LTD. OF RECORD IN VOLUME 2329, PAGE 27, DEED RECORDS, ROCKWALL COUNTY, TEXAS, RESPECTIVELY FOR A TOTAL DISTANCE OF 1207.83 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER OF A CALLED 38.320 ACRE TRACT OF LAND DESCRIBED IN A DEED TO HOLM, INC. OF RECORD IN VOLUME 1805, PAGE 296, DEED RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE NORTH 00° 15' 59" WEST, ALONG THE MOST SOUTHERN EAST LINE OF SAID 38.320 ACRE TRACT A DISTANCE OF 538.84 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE BASE OF AN OLD WOOD FENCE POST AT THE SOUTHWEST CORNER OF A CALLED 77.018 ACRE TRACT OF LAND DESCRIBED IN A DEED TO THE THOMAS TSCHOEPE, BISHOP OF THE ROMAN CATHOLIC DIOCESE OF DALLAS OF RECORD IN VOLUME 115, PAGE 438, DEED RECORDS, ROCKWALL COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE BEARS SOUTH 58° 00' 00" WEST, A DISTANCE OF 3.00 FEET;

THENCE NORTH 88° 25' 52" EAST, ALONG THE SOUTH LINE OF SAID 77.018 ACRE TRACT A DISTANCE OF 730.90 TO A POINT AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 18°26'48", A RADIUS OF 632.50 FEET, A CHORD DISTANCE 202.76 FEET AND A CHORD BEARING OF SOUTH 82°20'48" EAST;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC LENGTH OF 203.64 FEET TO A POINT FOR CORNER;

THENCE NORTH 88°25'52" EAST A DISTANCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH COUNTRY LANE A DISTANCE OF 410.02 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 28°58'41", A RADIUS OF 567.50 FEET, A CHORD DISTANCE OF 283.97 FEET AND A CHORD BEARING OF S 77°04'47" EAST;

THENCE ALONG SAID CURVE TO THE LEFT ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH COUNTRY LANE AN ARC LENGTH OF 287.02 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 28° 57'36", A RADIUS OF 632.50 FEET, A CHORD DISTANCE OF 294.88 FEET AND A CHORD BEARING OF SOUTH 76°04'13" EAST;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF NORTH COUNTRY LANE AN ARC LENGTH OF 297.62 FEET TO A POINT FOR CORNER IN THE WESTERLY RIGHT-OF-WAY LINE OF F.M. 1141;

THENCE SOUTH 01° 07' 03" EAST, CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF SAID F.M. 1141 A DISTANCE OF 572.38 FEET TO A 1/2" IRON ROD SET FOR CORNER AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO WILLIAM A. NOAH ET UX OF RECORD IN VOLUME 690, PAGE 188, DEED RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 89° 06' 54" WEST, ALONG THE NORTH LINE OF SAID NOAH TRACT A DISTANCE OF 234.56 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER THEREOF;

THENCE SOUTH 00° 45' 19" EAST, ALONG THE WEST LINE OF SAID NOAH TRACT A DISTANCE OF 235.00 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 89° 06' 54" EAST, ALONG THE SOUTH LINE OF SAID NOAH TRACT A DISTANCE OF 235.47 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER THEREOF AND BEING IN THE WEST RIGHT-OF-WAY LINE OF SAID F.M. 1141;

THENCE SOUTH 00° 28' 12" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID F.M. 1141 A DISTANCE OF 812.33 FEET TO A "PK" NAIL SET FOR CORNER NEAR THE CENTER OF QUAIL RUN ROAD (ASPHALT SURFACE) AT THE NORTHEAST CORNER OF FIRST SECTION SADDLEBROOK ESTATES, AN ADDITION TO ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 307, PLAT RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE NORTH 89° 49' 43" WEST, ALONG THE NORTH LINE OF SAID SADDLEBROOK ESTATES A DISTANCE OF 1435.69 FEET TO A 3/8" IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER THEREOF AND BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO SHEILA FLANNERY AND WILLIAM J. FLANNERY III OF RECORD IN VOLUME 1124, PAGE 65, DEED RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 89° 51' 24" WEST, ALONG THE NORTH LINE OF SAID FLANNERY TRACT AND THE NORTH LINE OF A CALLED 30.00 ACRE TRACT OF LAND DESCRIBED IN A DEED TO LONNIE L. GIDEON, TRUSTEE OF RECORD IN VOLUME 307, PAGE 259, DEED RECORDS, ROCKWALL COUNTY, TEXAS, RESPECTIVELY A DISTANCE OF 476.11 FEET TO THE PLACE OF BEGINNING AND CONTAINING 76.068 ACRES OF LAND.

ROCKWALL HIGH SCHOOL NINTH GRADE CENTER
ZONING CASE XX
JOHN M. GASS SURVEY, ABSTRACT NO. 88
ROCKWALL I.S.D.
76.068 ACRES

ARCHITECT:
CORGAN ASSOCIATES, INC.
801 NORTH HOUSTON STREET
DALLAS, TEXAS 75202
(214) 214-757-1796
CONTACT: BEVERLY FORNOF

OWNER:
ROCKWALL ISD
801 EAST WASHINGTON ST.
ROCKWALL TEXAS, 75087
(469) 698-7031
CONTACT: WILLIAM SALEE

ENGINEER:
GLENN ENGINEERING CORP.
FIRM REG. NO. F-303
105 DECKER COURT, SUITE 910
IRVING, TEXAS 75062
(972) 989-2174 CELL
(972) 717-5151 OFFICE
CONTACT: ROBERT HOWMAN

MARCH 2022

SHEET 1 OF 1

PROJECT COMMENTS



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

DATE: 3/25/2022

PROJECT NUMBER: Z2022-015
PROJECT NAME: Zoning Change from AG to NS
SITE ADDRESS/LOCATIONS:

CASE MANAGER: Bethany ross
CASE MANAGER PHONE: (972) 772-6488
CASE MANAGER EMAIL: bross@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of a Zoning Change from an Agricultural (AG) District to Neighborhood Services (NS) District for a 76.068-acre tract of land identified as Tracts 14-01 & 14-11 of the J. M. Glass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the northwest corner of the intersection of FM-1141 and E. Quail Run Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	03/23/2022	Approved w/ Comments

03/23/2022: General Items:

- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees to be paid for upsizing the water meter and additional square footage to building.
- Minimum easement width is 20' for new easements. No structures or signage allowed in easements.
- Retaining wall 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.
- Must include a 10' utility easement along street frontage

Water and Wastewater Items:

- Impact fees to be paid with building permit.
- Must dedicate 20' wide easement for the sewer line to connect along creek.
- Must build 12" water line in Panhandle to south property line per the Master Plan.
- Must build 12" water line in North Country Lane and connect to FM 1141
- Sewer Pro-rata \$361.54/acre. Additional Winding Creek pro-rata may apply.

Drainage Items:

- Dumpster area to drain to an oil/water separator and then to the storm system. - Detention is required.
- Areas of 20 acres or more must use the unit hydrograph method. Review fees apply.
- C-factor will be per zoning type.
- No walls in detention. Max slope is 4:1

Roadway Paving Items:

- Parking to be 20'x9'
- No deadend parking allowed without a striped and signed "No Parking" area that is 64'x15'.
- Drive aisles to be a min. 24' wide

- Fire lane to have a min. radius of 20' if buildings are less than 30' tall. If any building is over 30' tall, the fire lane min. radius is 30'.
- Fire lane to be platted
- Panhandle to be 65' ROW, 45' B-B paving.
- North Country Lane to be 65' ROW, 45' B-B paving. Must build remaining roadway.
- Quail Run to be an M4U 65' ROW and 45' B-B paving. Must build your half, maybe more, depending on the TIA.
- Traffic Impact Analysis required. Review fees apply.
- TxDOT driveway spacing on FM 1141 is 495 feet per the 55 mph posted speed.

Landscaping:

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	03/21/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/22/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/21/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Bethany ross	03/25/2022	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/21/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Bethany ross	03/25/2022	Approved w/ Comments

03/25/2022: Z2022-015; Zoning Change (AG to NS)

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Zoning Change from an Agricultural (AG) District to a Neighborhood Services (NS) District for a 76.068-acre tract of land identified as Tracts 14-01 and 14-11 of the J. M. Glass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located on the northwest corner of the intersection of FM-1141 and E. Quail Run Road.

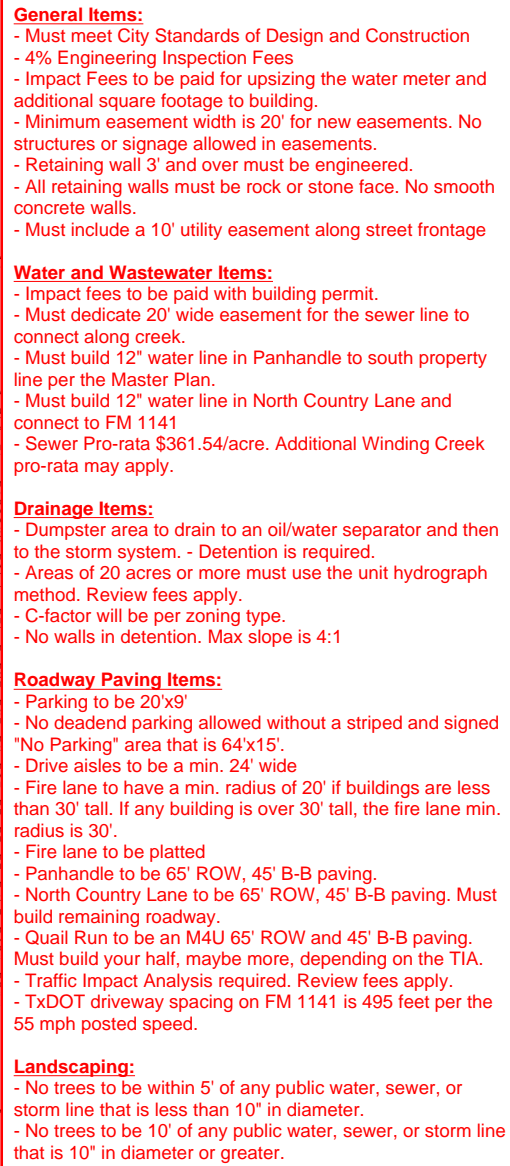
I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.

M.3 For reference, include the case number (Z2022-015) in the lower right-hand corner of all pages on future submittals.

M.4 Please review the attached Draft Ordinance prior to the March 29, 2022 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than April 5, 2022.

I.5 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 March 7, 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 April 12, 2022 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on March 29, 2022.

I.6 The projected City Council meeting dates for this case will be April 18, 2022 (1st Reading) and May 2, 2022 (2nd Reading).





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 _____

SUBDIVISION **Rockwall High School 9th Grade Center**

LOT

1

BLOCK

1

GENERAL LOCATION **at the northwest corner of Quail Run Road and FM 1141**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **AG**

CURRENT USE

PUBLIC SCHOOL

PROPOSED ZONING **NEIGHBORHOOD SERVICES**

PROPOSED USE

PUBLIC SCHOOL

ACREAGE **76**

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

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

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

☐ OWNER **Rockwall Independent School District**

☐ APPLICANT **Glenn Engineering Corp.**

CONTACT PERSON **William Salee - Executive Director of Operations**

CONTACT PERSON **Robert Howman**

ADDRESS **1191 T.L. Townsend Drive**

ADDRESS **4500 Fuller Drive**

Suite 220

CITY, STATE & ZIP **Rockwall, Texas 75087**

CITY, STATE & ZIP **Irving, Texas 75038**

PHONE **469-698-7031**

PHONE **972-989-2174 cell**

E-MAIL **will.salee@rockwallisd.org**

E-MAIL **rahowman@glennengineering.com**

NOTARY VERIFICATION [REQUIRED]

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

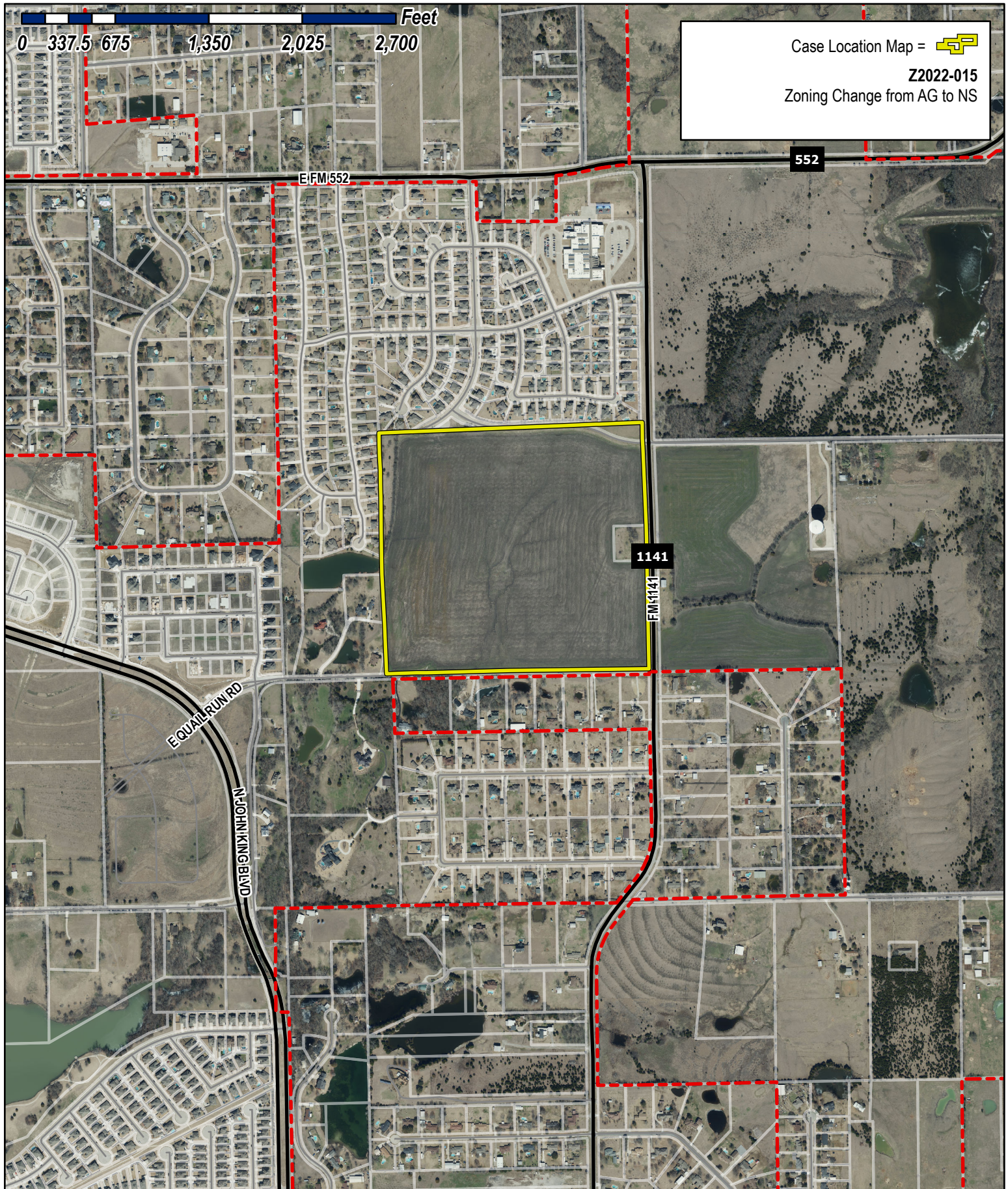
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20 _____. BY SIGNING THIS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

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

MY COMMISSION EXPIRES _____



City of Rockwall

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

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

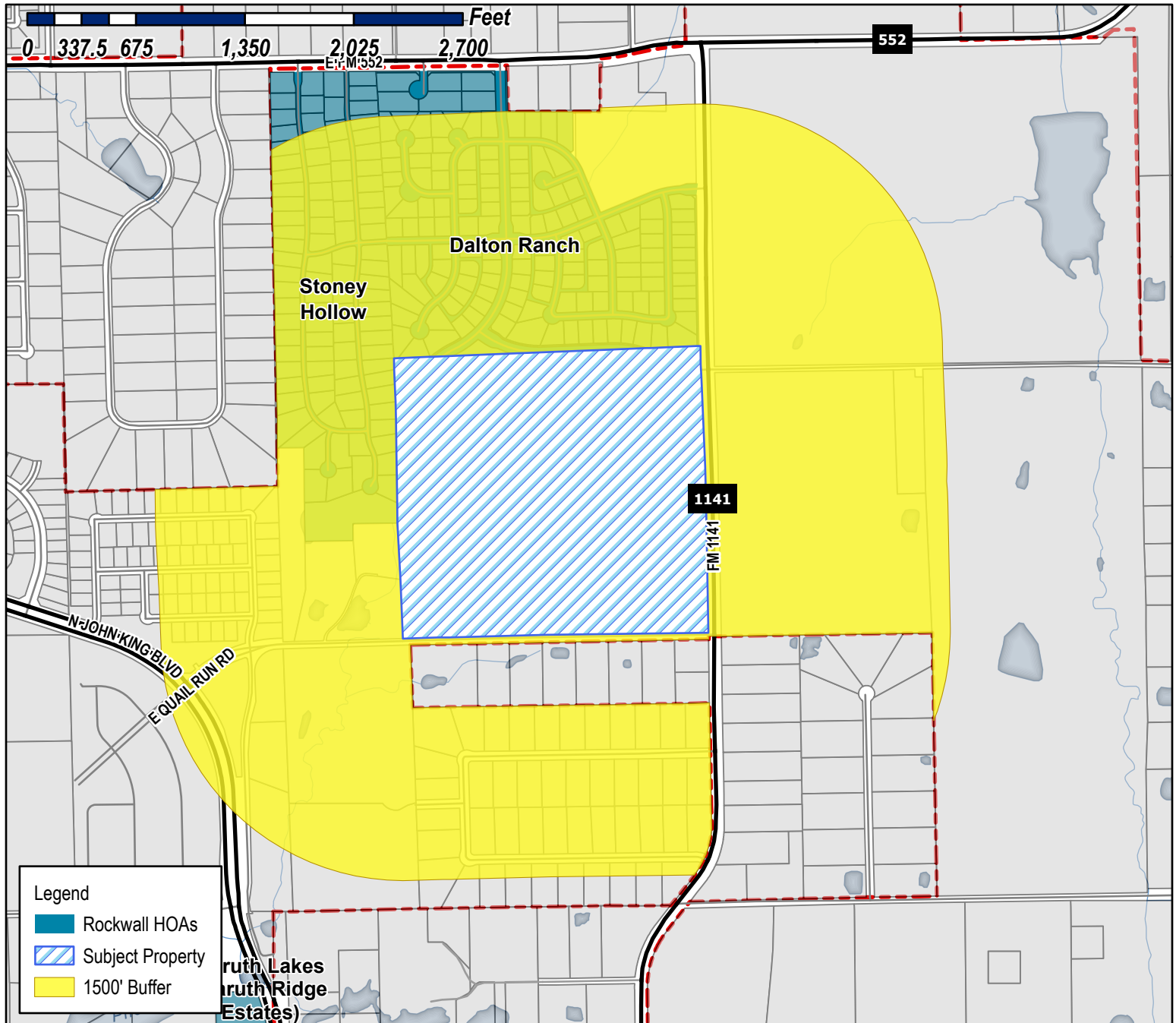




City of Rockwall

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

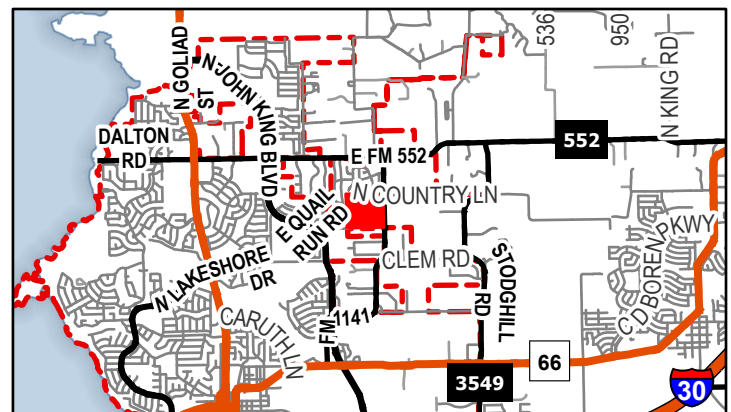
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Case Number: Z2022-015
Case Name: Zoning Change from AG to NS
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: NWC of Quail Run Road and FM 1141

Date Saved: 3/18/2022

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



From: [Gamez, Angelica](#)
Cc: [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#)
Subject: Neighborhood Notification Program [Z2022-015]
Date: Friday, March 25, 2022 9:02:40 AM
Attachments: [Public Notice \(03.23.2022\).pdf](#)
[HOA Map Z2022-015.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 [March 25, 2022](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, April 12, 2022 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, April 18, 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>.

Z2022-015: Zoning Change from AG to NS

Hold a public hearing to discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of a [Zoning Change](#) from an Agricultural (AG) District to Neighborhood Services (NS) District for a 76.068-acre tract of land identified as Tracts 14-01 & 14-11 of the J. M. Glass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the northwest corner of the intersection of FM-1141 and E. Quail Run Road, and take any action necessary.

Thank you,

Angelica Gamez

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

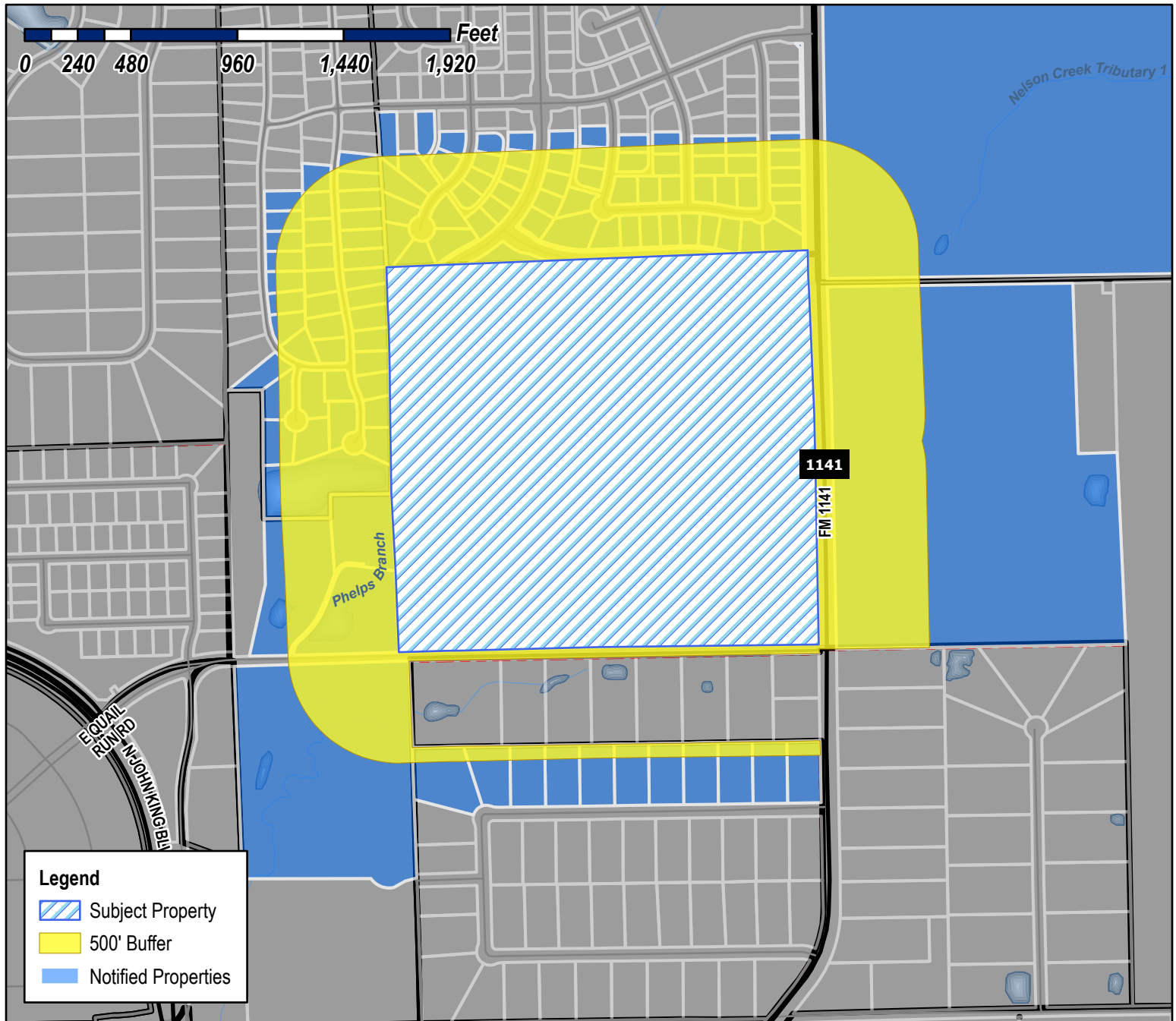
<http://www.rockwall.com/planning/>



City of Rockwall

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

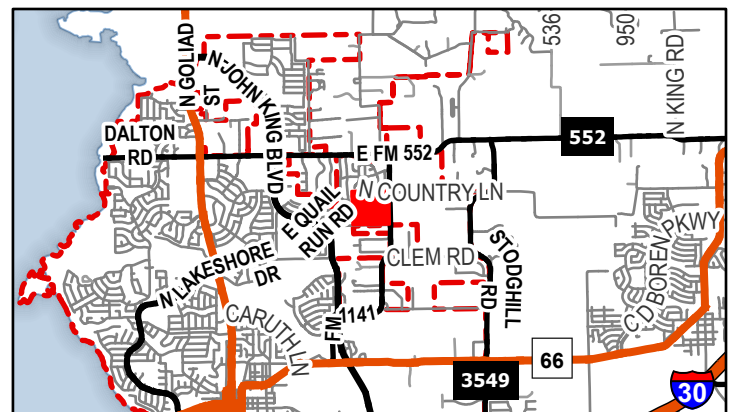
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Case Number: Z2022-015
Case Name: Zoning Change from AG to NS
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: NWC of Quail Run Road and FM 1141

Date Saved: 3/18/2022

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



GERLACH CHRISS AND RON FAMILY TRUST
RONALD ROBERT GERLACH SOLE TRUSTEE
13435 ROANE CIR
NORTH TUSTIN, CA 92705

LARRIVIERE MICHAEL R & LISA J
1425 E QUAIL RUN RD
ROCKWALL, TX 75087

TULLY DOYL C & VONETTE S
1435 E QUAIL RUN RD
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC
14400 THE LAKES BLVD BUILDING C, SUITE 200
AUSTIN, TX 78660

NALLEY MICHAEL R & LORI D
1445 E QUAIL RUN RD
ROCKWALL, TX 75087

BELL BRYAN & PRISCILLA
1660 E QUAIL RUN RD
ROCKWALL, TX 75087

HUDDIN RYAN S AND JADA
1666 FM 1141
ROCKWALL, TX 75087

SPEER JOHN AND JULIE
1683 TANNERSON DR
ROCKWALL, TX 75087

STEPHEN VALENTINE
1687 TANNERSON DR
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO
1800 E QUAIL RUN RD
ROCKWALL, TX 75087

LAWHORN DAVID AND STEPHANIE
1819 TRAIL DR
ROCKWALL, TX 75087

CARLSON KELLY BRYAN
1821 TRAIL DR
ROCKWALL, TX 75087

DE LAURA MELVIN ROY
1823 TRAIL DR
ROCKWALL, TX 75087

GARTH AARON MICHAEL & MEGAN L
1824 TRAIL DRIVE
ROCKWALL, TX 75087

OLIVER STEVEN AND CHRISTINE
1825 TRAIL DR
ROCKWALL, TX 75087

HASS KELLY NEAL & AMANDA COURTNEY
1826 TRAIL DR
ROCKWALL, TX 75087

HASS KELLY NEAL & COURTNEY DUNCAN HASS
1826 TRAIL DR
ROCKWALL, TX 75087

HAURY JEFFREY H
1827 TRAIL DR
ROCKWALL, TX 75087

WATLINGTON DAVID & SHERRY
1828 TRAIL DR
ROCKWALL, TX 75087

HERNANDEZ JOHN E AND CECILE
1829 TRAIL DRIVE
ROCKWALL, TX 75087

WEIR JAMES B & CRYSTAL
1831 TRAIL DR
ROCKWALL, TX 75087

OLIVER MICHAEL
1832 TRAIL DRIVE
ROCKWALL, TX 75087

MILLER ANGELA KAY & JOHN RAY
1833 TRAIL DRIVE
ROCKWALL, TX 75087

FOSTER BRIAN AND DEIDRE
1834 TRAIL DRIVE
ROCKWALL, TX 75087

ALLEN JAMES JR & BARBARA A
1835 TRAIL DRIVE
ROCKWALL, TX 75087

SANTOSO HARDJO AND
SENDYTIAWATI KURNIAWAN
1836 TRAIL DR
ROCKWALL, TX 75087

REAMSBOTTOM DELAYNE
1837 TRAIL DRIVE
ROCKWALL, TX 75087

FLANNERY SHEILA S & WILLIAM J III
JOINT TENANTS W/RIGHT SURVIVORSHIP
2095 E QUAIL RUN RD
ROCKWALL, TX 75087

FREDERICK CURTIS
2181 E QUAIL RUN RD
ROCKWALL, TX 75087

SELF CRAIG & CHRISTINA
2249 E QUAIL RUN RD
ROCKWALL, TX 75087

ECHOLS JAMES WADE
2307 E 2307 QUAIL RUN RD
ROCKWALL, TX 75087

RICHARDSON FRANKLIN AND JENNIFER
2343 EAST QUAIL RUN ROAD
ROCKWALL, TX 75087

COX ROBERT & BEVERLY
2356 SADDLEBROOK LN
ROCKWALL, TX 75087

OROZCO ARTHUR
2360 SADDLEBROOK LANE
ROCKWALL, TX 75087

BERGER KEVIN M & DEBBIE R
2364 SADDLEBROOK LN
ROCKWALL, TX 75087

STELZER WADE L & MISTY M
2368 SADDLEBROOK LN
ROCKWALL, TX 75087

ELLIS MELISSA A AND CHIMA O
2372 SADDLEBROOK LN
ROCKWALL, TX 75087

FINCH PATRICIA A
2374 SANDSTONE
ROCKWALL, TX 75087

BASHAM ERIC B
2376 SADDLEBROOK LN
ROCKWALL, TX 75087

MARKARIAN MASIS A & CLAUDIA
2377 SANDSTONE
ROCKWALL, TX 75087

DEFEBAGH WALTER W & DAWN A
2380 SADDLEBROOK LN
ROCKWALL, TX 75087

GRAY RYAN D AND MARISA C
2384 SADDLEBROOK LN
ROCKWALL, TX 75087

CALLICOATT GEORGE & JUDY
2388 SADDLEBROOK LN
ROCKWALL, TX 75087

THORMAHLEN KARL M SR & ETUX
2392 SADDLEBROOK LN
ROCKWALL, TX 75087

MINNICH SHAWN C & WENDY A
2396 SADDLEBROOK LN
ROCKWALL, TX 75087

LANGLEY RICHARD E
2401 SANDSTONE
ROCKWALL, TX 75087

STONEY HOLLOW OWNERS ASSOC
C/O LONE STAR ASSOC MGMT
2500 LEGACY DR STE 220
FRISCO, TX 75034

GAERTNER BRIAN & DOLORES
2580 COBBLESTONE DRIVE
ROCKWALL, TX 75087

VAN BRUNT RICHARD JOSEPH SR
2585 COBBLESTONE DR
ROCKWALL, TX 75087

2594COBBLESTONEDR
ROCKWALL, TX 75087

NEWBAUER AARON M AND MONICA VALORIE
2605 COBBLESTONE
ROCKWALL, TX 75087

EDWARDS JUSTIN W & STEPHANIE A
2608 COBBLESTONE DRIVE
ROCKWALL, TX 75087

SIVINSKI JOSEPH & LUANNE
2685 STONEY HOLLOW LANE
ROCKWALL, TX 75087

AVERY SCOT AND DENA
2730 STONEY HOLLOW LANE
ROCKWALL, TX 75087

GREEN LINDA LAMINACK & TOMMY FAGAN
2731 STONEY HOLLOW LANE
ROCKWALL, TX 75087

MARTINEZ ALFONSO & RITA
2732 COBBLESTONE DRIVE
ROCKWALL, TX 75087

KAYE MICHAEL & TRACY
2737 COBBLESTONE DR
ROCKWALL, TX 75087

TRIMPE KEITH A & DARLENE J
2744 COBBLESTONE DR
ROCKWALL, TX 75087

JENNINGS CODY D
2744 STONEY HOLLOW LANE
ROCKWALL, TX 75087

GERLACH CHRISS AND RON FAMILY TRUST
RONALD ROBERT GERLACH SOLE TRUSTEE
2749 COBBLESTONE DR
ROCKWALL, TX 75087

JABLONSKY JOSEPH GLOVER
2754 COBBLESTONE DR
ROCKWALL, TX 75087

ESTRADA CASSANDRA
2759 COBBLESTONE DRIVE
ROCKWALL, TX 75087

HAI LE & KHANH T TO
2760 STONEY HOLLOW LN
ROCKWALL, TX 75087

CARTER TERRY L & LAURA C
2764 COBBLESTONE DR
ROCKWALL, TX 75087

CRAIGWELL KIMBERLY A
2769 COBBLESTONE DRIVE
ROCKWALL, TX 75087

MARTIN THOMAS AND MICHELLE
2770 STONEY HOLLOW LN
ROCKWALL, TX 75087

HAMILL MICHAEL B AND JERRIE L
2774 COBBLESTONE DR
ROCKWALL, TX 75087

SIMPSON RICHARD G
2780 STONEY HOLLOW LN
ROCKWALL, TX 75087

MYERS JASON NICOLAS AND
SHELLY COLLINS-SHOFFNER
2781 COBBLESTONE DRIVE
ROCKWALL, TX 75087

GARRISON PHILIP B AND RUTH S
2784 COBBLESTONE DRIVE
ROCKWALL, TX 75087

JOHNSON MARTHA
2790 STONEY HOLLOW LN
ROCKWALL, TX 75087

HASS KELLY NEAL & COURTNEY DUNCAN HASS
2794COBBLESTONEDR
ROCKWALL, TX 75087

GALBRAITH ANGELA J & CHRISTOPHER
2795 COBBLESTONE DR
ROCKWALL, TX 75087

KNIGHT KLINTON AND LAUREN BUSHNELL
2800 STONEY HOLLOW LN
ROCKWALL, TX 75087

GREEN KELLY AND
THOMAS F GREEN AND LINDA GREEN
2804 COBBLESTONE DRIVE
ROCKWALL, TX 75087

SYFERD DIXIE J
2809 COBBLESTONE DR
ROCKWALL, TX 75087

REYNOLDS TRAVIS NEAL & WENDY B
2810 STONEY HOLLOW LN
ROCKWALL, TX 75087

MORRILL MATTHEW L & JENNIFER M
2814 COBBLESTONE DR
ROCKWALL, TX 75087

HODKINSON BRIAN AND LESLIE
2823 COBBLESTONE DR
ROCKWALL, TX 75087

BARKER REX ALLEN
2824 COBBLESTONE DR
ROCKWALL, TX 75087

HECTOR MURILLO AND BARBARA A MURILLO
REVOCABLE LIVING TRUST
HECTOR MURILLO AND BARBARA A MURILLO-
TRUSTEES
2834 COBBLESTONE DRIVE
ROCKWALL, TX 75087

ROCKWALL I S D
2852FM1141
ROCKWALL, TX 75087

WILLIE TIPHANNIE
2895 PANHANDLE DR
ROCKWALL, TX 75087

ELLIS MICHAEL WILLIAM AND ANNIE
2905 PANHANDLE DRIVE
ROCKWALL, TX 75087

PAYSON JEFFERY AND NOELLE
2906 PANHANDLE DR
ROCKWALL, TX 75087

FLANERY DJUANA
2907 PANHANDLE DRIVE
ROCKWALL, TX 75087

KIM BUNNA
2908 BROKEN SPOKE LN
ROCKWALL, TX 75087

HURD ROBERT W & TAMARA L
2908 PANHANDLE DR
ROCKWALL, TX 75087

SHINN LARRY GREGORY & DAWN RAE
2909 PAINTED PONY LN
ROCKWALL, TX 75087

GRIFFITH DEAN A & STEPHEN
2909 PANHANDLE DRIVE
ROCKWALL, TX 75087

LIPSEY RANDALL L AND KAREN M
2910 BROKEN SPOKE LN
ROCKWALL, TX 75087

TARBET HOWARD F II AND JENNIFER L
2910 PANHANDLE DR
ROCKWALL, TX 75087

HERNANDEZ JUSTIN
2911 PANHANDLE DRIVE
ROCKWALL, TX 75087

RODRIQUEZ MONICA CANO & ISRAEL A JR
2912 BROKEN SPOKE LANE
ROCKWALL, TX 75087

BROCK MATTHEW M
2912 PANHANDLE DR
ROCKWALL, TX 75087

FRANCIS SHELBY & KRISTI
2913 BROKEN SPOKE LANE
ROCKWALL, TX 75087

BAILEY ROY A JR
2913 PAINTED PONY LN
ROCKWALL, TX 75087

CAMPBELL JAKE C
2913 PANHANDLE DR
ROCKWALL, TX 75087

KOZLOWSKI BRIAN STEPHEN & JULIE
2914 BROKEN SPOKE LANE
ROCKWALL, TX 75087

BLOOMFIELD CORBEN P & MARCY A
2914 PAINTED PONY LN
ROCKWALL, TX 75087

BURGETT BRENDA & LEE
2914 PANHANDLE DRIVE
ROCKWALL, TX 75087

CONFIDENTIAL
2914 CHUCK WAGON DR
ROCKWALL, TX 75087

MARTIN JEFFREY MICHAEL & ELIZABETH DIANE
2915 BROKEN SPOKE LANE
ROCKWALL, TX 75087

OBUONG MIRIAM AKOTH AND
REMIGUS IHEKWABA
2915 CHUCK WAGON DRIVE
ROCKWALL, TX 75087

WHITLEY MICHAEL AND SANDRA
2915 PAINTED PONY LN
ROCKWALL, TX 75087

CURRY JOANNA & SHAWN
2916 BROKEN SPOKE LN
ROCKWALL, TX 75087

LOGWOOD DANA CELESTE
2916 CHUCK WAGON DR
ROCKWALL, TX 75087

GOSS JOSEPH G JR & JENNIFER C
2916 PAINTED PONY LN
ROCKWALL, TX 75087

HELMER BRAD C & JANA M
2917 CHUCK WAGON DR
ROCKWALL, TX 75087

PAUL WILLIAM M & LINDA
2917 PAINTED PONY LANE
ROCKWALL, TX 75087

STEGALL GENE & FRANCINE
2932 BARTON SPRINGS LN
ROCKWALL, TX 75087

ALLEN TIM ROBERT JR & AMANDA LEIGH
2934 BARTON SPRINGS LN
ROCKWALL, TX 75087

LEONARD SARA DIANA & MICHAEL KYLE
2935 BARTON SPRINGS LN
ROCKWALL, TX 75087

SUKENIK JAMES H
2937 BARTON SPRINGS LANE
ROCKWALL, TX 75087

ABRAHAM BRIAN P & VANESSA M
2938 BARTON SPRINGS LANE
ROCKWALL, TX 75087

SIFUENTES TRACY AARON
2939 BARTON SPRINGS LANE
ROCKWALL, TX 75087

COLE KRISTY
2941 BARTON SPRINGS LN
ROCKWALL, TX 75087

JENNINGS JOSHUA AND JENNIFER
2942 BARTON SPRINGS LN
ROCKWALL, TX 75087

ROBINS WAYNE & LORRAINE
2944 BARTON SPRINGS LN
ROCKWALL, TX 75087

PARRISH RONALD BLANE & LINDA C
2945 BARTON SPRINGS LANE
ROCKWALL, TX 75087

MILNER THOMAS & MICHELLE
2946 BARTON SPRINGS LN
ROCKWALL, TX 75087

BOHN JEREMY ADAM & SHANNON
2947 BARTON SPRINGS LN
ROCKWALL, TX 75087

BIETENDORF GUY ALAN & CYNTHIA KAYE
2948 BARTON SPRINGS LANE
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

DALTON RANCH OWNERS ASSOC
C/O VISION COMMUNITIES MANAGEMENT INC
5757 ALPHA RD STE 680
DALLAS, TX 75240

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

COX GERALD GLEN AND ROSALBA CARRASCO
815 T.L. TOWNSEND SUITE 101
ROCKWALL, TX 75087

DE LAURA MELVIN ROY
P. O. BOX 1974
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Case No. Z2022-015: Zoning Change from AG to NS

Hold a public hearing to discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of a Zoning Change from an Agricultural (AG) District to Neighborhood Services (NS) District for a 76.068-acre tract of land identified as Tracts 14-01 & 14-11 of the J. M. Glass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the northwest corner of the intersection of FM-1141 and E. Quail Run Road, 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, April 12, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 18, 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:

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

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

Your comments must be received by Monday, April 18, 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



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. Z2022-015: Zoning Change from AG to NS

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



SUBSECTION 07.03: NON-RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

*: FOR DEVELOPMENT IN THE DOWNTOWN (DT) DISTRICT SEE THE STANDARDS IN [SECTION 04.08, DOWNTOWN \(DT\) DISTRICT](#).

ZONING DISTRICTS →

DEVELOPMENT STANDARDS ↓

		RESIDENTIAL-OFFICE (RO) DISTRICT	NEIGHBORHOOD SERVICES (NS) DISTRICT	GENERAL RETAIL (GR) DISTRICT	COMMERCIAL (C) DISTRICT	HEAVY COMMERCIAL (HC) DISTRICT	LIGHT INDUSTRIAL (LI) DISTRICT	HEAVY INDUSTRIAL (HI) DISTRICT
ABBREVIATION		RO	NS	GR	C	HC	LI	HI
MAXIMUM BUILDING SIZE (SF)		N/A	5,000 ¹	25,000 ²	N/A	N/A	N/A	N/A
MINIMUM LOT REQUIREMENTS	AREA (SF)	6,000 ³	6,000	6,000 43,560	10,000 43,560	12,500 43,560	12,500 43,560	87,120
	WIDTH (FEET)	60	60	60 200	60 200	100 200	100 200	200
	DEPTH (FEET)	100	100	100 200	100 200	125 200	125 200	350
MINIMUM SETBACKS	FRONT (FEET)	25 ^{4,12}	15 ⁵	15 ^{4,5}	15 ^{4,5}	25 ⁴	25 ⁴	50+1/2H>36 ⁷ 50 ⁴
	REAR (FEET)	30	20 W/O FRW & ALLEY	10 W/O FRW & ALLEY	10 W/O FRW & ALLEY	20 W/O FRW & ALLEY	10 W/O FRW ⁷	20 + 1/2H>36 W/O FRW ⁷
			0 W/ FRW & ALLEY	0 W/ FRW & ALLEY	0 W/ FRW & ALLEY	1/2H>36 W/ FRW & ALLEY	1/2H>36 W/ FRW & ALLEY ⁷	8 + 1/2H>36 W/ FRW & ALLEY ⁷
	REAR ADJACENT RESIDENTIAL (FEET) ⁶	N/A	20	20 + 1/2H>36 ⁷	20 + 1/2H>36 ⁷	20 + 1/2H>36 ⁷	20 + 1/2H>36 ⁷	50 + 1/2H>36 ⁷
	SIDE (FEET)	10	5 W/O FRW	10 W/O FRW	10 W/O FRW	15 + 1/2H>36 W/O FRW ⁷	15 + 1/2H>36 W/O FRW ⁷	15 + 1/2H>36 W/O FRW ⁷
			0 W/ FRW	0 W/ FRW	0 W/ FRW	1/2H>36 W/ FRW ⁷	1/2H>36 W/ FRW ⁷	8 + 1/2H>36 W/ FRW ⁷
	SIDE ADJACENT RESIDENTIAL (FEET) ⁶	20	20	20 + 1/2H>36 ⁷	20 + 1/2H>36 ⁷	20 + 1/2H>36 ⁷	20 + 1/2H>36 ⁷	50
BETWEEN BUILDINGS (FEET)		15 W/O FRW 0 W/ FRW	15 W/O FRW 0 W/ FRW	15 W/O FRW 0 W/ FRW	15 W/O FRW 0 W/ FRW	15 + 1/2H>36 W/O FRW ⁷	15 + 1/2H>36 W/O FRW ⁷	25 + 1/2H>36 W/O FRW ⁷
						1/2H>36 W/ FRW ⁷	1/2H>36 W/ FRW ⁷	16 + 1/2H>136 W/ FRW ⁷
BUILDING HEIGHT [H] (FEET)		36	36	36 ⁸	60 ⁹	60 ⁹	60 ¹³	60 ¹³
MAXIMUM LOT COVERAGE (%)		40	40	40	60	60	60	85
FLOOR AREA RATIO (FAR)		0.33	N/A	2:1	4:1	4:1	2:1	4:1
MAXIMUM IMPERVIOUS PARKING (%)		75-80 ¹¹	80-85	85-90	85-90	90-95	90-95	90-95
MAXIMUM NUMBER OF ENTRANCES AND/OR EXITS	ARTERIAL STREETS	1/200 ¹⁰	1/200 ¹⁰	1/200 ¹⁰	1/200 ¹⁰	1/200 ¹⁰	1/200 ¹⁰	1/200 ¹⁰
	COLLECTOR STREETS	1/100 ¹⁰	1/100 ¹⁰	1/100 ¹⁰	1/100 ¹⁰	1/100 ¹⁰	1/100 ¹⁰	1/100 ¹⁰
	LOCAL STREETS	1/50 ¹⁰	1/50 ¹⁰	1/50 ¹⁰	1/50 ¹⁰	1/50 ¹⁰	1/50 ¹⁰	1/50 ¹⁰
MINIMUM LANDSCAPING (%)		SEE ARTICLE 08, LANDSCAPE AND FENCE STANDARDS						

KEY: BLUE: WHEN ADJACENT TO INTERSTATE 30; H: BUILDING HEIGHT; 1/2H>36: ONE-HALF THE BUILDING HEIGHT OVER 36-FEET; FRW: FIRE RETARDANT WALL W/O FRW: WITHOUT FIRE RETARDANT WALL

ADDITIONAL REQUIREMENTS:

- ¹: A MAXIMUM BUILDING SIZE OF 5,000 SF IN AREA, UNLESS OTHERWISE APPROVED THROUGH A SUP BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.
- ²: A MAXIMUM BUILDING SIZE OF 25,000 SF IN AREA, UNLESS OTHERWISE APPROVED THROUGH A SUP BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.
- ³: MAXIMUM LOT AREA IS 43,560 SF.
- ⁴: FROM FUTURE RIGHT-OF-WAY AS SHOWN ON THE ADOPTED MASTER THOROUGHFARE PLAN OR AS ACTUALLY EXISTS, WHICHEVER IS GREATER.
- ⁵: PARKING SHOULD NOT BE LOCATED BETWEEN THE FRONT FAÇADE AND THE PROPERTY LINE.
- ⁶: LOTS WITH NON-RESIDENTIAL USES THAT HAVE A SIDE OR REAR YARD CONTIGUOUS OR SEPARATED ONLY BY AN ALLEY, EASEMENT, OR STREET, FROM ANY RESIDENTIAL DISTRICT MUST BE SEPARATED FROM SUCH RESIDENTIAL DISTRICT BY A BUFFER AS DEFINED IN [ARTICLE 08, LANDSCAPE AND FENCE STANDARDS](#); OR AS APPROVED BY THE PLANNING AND ZONING COMMISSION.

- ⁷: NOT TO EXCEED 50-FEET.
- ⁸: BUILDING HEIGHT MAY BE INCREASED UP TO 60-FEET IF APPROVED THROUGH A SUP BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.
- ⁹: BUILDING HEIGHT MAY BE INCREASED UP TO 240-FEET IF APPROVED THROUGH A SUP BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.
- ¹⁰: (OR) AS APPROVED BY PLANNING AND ZONING COMMISSION.
- ¹¹: A MINIMUM OF SEVEN (7) PERCENT OF THE INTERIOR OF THE PARKING LOT -- NOT INCLUDING THE SETBACK AND LANDSCAPE BUFFER -- SHALL BE PERVIOUS LAND AREA WITH ADDITIONAL PLANTINGS TO CREATE AN AMENITY OPEN SPACE.
- ¹²: PARKING SHALL NOT BE PERMITTED IN THE REQUIRED SETBACK.
- ¹³: BUILDING HEIGHT MAY BE INCREASED UP TO 120-FEET IF APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.

LEGEND: <div> <div>Land Use <i>NOT</i> Permitted</div> <div>P Land Use Permitted <i>By-Right</i></div> <div>P Land Use Permitted with Conditions</div> <div>S Land Use Permitted Specific Use Permit (SUP)</div> <div>X Land Use Prohibited by Overlay District</div> <div>A Land Use Permitted as an Accessory Use</div> </div>		PERMITTED LAND USES IN AN NEIGHBORHOOD SERVICES (NS) DISTRICT	
LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	NEIGHBORHOOD SERVICES (NS) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Animal Boarding/Kennel without Outside Pens	(2)	(2)	S
Animal Clinic for Small Animals without Outdoor Pens	(3)	(3)	S
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Bed and Breakfast	(2)	(2)	S
Commercial Parking Garage	(6)		A
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Assisted Living Facility	(1)	(1)	S
Cemetery/Mausoleum	(3)		P
Church/House of Worship	(4)	(2)	P
Convalescent Care Facility/Nursing Home	(6)		P
Congregate Care Facility/Elderly Housing	(7)	(3)	S
Daycare with Seven (7) or More Children	(9)	(4)	P
Group or Community Home	(11)	(5)	P
Hospice	(14)		P
Public Library, Art Gallery or Museum	(16)		P
Local Post Office	(18)		P
Public or Private Primary School	(21)	(7)	P
Public or Private Secondary School	(22)	(8)	P
Temporary Education Building for a Public or Private School	(23)	(9)	S
OFFICE AND PROFESSIONAL LAND USES	2.02(D)	2.03(D)	
Financial Institution with Drive-Through	(1)	(1)	S
Financial Institution without Drive-Through	(1)		P
Office Building less than 5,000 SF	(2)		P
Office Building 5,000 SF or Greater	(2)		S
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Temporary Carnival, Circus, or Amusement Ride	(1)	(1)	S
Public or Private Community or Recreation Club as an Accessory Use	(4)		S
Private Country Club	(5)		S
Golf Driving Range	(6)		S
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Health Club or Gym	(9)		S
Private Club, Lodge or Fraternal Organization	(10)	(6)	S
Public Park or Playground	(12)		P
Tennis Courts (<i>i.e. Not Accessory to a Public or Private Country Club</i>)	(14)		S
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Antique/Collectible Store	(1)		S

LEGEND: <div> <div></div> Land Use <i>NOT</i> Permitted <div>P</div> Land Use Permitted <i>By-Right</i> <div>P</div> Land Use Permitted with Conditions <div>S</div> Land Use Permitted Specific Use Permit (SUP) <div>X</div> Land Use Prohibited by Overlay District <div>A</div> Land Use Permitted as an Accessory Use </div>		<h2>PERMITTED LAND USES IN AN NEIGHBORHOOD SERVICES (NS) DISTRICT</h2>	
LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	NEIGHBORHOOD SERVICES (NS) DISTRICT
Astrologer, Hypnotist, or Psychic	(2)		P
Brew Pub	(5)		P
Catering Service	(7)		S
Temporary Christmas Tree Sales Lot and/or Similar Uses	(8)	(2)	S
Copy Center	(9)		P
Incidental Display	(11)	(4)	P
Food Trucks/Trailers	(12)	(5)	S
Garden Supply/Plant Nursery	(13)		S
General Personal Service	(14)	(6)	P
General Retail Store	(15)		P
Hair Salon and/or Manicurist	(16)		P
Laundromat with Dropoff/Pickup Services	(17)		P
Self Service Laundromat	(18)		P
Massage Therapist	(19)		P
Private Museum or Art Gallery	(20)		S
Permanent Cosmetics	(23)	(7)	A
Pet Shop	(24)		P
Temporary Real Estate Sales Office	(25)		P
Restaurant with less than 2,000 SF with Drive-Through or Drive-In	(27)	(9)	S
Restaurant with less than 2,000 SF without Drive-Through or Drive-In	(28)		P
Restaurant with 2,000 SF or more with Drive-Through or Drive-In	(27)	(10)	S
Restaurant with 2,000 SF or more without Drive-Through or Drive-In	(28)		S
Retail Store with Gasoline Sales that has Two (2) or less Dispensers (<i>i.e. a Maximum of Four [4] Vehicles</i>)	(29)		S
Art, Photography, or Music Studio	(31)		P
Tailor, Clothing, and/or Apparel Shop	(32)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Electrical, Watch, Clock, Jewelry and/or Similar Repair	(6)		S
Shoe and Boot Repair and Sales	(16)		P
Temporary On-Site Construction Office	(18)	(6)	P
AUTO AND MARINE RELATED LAND USES	2.02(H)	2.03(H)	
Full Service Car Wash and Auto Detail	(5)	(4)	S
Non-Commercial Parking Lot	(9)		S
Service Station	(11)	(8)	S
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P
Mining and Extraction of (Sand, Gravel, Oil and/or Other Materials)	(12)	(5)	S
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)	
Antenna, as an Accessory	(2)	(1)	P
Antenna, for an Amateur Radio	(4)	(3)	A

LEGEND: <div> <div></div> Land Use <i>NOT</i> Permitted <div>P</div> Land Use Permitted <i>By-Right</i> <div>P</div> Land Use Permitted with Conditions <div>S</div> Land Use Permitted Specific Use Permit (SUP) <div>X</div> Land Use Prohibited by Overlay District <div>A</div> Land Use Permitted as an Accessory Use </div>		<h1>PERMITTED LAND USES IN AN NEIGHBORHOOD SERVICES (NS) DISTRICT</h1>		
LAND USE SCHEDULE		LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	NEIGHBORHOOD SERVICES (NS) DISTRICT
Antenna Dish		(5)	(4)	A
Utilities (<i>Non-Municipally Owned or Controlled</i>), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment		(10)		S
Municipally Owned or Controlled Facilities, Utilities and Uses		(11)		P
Private Streets		(12)		S
Railroad Yard or Shop		(14)		S
Satellite Dish		(16)		A
Solar Energy Collector Panels and Systems		(17)	(7)	A
Transit Passenger Facility		(18)		S
Utilities Holding a Franchise from the City of Rockwall		(21)		S
Utility Installation Other than Listed		(22)		S
Utility/Transmission Lines		(23)		S
Wireless Communication Tower		(24)		S

CALLLED 38.320 ACRES
HOLMC, INC.
VOLUME 1805, PAGE 296
D.R.R.C.T.

DR.HORTON, TEXAS LTD.
VOLUME 2329, PAGE 27
D.R.R.C.T.

DOYL C. TULLY ET UX
VOLUME 951, PAGE 61
D.R.R.C.T.

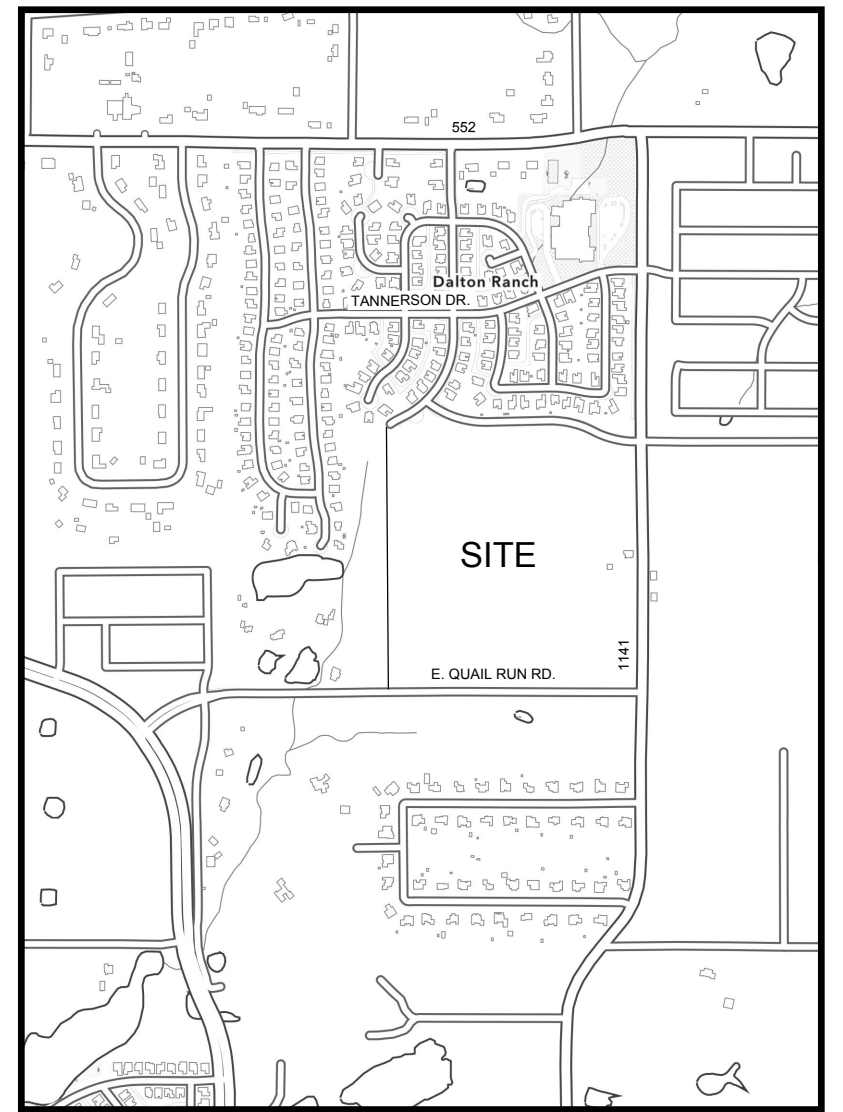
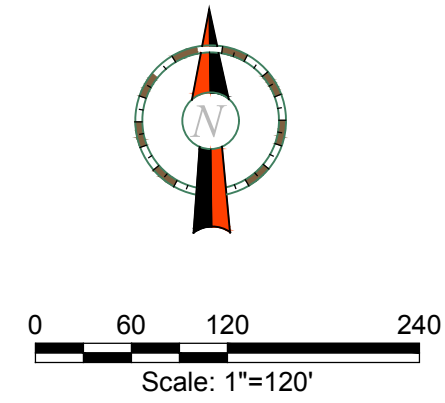
MICHAEL R. NALLEY ET UX
VOLUME 1024, PAGE 324
D.R.R.C.T.

LONNIE L. GIDEON, TRUSTEE
VOLUME 307, PAGE 259
D.R.R.C.T.

A & WILLIAM J. FLANNERY, III
VOLUME 1124, PAGE 65
D.R.R.C.T.

FIRST SECTION
SADDLEBROOK ESTATES
CABINET A, SLIDE 307
P.R.R.C.T.

CALLLED 121.16 ACRES
MARIAH BAY DEVELOPMENT, INC.
VOLUME 2006, PAGE 181
D.R.R.C.T.



LOCATION MAP
N.T.S.

LEGAL DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE JOHN M. GASS SURVEY, ABSTRACT NO. 88, ROCKWALL COUNTY, TEXAS, AND BEING PART OF THE SAME TRACTS OF LAND DESCRIBED AS FIRST AND SECOND TRACT IN A DEED TO G.C. ROCHELL, JR. OF RECORD IN VOLUME 38, PAGE 377, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER NEAR THE CENTER OF QUAIL RUN ROAD (ASPHALT SURFACE) AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO MICHAEL R. NALLEY ET UX OF RECORD IN VOLUME 1024, PAGE 324, DEED RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE NORTH 00° 01' 51" EAST, ALONG THE EAST LINE OF SAID NALLEY TRACT AT A DISTANCE OF 330.80 FEET PASSING A 1/2" IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER THEREOF AND CONTINUING ALONG THE EAST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO DOYL C. TULLY ET UX OF RECORD IN VOLUME 951, PAGE 61, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND A TRACT OF LAND DESCRIBED IN A DEED TO DR-HORTON, TEXAS, LTD. OF RECORD IN VOLUME 2329, PAGE 27, DEED RECORDS, ROCKWALL COUNTY, TEXAS, RESPECTIVELY FOR A TOTAL DISTANCE OF 1207.83 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER OF A CALLED 38.320 ACRE TRACT OF LAND DESCRIBED IN A DEED TO HOLM, INC. OF RECORD IN VOLUME 1805, PAGE 296, DEED RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE NORTH 00° 15' 59" WEST, ALONG THE MOST SOUTHERN EAST LINE OF SAID 38.320 ACRE TRACT A DISTANCE OF 538.84 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE BASE OF AN OLD WOOD FENCE POST AT THE SOUTHWEST CORNER OF A CALLED 77.018 ACRE TRACT OF LAND DESCRIBED IN A DEED TO THE THOMAS TSCHOEPE, BISHOP OF THE ROMAN CATHOLIC DIOCESE OF DALLAS OF RECORD IN VOLUME 115, PAGE 438, DEED RECORDS, ROCKWALL COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE BEARS SOUTH 58° 00' 00" WEST, A DISTANCE OF 3.00 FEET;

THENCE NORTH 88° 25' 52" EAST, ALONG THE SOUTH LINE OF SAID 77.018 ACRE TRACT A DISTANCE OF 730.90 TO A POINT AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 18°26'48", A RADIUS OF 632.50 FEET, A CHORD DISTANCE 202.76 FEET AND A CHORD BEARING OF SOUTH 82°20'48" EAST;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC LENGTH OF 203.64 FEET TO A POINT FOR CORNER;

THENCE NORTH 88°25'52" EAST A DISTANCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH COUNTRY LANE A DISTANCE OF 410.02 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 28°58'41", A RADIUS OF 567.50 FEET, A CHORD DISTANCE OF 283.97 FEET AND A CHORD BEARING OF S 77°04'47" EAST;

THENCE ALONG SAID CURVE TO THE LEFT ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH COUNTRY LANE AN ARC LENGTH OF 287.02 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 26° 57'36", A RADIUS OF 632.50 FEET, A CHORD DISTANCE OF 294.88 FEET AND A CHORD BEARING OF SOUTH 76°04'13" EAST;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF NORTH COUNTRY LANE AN ARC LENGTH OF 297.62 FEET TO A POINT FOR CORNER IN THE WESTERLY RIGHT-OF-WAY LINE OF F.M. 1141;

THENCE SOUTH 01° 07' 03" EAST, CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF SAID F.M. 1141 A DISTANCE OF 572.38 FEET TO A 1/2" IRON ROD SET FOR CORNER AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO WILLIAM A. NOAH ET UX OF RECORD IN VOLUME 690, PAGE 188, DEED RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 89° 06' 54" WEST, ALONG THE NORTH LINE OF SAID NOAH TRACT A DISTANCE OF 234.56 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER THEREOF;

THENCE SOUTH 00° 45' 19" EAST, ALONG THE WEST LINE OF SAID NOAH TRACT A DISTANCE OF 235.00 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 89° 06' 54" EAST, ALONG THE SOUTH LINE OF SAID NOAH TRACT A DISTANCE OF 235.47 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER THEREOF AND BEING IN THE WEST RIGHT-OF-WAY LINE OF SAID F.M. 1141;

THENCE SOUTH 00° 28' 12" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID F.M. 1141 A DISTANCE OF 812.33 FEET TO A "PK" NAIL SET FOR CORNER NEAR THE CENTER OF QUAIL RUN ROAD (ASPHALT SURFACE) AT THE NORTHEAST CORNER OF FIRST SECTION SADDLEBROOK ESTATES, AN ADDITION TO ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 307, PLAT RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE NORTH 89° 49' 43" WEST, ALONG THE NORTH LINE OF SAID SADDLEBROOK ESTATES A DISTANCE OF 1435.69 FEET TO A 3/8" IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER THEREOF AND BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO SHEILA FLANNERY AND WILLIAM J. FLANNERY III OF RECORD IN VOLUME 1124, PAGE 65, DEED RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 89° 51' 24" WEST, ALONG THE NORTH LINE OF SAID FLANNERY TRACT AND THE NORTH LINE OF A CALLED 30.00 ACRE TRACT OF LAND DESCRIBED IN A DEED TO LONNIE L. GIDEON, TRUSTEE OF RECORD IN VOLUME 307, PAGE 259, DEED RECORDS, ROCKWALL COUNTY, TEXAS, RESPECTIVELY A DISTANCE OF 476.11 FEET TO THE PLACE OF BEGINNING AND CONTAINING 76.068 ACRES OF LAND.

ROCKWALL HIGH SCHOOL NINTH GRADE CENTER
ZONING CASE XX
JOHN M. GASS SURVEY, ABSTRACT NO. 88
ROCKWALL I.S.D.
76.068 ACRES

ARCHITECT:
CORGAN ASSOCIATES, INC.
801 NORTH HOUSTON STREET
DALLAS, TEXAS 75202
(214) 214-757-1796
CONTACT: BEVERLY FORNOF

OWNER:
ROCKWALL ISD
801 EAST WASHINGTON ST.
ROCKWALL TEXAS, 75087
(469) 698-7031
CONTACT: WILLIAM SALEE

ENGINEER:
GLENN ENGINEERING CORP.
FIRM REG. NO. F-303
105 DECKER COURT, SUITE 910
IRVING, TEXAS 75062
(972) 989-2174 CELL
(972) 717-5151 OFFICE
CONTACT: ROBERT HOWMAN

MARCH 2022

SHEET 1 OF 1

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A NEIGHBORHOOD SERVICES (NS) DISTRICT FOR A 76.068-ACRE TRACT OF LAND IDENTIFIED AS TRACTS 14-01 & 14-11 OF THE J. M. GLASS SURVEY, ABSTRACT NO. 88, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A' AND FURTHER DEPICTED IN EXHIBIT 'B' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for a change in zoning from an Agricultural (AG) District to a Neighborhood Services (NS) District for a 76.068-acre tract of land identified as Tracts 14-01 & 14-11 of the J. M. Glass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, Texas, as heretofore amended, be and the same is hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Neighborhood Services (NS) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a Neighborhood Services (NS) District as stipulated in Section 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*, and Section 04.01, *General Commercial District Standards*, and Section 04.03, *Neighborhood Services (NS) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

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

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 5. 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 (UDC) of the City of Rockwall, Texas, 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; and

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect;

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 2nd DAY OF MAY, 2022.**

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: April 18, 2022

2nd Reading: May 2, 2022

Exhibit 'A'
Legal Description

Being a tract of land situated in the JOHN M. GLASS SURVEY, ABSTRACT NO. 88, Rockwall County, Texas, and being part of the same tracts of land described as first and second tract in a deed to G.C. Rochell, Jr. of record in Volume 38, Page 377, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner near the center of Quail Run Road (asphalt surface) at the Southeast corner of a tract of land described in a deed to Michael R. Nalley et ux of record in Volume 1024, Page 324, deed Records, Rockwall County, Texas;

THENCE North 00° 01' 51" East, along the East line of said Nalley tract at a distance of 330.80 feet passing a 1/2" iron rod found for corner at the Northeast corner thereof and continuing along the East line of a tract of land described in a deed to Doyl C. Tulley et ux of record in Volume 951, Page 61, Deed Records, Rockwall County, Texas, and a tract of land described in a deed to DR-Horton, Texas, Ltd. of record in Volume 2329, Page 27, Deed Records, Rockwall County, Texas, respectively for a total distance of 1207.83 feet to a 1/2" iron rod found for corner at the Southeast corner of a called 38.320 acre tract of land described in a deed to Holm, Inc. of record in Volume 1805, Page 296, Deed Records, Rockwall County, Texas;

THENCE North 00° 15' 59" West, along the most Southern East line of said 38.320 acre tract a distance of 538.84 feet to a 1/2" iron rod found for corner at the base of an old wood fence post at the Southwest corner of a called 77.018 acre tract of land described in a deed to the Thomas Tschoepe, Bishop of the Roman Catholic Diocese of Dallas of record in Volume 115, Page 438, Deed Records, Rockwall County, Texas, from which a 1/2" iron rod found for reference bears South 58° 00' 00" West, a distance of 3.00 feet;

THENCE North 88° 25' 52" East, along the South line of said 77.018-acre tract a distance of 730.90 to a point at the beginning of a non-tangent curve to the left having a central angle of 18°26'48", a radius of 632.50 feet, a chord distance 202.76 feet and a chord bearing of South 82°20'48" East;

THENCE along said curve to the left an arc length of 203.64 feet to a point for corner;

THENCE North 88°25'52" East a distance along the Southerly right-of-way line of North Country Lane a distance of 410.02 feet to a point at the beginning of a curve to the right having a central angle of 28°58'41", a radius of 567.50 feet, a chord distance of 283.97 feet and a chord bearing of South 77°04'47" East;

THENCE along said curve to the left along the Southerly right-of-way line of North country lane an arc length of 287.02 feet to a point for corner at the beginning of a curve to the left having a central angle of 26° 57'36', a radius of 632.50 feet, a chord distance of 294.88 feet and a chord bearing of South 76°04'13" East;

THENCE along the Southerly right-of-way of North Country Lane an arc length of 297.62 feet to a point for
Corner in the Westerly right-Of-way line of F.M. 1141:

THENCE South 01° 07' 03" East, continuing along the West right-of-way line of said F.M. 1141 a distance of 572.38 feet to a 1/2" iron rod set for corner at the Northeast corner of a tract of land described in a deed to William A. Noah et ux of record in Volume 690, Page 188, Deed Records, Rockwall County, Texas;

Exhibit 'A'
Legal Description

THENCE South 89° 06' 54" West, along the North line of said Noah tract a distance of 234.56 feet to a 1/2" iron rod found for corner at the Northwest corner thereof;

THENCE South 00° 45' 19" East, along the West line of said Noah tract a distance of 235.00 feet to a 1/2" iron rod found for corner at the Southwest corner thereof;

THENCE North 89° 06' 54" East, along the South line of said Noah tract a distance of 235.47 feet to a 1/2" iron rod found for corner at the Southeast corner thereof and being in the West right-of-way line of said F.M. 1141;

THENCE South 00° 28' 12" West, along the West right-of-way line of said F.M. 1141 a distance of 812.33 feet to a "PK" nail set for corner near the center of Quail Run Road (asphalt surface) at the Northeast corner of first section Saddlebrook Estates, an addition to Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Slide 307, Plat Records, Rockwall County, Texas;

THENCE North 89° 49' 43" West, along the North line of said Saddlebrook Estates a distance of 1435.69 feet to a 3/8" iron rod found for corner at the Northwest corner thereof and being the Northeast corner of a tract of land described in a deed to Sheila Flannery and William J. Flannery III of record in Volume 1124, Page 65, Deed Records, Rockwall County, Texas;

THENCE South 89° 51' 24" West, along the North line of said Flannery tract and the North line of a called 30.00-acre tract of land described in a deed to Lonnie L. Gideon, trustee of record in Volume 307, Page 259, Deed Records, Rockwall County, Texas, respectively a distance of 476.11 feet to the place of beginning and containing 76.068 acres of land.

Z2022-015: Zoning Change (AG to NS)
Ordinance No. 22-XX;

Page | 5

City of Rockwall, Texas



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION 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: April 12, 2022

APPLICANT: Robert Howman; Glenn Engineering Corp

CASE NUMBER: Z2022-015; Zoning Change Agricultural (AG) District to a Planned Development (PD) with Neighborhood Services (NS) District

SUMMARY

Hold a public hearing to discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development (PD) District for Neighborhood Services (NS) District land uses for a 76.068-acre tract of land identified as Tracts 14-01 & 14-11 of the J. M. Glass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the northwest corner of the intersection of FM-1141 and E. Quail Run Road, and take any action necessary.

BACKGROUND

On August 30, 1999, the subject property was annexed by the City Council through *Ordinance No. 99-33 [Case No. A1999-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. The subject property has been remained vacant since annexation.

PURPOSE

On March 18, 2022, the applicant -- *Robert Howman of Glenn Engineering Corp.* -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Planned Development District for Neighborhood Services (NS) District land uses and development standards. Specifically, the land uses and development standards were limited to only allow facilities for the Rockwall Independent School District (RISD).

ADJACENT LAND USES AND ACCESS

The subject property is located northwest corner of the intersection of FM-1141 and E. Quail Run Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the Dalton Ranch Subdivision, which consists of 151-lots on 62.33-acres and zoned Planned Development (PD-58) District. North of this subdivision is SH-276, which is identified as a TXDOT6D (*i.e. Texas Department of Transportation, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

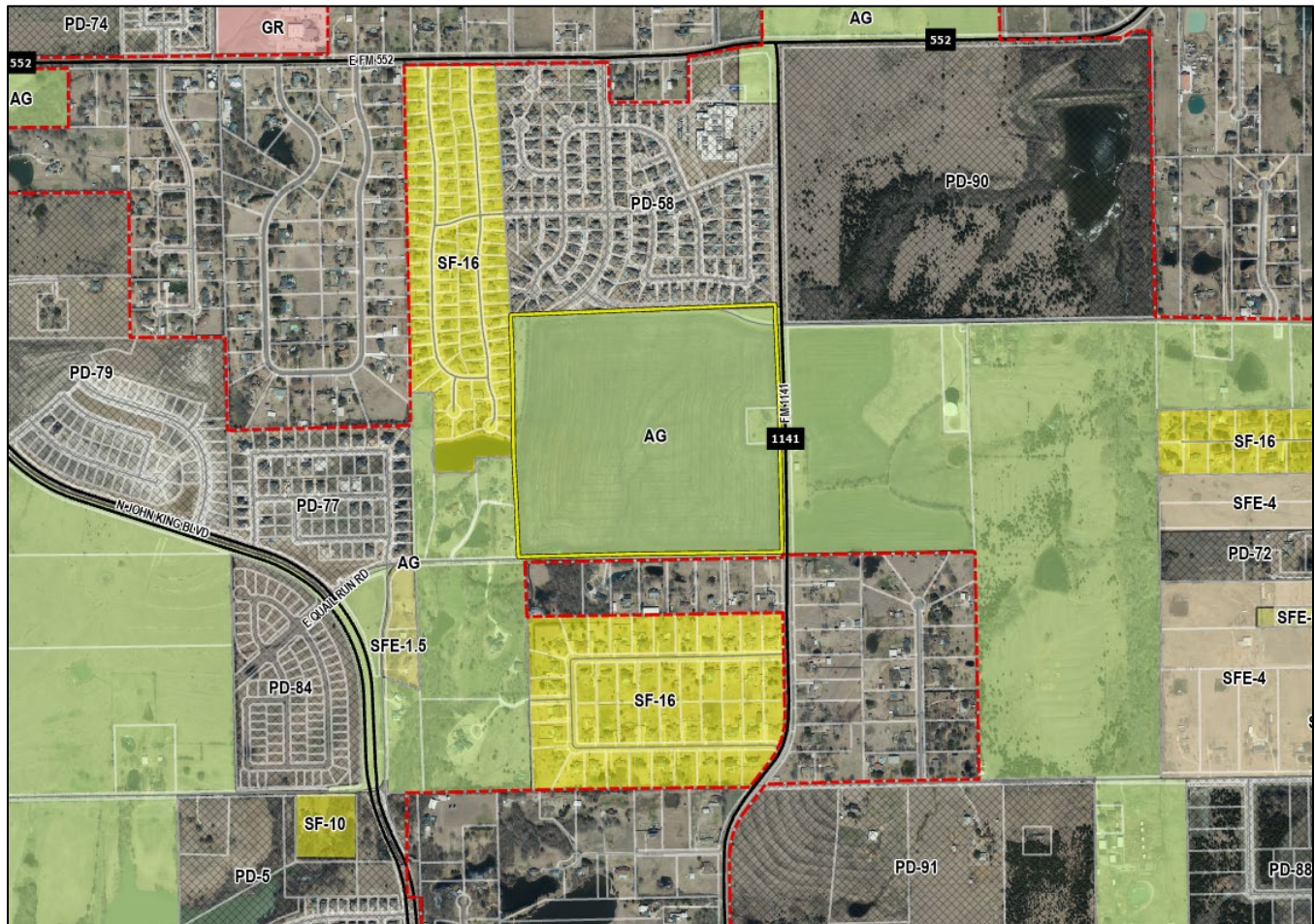
South: Directly south of the subject property is E Quail Run Road which is identified as a M4U (*i.e. major collector, four [4] lane, undivided highway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the corporate limits of the City of Rockwall followed by several properties with single-family homes situated on them.

East: Directly east of the subject property is FM-1141 which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this are two (2) tracts of land (*i.e. Tract 14 [48.267-acre] and Tract 4 [101.43-acre], Abstract No. A0088 of the JM Glass Survey*) which are zoned as Agriculture (AG) District.

West: Directly west of the subject property is the Stoney Hollow Addition, which is zoned Single-Family 16 (SF-16). West of this is Gideon Grove which consists of 72-lots and zoned Planned Development 77 (PD-77). Beyond this is the Saddle Star Estates Subdivisions, which consists of 66-lots and zoned Planned Development 79 (PD-79). West of this is N. John King Boulevard, which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP

YELLOW: SUBJECT PROPERTY



CONFORMANCE TO CITY'S CODES

According to Subsection 04.03, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(t)he Neighborhood Services (NS) District is a zoning district intended to provide limited retail land uses near neighborhoods for the purpose of supplying the day-to-day retail and personal service needs of residents.” This section goes on to state that “(t)he Neighborhood Services (NS) District is typically located at limited corner locations on arterials in existing developments, and is intended to serve small service areas. Since these sites are typically... surrounded by residential development they can appear to be spot zones; however, the Comprehensive Plan acknowledges the need to create neighborhood units, which involve the need for limited retail and service uses in close proximity to neighborhoods. The Neighborhood Services (NS) District should not contain uses that create excessive amounts of traffic, noise, litter or that would not be conducive to residential adjacency. Due to the residential adjacency of this zoning district, increased landscaping and buffering requirements are necessary.” In this case, the Neighborhood Services (NS) District is the base zoning district for the Planned Development District; however, the land uses will be limited to only allowing a: [1] *Public or Private Primary School*, [2] *Public or Private Secondary School*, [3] *Public Park or Playground*, and/or [4] *Track or Stadium*. In addition, the *Temporary Education Building for a Public or Private School* and *Accessory Building or Storage* land uses will be allowed through a Specific Use Permit (SUP). The purpose of selecting the Neighborhood Services (NS) District as the base zoning was because it is the lowest intensity non-residential

zoning district, but as stated previously staff has further restricted this district. A summary of the proposed density and dimensional requirements is as follows:

Table 1: Density and Dimensional Requirements

Minimum Lot Width	100'
Minimum Lot Depth	200'
Minimum Lot Area	1-Acre or 43,560 SF
Minimum Front Yard Setback ^{(1) & (2)}	30'
Minimum Side Yard Setback	10'
Minimum Rear or Side Yard Setback (Adjacent to a Street)	30'
Minimum Rear Yard Setback ⁽³⁾	10'
Minimum Distance Between Buildings ⁽⁴⁾	15'
Maximum Building Height ⁽⁵⁾	40'
Maximum Lot Coverage	40%
Minimum Required Landscaping	30%

General Notes:

- ¹: No more than one (1) full row of parking (i.e. two [2] rows of parking with a drive aisle) shall be allowed between the primary building façade and the right-of-way of FM-1141 and Quail Run Road.
- ²: The location of the *Front Yard Building Setback* as measured from the front property line.
- ³: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- ⁴: Zero (0) feet with a fire rated wall.
- ⁵: Building height may be increased up to 60-feet if approved through a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council.

If this zoning change is approved and when the subject property is developed, the development will be required to conform to provide three (3) tiered screening adjacent to all residential properties and conform to all the requirements of the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, and any other applicable local, state or federal requirements.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is situated within Northeast Residential District and is designated for Quasi-Public land uses. The *Land Use Designations* section of the plan state that, "(t)he Quasi-Public land use is for land uses that are operated by a private non-profit educational, religious, recreational, charitable, or medical institution having the purpose primarily of serving the general public." For the Planning and Zoning Commission and City Council's review, staff has included excerpts from the Comprehensive Plan showing the *Land Use Plan* and *District Strategies* for the Northeast Residential District. In this case, the applicant's request would be better classified under the Public land use designation. According to the Comprehensive Plan "(t)he Public land use designation includes uses that are operated exclusively by a public body that serve the public's health, safety or general welfare." Staff should point out that while the Rockwall Independent School District (RISD) generally conforms with the Quasi-Public land use examples and the two land uses (Public and Quasi-Public) are very similar in nature, the Public land use designation is intended for public agencies. Based on this, the proposed zoning change will require the City Council to amend the Future Land Use Map from a Quasi-Public land use designation to a Public land use. This has been added to the *Conditions of Approval* for this case.

INFRASTRUCTURE

Based on the proposed request, the following infrastructure is required to be constructed to provide adequate public services for any development of the subject property:

- (1) Roadways. A Traffic Impact Analysis (TIA) will be required at the time the civil engineering is submitted. At the time of development, the developer shall verify the right-of-way width of FM-1141 to ensure there is 65-feet of right-of-way from the centerline of the roadway. Depending on the Traffic Impact Analysis (TIA), FM-1141 could require turn lanes and acceleration/deceleration lanes to be constructed. In addition, the developer shall verify the right-of-way width of E. Quail Run Road to ensure that there is a 32.50-feet of right-of-way from the centerline of the roadway. A minimum of a 24-foot concrete roadway shall be constructed along E. Quail Run Road; however, this roadway may need to be expanded

depending on the Traffic Impact Analysis (TIA). The applicant is also responsible for constructing a 45-foot *back-of-curb to back-of-curb* concrete roadway in a 65-foot right-of-way for the extension of Panhandle Drive from its current dead end location to E. Quail Run Road. Any additional right-of-way necessary to establish a 65-foot right-of-way for North County Lane shall be dedicated, and this roadway must be expanded to be a 45-foot *back-of-curb to back-of-curb* concrete street.

- (2) Water. A twelve (12) inch water line will need to be constructed in the Panhandle Drive right-of-way to the south property line and along North Country Lane to connect to FM-1141.
- (3) Wastewater. The developer shall be required to pay all applicable pro-rata agreements at the time of site/civil approval.
- (4) Drainage. Detention will be required and sized per the required detention study.

STAFF ANALYSIS

The proposed zoning change is in conformance with the Planned Development District standards and with the underlying zoning of Neighborhood Services (NS) District as defined by the Unified Development Code (UDC). In addition, the change appears to conform to the policies and guidelines of the OURHometown Vision 2040 Comprehensive Plan; however, zoning is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On March 25, 2022, staff mailed 128 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Stoney Hollow and Dalton Ranch Homeowner's Associations (HOAs), which were the only Homeowner's Associations (HOAs) or Neighborhood Organizations 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 two (2) property owner notifications from two (2) property owners within the 500-foot notification buffer in opposition of the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the subject property from an Agricultural (AG) District to a Planned Development (PD) District for Neighborhood Services (NS) District land uses, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans;
- (2) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from a Quasi-Public designation to a Public designation; and,
- (3) The applicant shall be responsible for maintaining compliance with the Planned Development District ordinance; and
- (4) Any construction resulting from the approval of this Zoning Change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ☒ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 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 _____

SUBDIVISION **Rockwall High School 9th Grade Center**

LOT

1

BLOCK

1

GENERAL LOCATION **at the northwest corner of Quail Run Road and FM 1141**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **AG**

CURRENT USE

PUBLIC SCHOOL

PROPOSED ZONING **NEIGHBORHOOD SERVICES**

PROPOSED USE

PUBLIC SCHOOL

ACREAGE **76**

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

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

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

☐ OWNER **Rockwall Independent School District**

☐ APPLICANT **Glenn Engineering Corp.**

CONTACT PERSON **William Salee - Executive Director of Operations**

CONTACT PERSON **Robert Howman**

ADDRESS **1191 T.L. Townsend Drive**

ADDRESS **4500 Fuller Drive**

CITY, STATE & ZIP **Rockwall, Texas 75087**

CITY, STATE & ZIP **Irving, Texas 75038**

PHONE **469-698-7031**

PHONE **972-989-2174 cell**

E-MAIL **will.salee@rockwallisd.org**

E-MAIL **rahowman@glennengineering.com**

NOTARY VERIFICATION [REQUIRED]

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

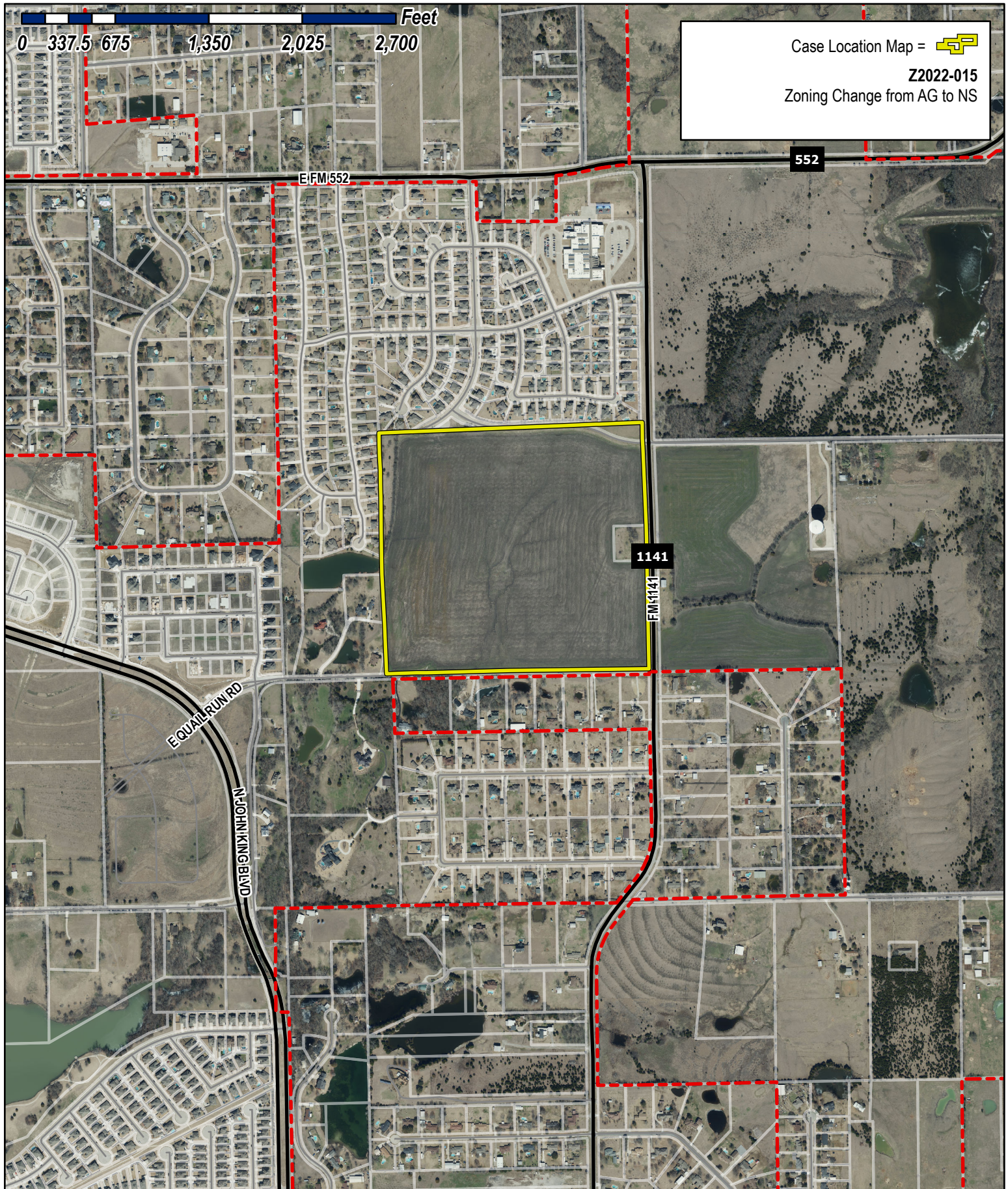
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20 _____. BY SIGNING THIS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

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

MY COMMISSION EXPIRES _____



City of Rockwall

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

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

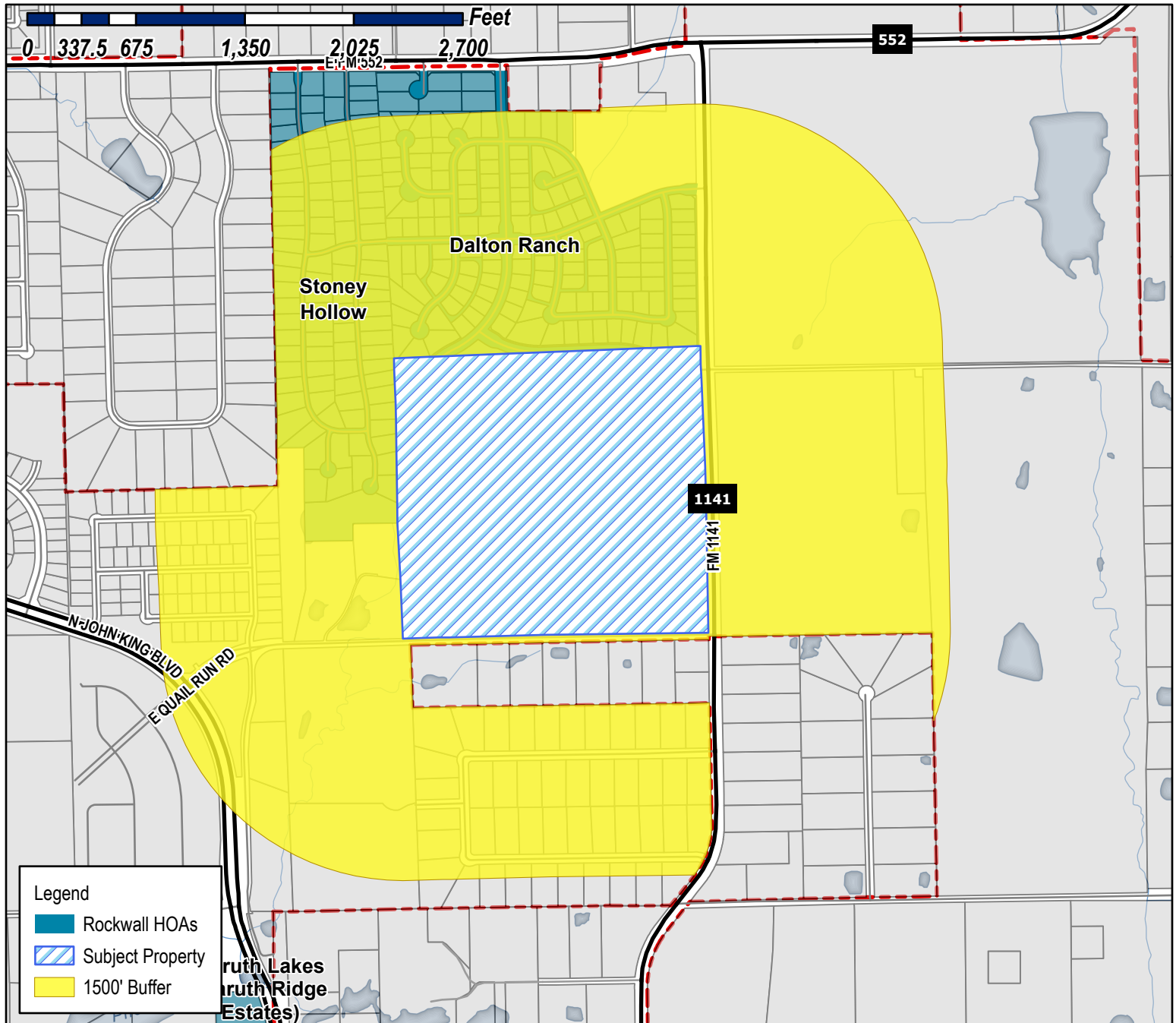




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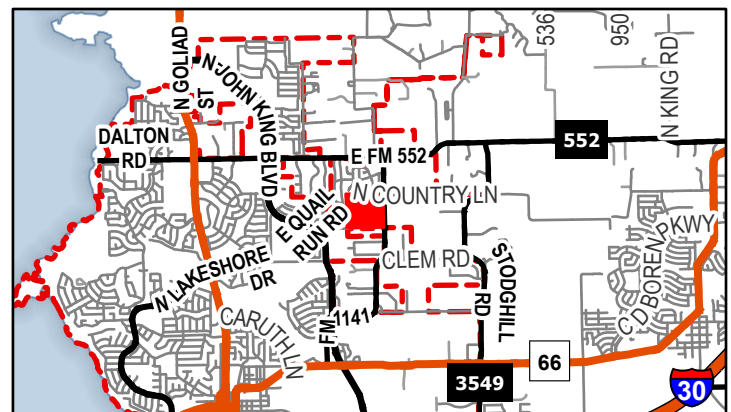
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Case Number: Z2022-015
Case Name: Zoning Change from AG to NS
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: NWC of Quail Run Road and FM 1141

Date Saved: 3/18/2022

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



From: [Gamez, Angelica](#)
Cc: [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#)
Subject: Neighborhood Notification Program [Z2022-015]
Date: Friday, March 25, 2022 9:02:40 AM
Attachments: [Public Notice \(03.23.2022\).pdf](#)
[HOA Map Z2022-015.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 [March 25, 2022](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, April 12, 2022 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, April 18, 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>.

Z2022-015: Zoning Change from AG to NS

Hold a public hearing to discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of a [Zoning Change](#) from an Agricultural (AG) District to Neighborhood Services (NS) District for a 76.068-acre tract of land identified as Tracts 14-01 & 14-11 of the J. M. Glass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the northwest corner of the intersection of FM-1141 and E. Quail Run Road, and take any action necessary.

Thank you,

Angelica Gamez

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

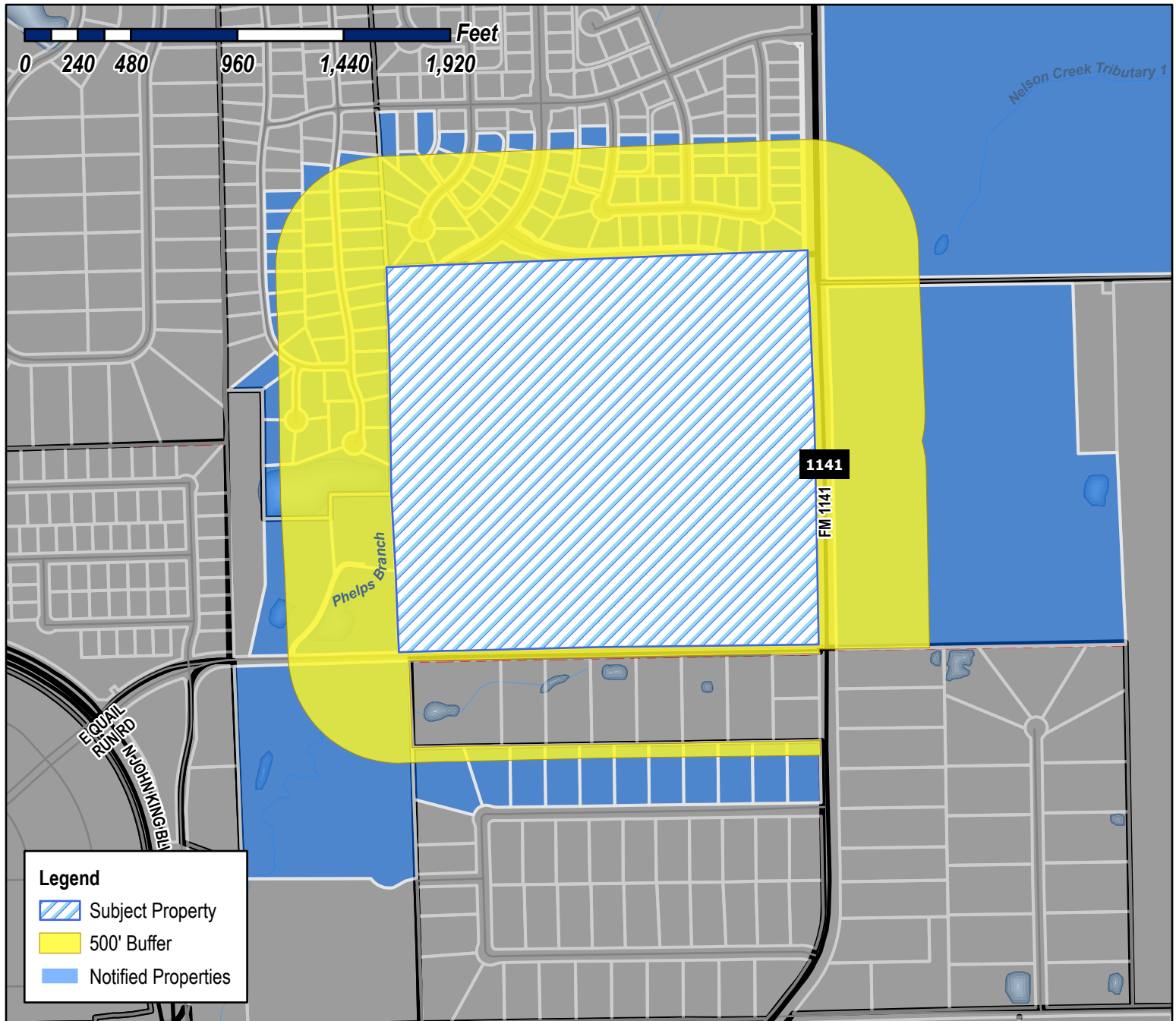
<http://www.rockwall.com/planning/>



City of Rockwall

Planning & Zoning Department
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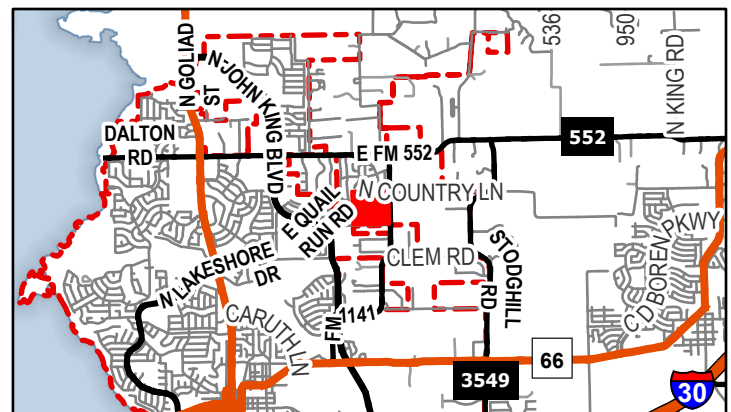
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Case Number: Z2022-015
Case Name: Zoning Change from AG to NS
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: NWC of Quail Run Road and FM 1141

Date Saved: 3/18/2022

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



GERLACH CHRISS AND RON FAMILY TRUST
RONALD ROBERT GERLACH SOLE TRUSTEE
13435 ROANE CIR
NORTH TUSTIN, CA 92705

LARRIVIERE MICHAEL R & LISA J
1425 E QUAIL RUN RD
ROCKWALL, TX 75087

TULLY DOYL C & VONETTE S
1435 E QUAIL RUN RD
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC
14400 THE LAKES BLVD BUILDING C, SUITE 200
AUSTIN, TX 78660

NALLEY MICHAEL R & LORI D
1445 E QUAIL RUN RD
ROCKWALL, TX 75087

BELL BRYAN & PRISCILLA
1660 E QUAIL RUN RD
ROCKWALL, TX 75087

HUDDIN RYAN S AND JADA
1666 FM 1141
ROCKWALL, TX 75087

SPEER JOHN AND JULIE
1683 TANNERSON DR
ROCKWALL, TX 75087

STEPHEN VALENTINE
1687 TANNERSON DR
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO
1800 E QUAIL RUN RD
ROCKWALL, TX 75087

LAWHORN DAVID AND STEPHANIE
1819 TRAIL DR
ROCKWALL, TX 75087

CARLSON KELLY BRYAN
1821 TRAIL DR
ROCKWALL, TX 75087

DE LAURA MELVIN ROY
1823 TRAIL DR
ROCKWALL, TX 75087

GARTH AARON MICHAEL & MEGAN L
1824 TRAIL DRIVE
ROCKWALL, TX 75087

OLIVER STEVEN AND CHRISTINE
1825 TRAIL DR
ROCKWALL, TX 75087

HASS KELLY NEAL & AMANDA COURTNEY
1826 TRAIL DR
ROCKWALL, TX 75087

HASS KELLY NEAL & COURTNEY DUNCAN HASS
1826 TRAIL DR
ROCKWALL, TX 75087

HAURY JEFFREY H
1827 TRAIL DR
ROCKWALL, TX 75087

WATLINGTON DAVID & SHERRY
1828 TRAIL DR
ROCKWALL, TX 75087

HERNANDEZ JOHN E AND CECILE
1829 TRAIL DRIVE
ROCKWALL, TX 75087

WEIR JAMES B & CRYSTAL
1831 TRAIL DR
ROCKWALL, TX 75087

OLIVER MICHAEL
1832 TRAIL DRIVE
ROCKWALL, TX 75087

MILLER ANGELA KAY & JOHN RAY
1833 TRAIL DRIVE
ROCKWALL, TX 75087

FOSTER BRIAN AND DEIDRE
1834 TRAIL DRIVE
ROCKWALL, TX 75087

ALLEN JAMES JR & BARBARA A
1835 TRAIL DRIVE
ROCKWALL, TX 75087

SANTOSO HARDJO AND
SENDYTIAWATI KURNIAWAN
1836 TRAIL DR
ROCKWALL, TX 75087

REAMSBOTTOM DELAYNE
1837 TRAIL DRIVE
ROCKWALL, TX 75087

FLANNERY SHEILA S & WILLIAM J III
JOINT TENANTS W/RIGHT SURVIVORSHIP
2095 E QUAIL RUN RD
ROCKWALL, TX 75087

FREDERICK CURTIS
2181 E QUAIL RUN RD
ROCKWALL, TX 75087

SELF CRAIG & CHRISTINA
2249 E QUAIL RUN RD
ROCKWALL, TX 75087

ECHOLS JAMES WADE
2307 E 2307 QUAIL RUN RD
ROCKWALL, TX 75087

RICHARDSON FRANKLIN AND JENNIFER
2343 EAST QUAIL RUN ROAD
ROCKWALL, TX 75087

COX ROBERT & BEVERLY
2356 SADDLEBROOK LN
ROCKWALL, TX 75087

OROZCO ARTHUR
2360 SADDLEBROOK LANE
ROCKWALL, TX 75087

BERGER KEVIN M & DEBBIE R
2364 SADDLEBROOK LN
ROCKWALL, TX 75087

STELZER WADE L & MISTY M
2368 SADDLEBROOK LN
ROCKWALL, TX 75087

ELLIS MELISSA A AND CHIMA O
2372 SADDLEBROOK LN
ROCKWALL, TX 75087

FINCH PATRICIA A
2374 SANDSTONE
ROCKWALL, TX 75087

BASHAM ERIC B
2376 SADDLEBROOK LN
ROCKWALL, TX 75087

MARKARIAN MASIS A & CLAUDIA
2377 SANDSTONE
ROCKWALL, TX 75087

DEFEBAGH WALTER W & DAWN A
2380 SADDLEBROOK LN
ROCKWALL, TX 75087

GRAY RYAN D AND MARISA C
2384 SADDLEBROOK LN
ROCKWALL, TX 75087

CALLICOATT GEORGE & JUDY
2388 SADDLEBROOK LN
ROCKWALL, TX 75087

THORMAHLEN KARL M SR & ETUX
2392 SADDLEBROOK LN
ROCKWALL, TX 75087

MINNICH SHAWN C & WENDY A
2396 SADDLEBROOK LN
ROCKWALL, TX 75087

LANGLEY RICHARD E
2401 SANDSTONE
ROCKWALL, TX 75087

STONE HOLLOW OWNERS ASSOC
C/O LONE STAR ASSOC MGMT
2500 LEGACY DR STE 220
FRISCO, TX 75034

GAERTNER BRIAN & DOLORES
2580 COBBLESTONE DRIVE
ROCKWALL, TX 75087

VAN BRUNT RICHARD JOSEPH SR
2585 COBBLESTONE DR
ROCKWALL, TX 75087

2594COBBLESTONEDR
ROCKWALL, TX 75087

NEWBAUER AARON M AND MONICA VALORIE
2605 COBBLESTONE
ROCKWALL, TX 75087

EDWARDS JUSTIN W & STEPHANIE A
2608 COBBLESTONE DRIVE
ROCKWALL, TX 75087

SIVINSKI JOSEPH & LUANNE
2685 STONEY HOLLOW LANE
ROCKWALL, TX 75087

AVERY SCOT AND DENA
2730 STONEY HOLLOW LANE
ROCKWALL, TX 75087

GREEN LINDA LAMINACK & TOMMY FAGAN
2731 STONEY HOLLOW LANE
ROCKWALL, TX 75087

MARTINEZ ALFONSO & RITA
2732 COBBLESTONE DRIVE
ROCKWALL, TX 75087

KAYE MICHAEL & TRACY
2737 COBBLESTONE DR
ROCKWALL, TX 75087

TRIMPE KEITH A & DARLENE J
2744 COBBLESTONE DR
ROCKWALL, TX 75087

JENNINGS CODY D
2744 STONEY HOLLOW LANE
ROCKWALL, TX 75087

GERLACH CHRISS AND RON FAMILY TRUST
RONALD ROBERT GERLACH SOLE TRUSTEE
2749 COBBLESTONE DR
ROCKWALL, TX 75087

JABLONSKY JOSEPH GLOVER
2754 COBBLESTONE DR
ROCKWALL, TX 75087

ESTRADA CASSANDRA
2759 COBBLESTONE DRIVE
ROCKWALL, TX 75087

HAI LE & KHANH T TO
2760 STONEY HOLLOW LN
ROCKWALL, TX 75087

CARTER TERRY L & LAURA C
2764 COBBLESTONE DR
ROCKWALL, TX 75087

CRAIGWELL KIMBERLY A
2769 COBBLESTONE DRIVE
ROCKWALL, TX 75087

MARTIN THOMAS AND MICHELLE
2770 STONEY HOLLOW LN
ROCKWALL, TX 75087

HAMILL MICHAEL B AND JERRIE L
2774 COBBLESTONE DR
ROCKWALL, TX 75087

SIMPSON RICHARD G
2780 STONEY HOLLOW LN
ROCKWALL, TX 75087

MYERS JASON NICOLAS AND
SHELLY COLLINS-SHOFFNER
2781 COBBLESTONE DRIVE
ROCKWALL, TX 75087

GARRISON PHILIP B AND RUTH S
2784 COBBLESTONE DRIVE
ROCKWALL, TX 75087

JOHNSON MARTHA
2790 STONEY HOLLOW LN
ROCKWALL, TX 75087

HASS KELLY NEAL & COURTNEY DUNCAN HASS
2794COBBLESTONEDR
ROCKWALL, TX 75087

GALBRAITH ANGELA J & CHRISTOPHER
2795 COBBLESTONE DR
ROCKWALL, TX 75087

KNIGHT KLINTON AND LAUREN BUSHNELL
2800 STONEY HOLLOW LN
ROCKWALL, TX 75087

GREEN KELLY AND
THOMAS F GREEN AND LINDA GREEN
2804 COBBLESTONE DRIVE
ROCKWALL, TX 75087

SYFERD DIXIE J
2809 COBBLESTONE DR
ROCKWALL, TX 75087

REYNOLDS TRAVIS NEAL & WENDY B
2810 STONEY HOLLOW LN
ROCKWALL, TX 75087

MORRILL MATTHEW L & JENNIFER M
2814 COBBLESTONE DR
ROCKWALL, TX 75087

HODKINSON BRIAN AND LESLIE
2823 COBBLESTONE DR
ROCKWALL, TX 75087

BARKER REX ALLEN
2824 COBBLESTONE DR
ROCKWALL, TX 75087

HECTOR MURILLO AND BARBARA A MURILLO
REVOCABLE LIVING TRUST
HECTOR MURILLO AND BARBARA A MURILLO-
TRUSTEES
2834 COBBLESTONE DRIVE
ROCKWALL, TX 75087

ROCKWALL I S D
2852FM1141
ROCKWALL, TX 75087

WILLIE TIPHANNIE
2895 PANHANDLE DR
ROCKWALL, TX 75087

ELLIS MICHAEL WILLIAM AND ANNIE
2905 PANHANDLE DRIVE
ROCKWALL, TX 75087

PAYSON JEFFERY AND NOELLE
2906 PANHANDLE DR
ROCKWALL, TX 75087

FLANERY DJUANA
2907 PANHANDLE DRIVE
ROCKWALL, TX 75087

KIM BUNNA
2908 BROKEN SPOKE LN
ROCKWALL, TX 75087

HURD ROBERT W & TAMARA L
2908 PANHANDLE DR
ROCKWALL, TX 75087

SHINN LARRY GREGORY & DAWN RAE
2909 PAINTED PONY LN
ROCKWALL, TX 75087

GRIFFITH DEAN A & STEPHEN
2909 PANHANDLE DRIVE
ROCKWALL, TX 75087

LIPSEY RANDALL L AND KAREN M
2910 BROKEN SPOKE LN
ROCKWALL, TX 75087

TARBET HOWARD F II AND JENNIFER L
2910 PANHANDLE DR
ROCKWALL, TX 75087

HERNANDEZ JUSTIN
2911 PANHANDLE DRIVE
ROCKWALL, TX 75087

RODRIQUEZ MONICA CANO & ISRAEL A JR
2912 BROKEN SPOKE LANE
ROCKWALL, TX 75087

BROCK MATTHEW M
2912 PANHANDLE DR
ROCKWALL, TX 75087

FRANCIS SHELBY & KRISTI
2913 BROKEN SPOKE LANE
ROCKWALL, TX 75087

BAILEY ROY A JR
2913 PAINTED PONY LN
ROCKWALL, TX 75087

CAMPBELL JAKE C
2913 PANHANDLE DR
ROCKWALL, TX 75087

KOZLOWSKI BRIAN STEPHEN & JULIE
2914 BROKEN SPOKE LANE
ROCKWALL, TX 75087

BLOOMFIELD CORBEN P & MARCY A
2914 PAINTED PONY LN
ROCKWALL, TX 75087

BURGETT BRENDA & LEE
2914 PANHANDLE DRIVE
ROCKWALL, TX 75087

CONFIDENTIAL
2914 CHUCK WAGON DR
ROCKWALL, TX 75087

MARTIN JEFFREY MICHAEL & ELIZABETH DIANE
2915 BROKEN SPOKE LANE
ROCKWALL, TX 75087

OBUONG MIRIAM AKOTH AND
REMIGUS IHEKWABA
2915 CHUCK WAGON DRIVE
ROCKWALL, TX 75087

WHITLEY MICHAEL AND SANDRA
2915 PAINTED PONY LN
ROCKWALL, TX 75087

CURRY JOANNA & SHAWN
2916 BROKEN SPOKE LN
ROCKWALL, TX 75087

LOGWOOD DANA CELESTE
2916 CHUCK WAGON DR
ROCKWALL, TX 75087

GOSS JOSEPH G JR & JENNIFER C
2916 PAINTED PONY LN
ROCKWALL, TX 75087

HELMER BRAD C & JANA M
2917 CHUCK WAGON DR
ROCKWALL, TX 75087

PAUL WILLIAM M & LINDA
2917 PAINTED PONY LANE
ROCKWALL, TX 75087

STEGALL GENE & FRANCINE
2932 BARTON SPRINGS LN
ROCKWALL, TX 75087

ALLEN TIM ROBERT JR & AMANDA LEIGH
2934 BARTON SPRINGS LN
ROCKWALL, TX 75087

LEONARD SARA DIANA & MICHAEL KYLE
2935 BARTON SPRINGS LN
ROCKWALL, TX 75087

SUKENIK JAMES H
2937 BARTON SPRINGS LANE
ROCKWALL, TX 75087

ABRAHAM BRIAN P & VANESSA M
2938 BARTON SPRINGS LANE
ROCKWALL, TX 75087

SIFUENTES TRACY AARON
2939 BARTON SPRINGS LANE
ROCKWALL, TX 75087

COLE KRISTY
2941 BARTON SPRINGS LN
ROCKWALL, TX 75087

JENNINGS JOSHUA AND JENNIFER
2942 BARTON SPRINGS LN
ROCKWALL, TX 75087

ROBINS WAYNE & LORRAINE
2944 BARTON SPRINGS LN
ROCKWALL, TX 75087

PARRISH RONALD BLANE & LINDA C
2945 BARTON SPRINGS LANE
ROCKWALL, TX 75087

MILNER THOMAS & MICHELLE
2946 BARTON SPRINGS LN
ROCKWALL, TX 75087

BOHN JEREMY ADAM & SHANNON
2947 BARTON SPRINGS LN
ROCKWALL, TX 75087

BIETENDORF GUY ALAN & CYNTHIA KAYE
2948 BARTON SPRINGS LANE
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

DALTON RANCH OWNERS ASSOC
C/O VISION COMMUNITIES MANAGEMENT INC
5757 ALPHA RD STE 680
DALLAS, TX 75240

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

COX GERALD GLEN AND ROSALBA CARRASCO
815 T.L. TOWNSEND SUITE 101
ROCKWALL, TX 75087

DE LAURA MELVIN ROY
P. O. BOX 1974
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Case No. Z2022-015: Zoning Change from AG to NS

Hold a public hearing to discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of a Zoning Change from an Agricultural (AG) District to Neighborhood Services (NS) District for a 76.068-acre tract of land identified as Tracts 14-01 & 14-11 of the J. M. Glass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the northwest corner of the intersection of FM-1141 and E. Quail Run Road, 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, April 12, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 18, 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:

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

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

Your comments must be received by Monday, April 18, 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



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. Z2022-015: Zoning Change from AG to NS

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. Z2022-015: Zoning Change from AG to NS

Please place a check mark on the appropriate line below:

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

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

I am not in favor of NS zone that could include retail such as car wash, pet shop, dry cleaning, etc. A school is being built on this land & I don't see how a retail space would fit in. 2 lane road cannot handle traffic.

Name: Jake Campbell

Address: 2913 Panhandle Dr. Rockwall, TX 75087

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

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

Case No. Z2022-015: Zoning Change from AG to NS

Please place a check mark on the appropriate line below:

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

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

THE EXISTING ROADS CAN NOT SUPPORT THE INCREASED TRAFFIC IN THE AREA AS IT IS. PLACING A SCHOOL HERE WITHOUT THE INFRASTRUCTURE UPGRADES WILL CAUSE ENVIRONMENTAL DAMAGE FOR THE ADJACENT NEIGHBORHOODS

Name: JOHN SPEER

Address: 1683 TANNERSON DRIVE, ROCKWALL

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

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

11 NORTHEAST RESIDENTIAL DISTRICT

↑ NORTHERN ESTATES DISTRICT (PAGE 1-24)

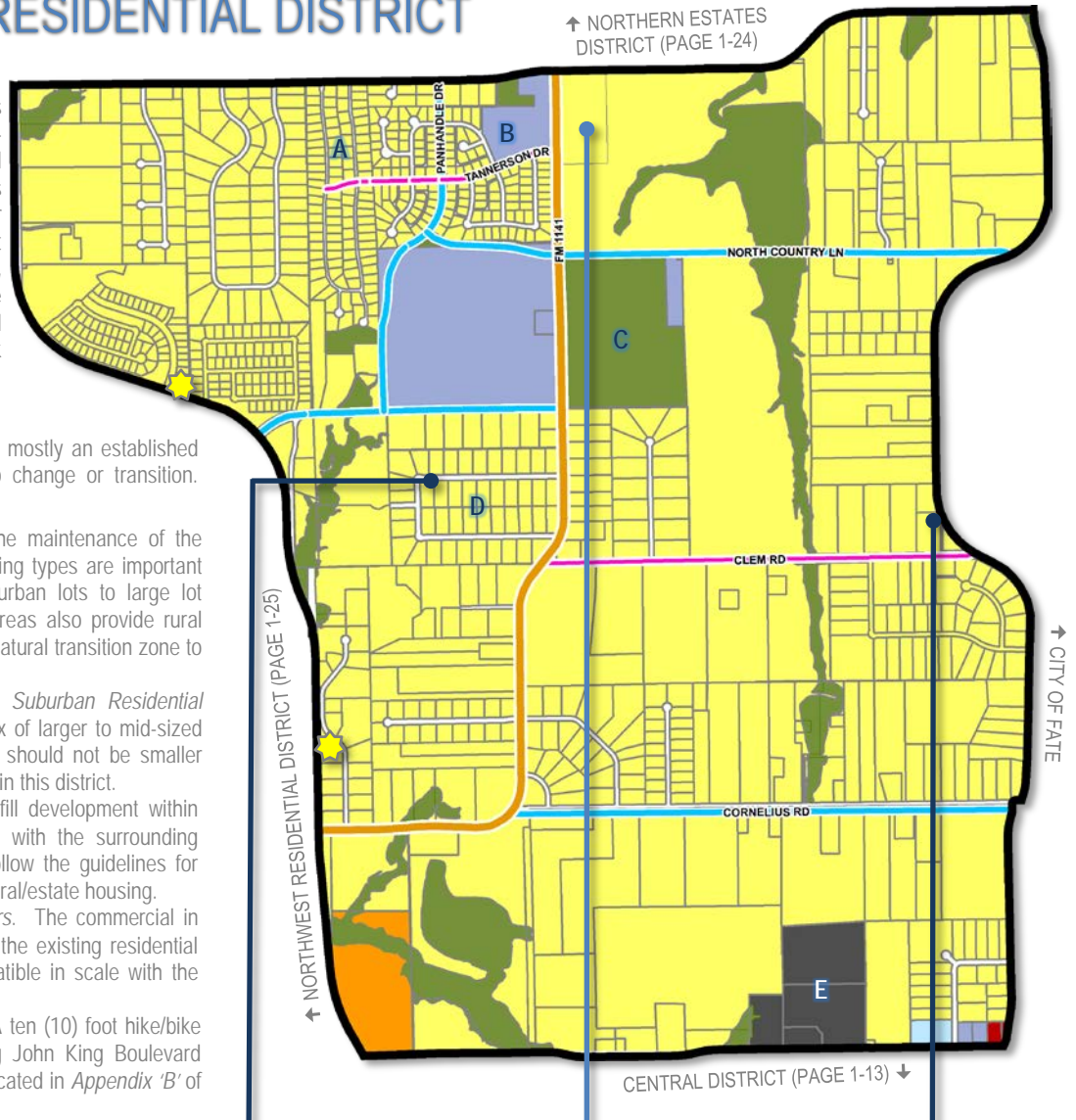
DISTRICT DESCRIPTION

The *Northeast Residential District* is characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density, residential development. In addition, the City currently owns a large tract of land that will be a northern community park and serve this district in the future.

DISTRICT STRATEGIES

The *Northeast Residential District* being mostly an established residential district, is not anticipated to change or transition. The strategies for this district are:

- 1 **Estate and Rural Residential.** The maintenance of the *Estate* and *Rural Residential* housing types are important to balancing the diversity of suburban lots to large lot housing within the City. These areas also provide rural reserves for the City and create a natural transition zone to the east, towards FM-3549.
- 2 **Suburban Residential.** Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* in this district.
- 3 **Infill Development.** Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for low density, suburban housing or rural/estate housing.
- 4 **Neighborhood/Convenience Centers.** The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.
- 5 **John King Boulevard Trail Plan.** A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.



POINTS OF REFERENCE

- A. Stoney Hollow Subdivision
- B. Celia Hays Elementary School
- C. North Country Lane Park
- D. Saddlebrook Estates Subdivision
- E. Resthaven Funeral Home

LAND USE PALETTES

- Current Land Use
- Future Land Use

- John King Boulevard Trail Plan
- Rest Stop/Trailblazer Pylon



2 Current Suburban Residential



2 Future Suburban Residential



1 Current Rural Residential

BUILD OUT 1,964

5,794

3.13%

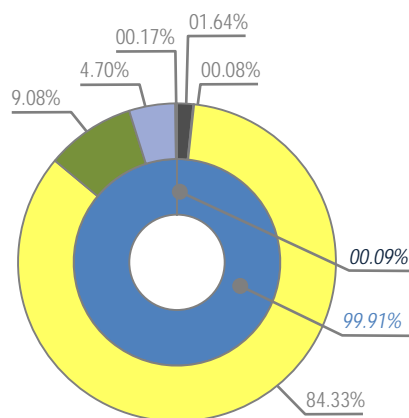
0.99%

3.10%

CURRENT 625

18

1,844



MINOR COLLECTOR	0.09%
M4U	99.91%
M4D	0.00%
CEMETERY (CEM)	32.34-ACRES
COMMERCIAL/RETAIL (CR)	1.52-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,658.33-ACRES
PARKS AND OPEN SPACE (OS)	178.54-ACRES
PUBLIC (P)	92.45-ACRES
QUASI-PUBLIC (QP)	3.25-ACRES

CALLED 38,320 ACRES
 HOLMC, INC.
 VOLUME 1805, PAGE 296
 D.R.R.C.T.

DR.HORTON, TEXAS LTD.
 VOLUME 2329, PAGE 27
 D.R.R.C.T.

DOYL C. TULLY ET UX
 VOLUME 951, PAGE 61
 D.R.R.C.T.

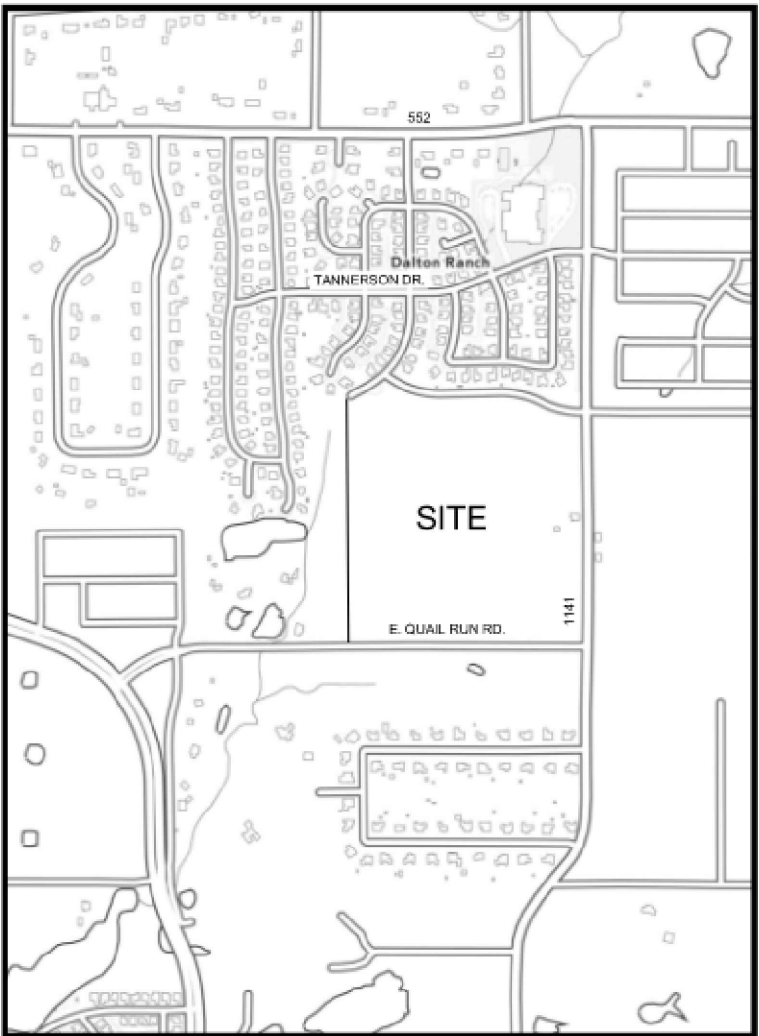
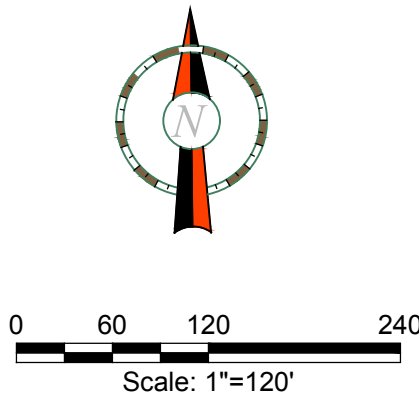
MICHAEL R. NALLEY ET UX
 VOLUME 1024, PAGE 324
 D.R.R.C.T.

LONNIE L. GIDEON, TRUSTEE
 VOLUME 307, PAGE 259
 D.R.R.C.T.

& WILLIAM J. FLANNERY, III
 VOLUME 1124, PAGE 65
 D.R.R.C.T.

FIRST SECTION
 SADDLEBROOK ESTATES
 CABINET A, SLIDE 307
 P.R.R.C.T.

CALLED 121.16 ACRES
 MARIAH BAY DEVELOPMENT, INC.
 VOLUME 2006, PAGE 181
 D.R.R.C.T.



LOCATION MAP
 N.T.S.

N 88°25'52" E 1905.81'
 N 88°25'52" E 730.90'
 Delta = 18°26'48"
 Radius = 632.50'
 Length = 203.64'
 Chord = 202.76'
 Ch Brg = S 82°20'48" E

N 88°25'52" E 410.02'
 Delta = 28°58'41"
 Radius = 567.50'
 Length = 287.02'
 Chord = 283.97'
 Ch Brg = S 77°4'47" E

Delta = 26°57'36"
 Radius = 632.50'
 Length = 297.62'
 Chord = 294.88'
 Ch Brg = S 76°4'13" E

S 89°06'54" W
 234.56'

WILLIAM A. NOAH ET UX
 VOLUME 690, PAGE 188
 D.R.R.C.T.

S 00°45'19" E
 235.00'

N 89°06'54" E
 235.47'

S 00°13'38" W 150.00'

S 89°41'56" E 1293.85'

NORTH COUNTRY LANE
 (ASPHALT SURFACE)

THIRD TRACT
 G.C. ROCHELL, JR.
 VOLUME 38, PAGE 377
 D.R.R.C.T.

TRACT II
 46.888 ACRES

CITY OF ROCKWALL

FOURTH TRACT
 G.C. ROCHELL, JR.
 VOLUME 38, PAGE 377
 D.R.R.C.T.

CITY OF ROCKWALL

LEGAL DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE JOHN M. GASS SURVEY, ABSTRACT NO. 88, ROCKWALL COUNTY, TEXAS, AND BEING PART OF THE SAME TRACTS OF LAND DESCRIBED AS FIRST AND SECOND TRACT IN A DEED TO G.C. ROCHELL, JR. OF RECORD IN VOLUME 38, PAGE 377, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER NEAR THE CENTER OF QUAIL RUN ROAD (ASPHALT SURFACE) AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO MICHAEL R. NALLEY ET UX OF RECORD IN VOLUME 1024, PAGE 324, DEED RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE NORTH 00° 01' 51" EAST, ALONG THE EAST LINE OF SAID NALLEY TRACT AT A DISTANCE OF 330.80 FEET PASSING A 1/2" IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER THEREOF AND CONTINUING ALONG THE EAST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO DOYL C. TULLY ET UX OF RECORD IN VOLUME 951, PAGE 61, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND A TRACT OF LAND DESCRIBED IN A DEED TO DR-HORTON, TEXAS, LTD. OF RECORD IN VOLUME 2329, PAGE 27, DEED RECORDS, ROCKWALL COUNTY, TEXAS, RESPECTIVELY FOR A TOTAL DISTANCE OF 1207.83 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER OF A CALLED 38.320 ACRE TRACT OF LAND DESCRIBED IN A DEED TO HOLM, INC. OF RECORD IN VOLUME 1805, PAGE 296, DEED RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE NORTH 00° 15' 59" WEST, ALONG THE MOST SOUTHERN EAST LINE OF SAID 38.320 ACRE TRACT A DISTANCE OF 538.84 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE BASE OF AN OLD WOOD FENCE POST AT THE SOUTHWEST CORNER OF A CALLED 77.018 ACRE TRACT OF LAND DESCRIBED IN A DEED TO THE THOMAS TSCHOEPE, BISHOP OF THE ROMAN CATHOLIC DIOCESE OF DALLAS OF RECORD IN VOLUME 115, PAGE 438, DEED RECORDS, ROCKWALL COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE BEARS SOUTH 58° 00' 00" WEST, A DISTANCE OF 3.00 FEET;

THENCE NORTH 88° 25' 52" EAST, ALONG THE SOUTH LINE OF SAID 77.018 ACRE TRACT A DISTANCE OF 730.90 TO A POINT AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 18°26'48", A RADIUS OF 632.50 FEET, A CHORD DISTANCE 202.76 FEET AND A CHORD BEARING OF SOUTH 82°20'48" EAST;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC LENGTH OF 203.64 FEET TO A POINT FOR CORNER;

THENCE NORTH 88°25'52" EAST A DISTANCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH COUNTRY LANE A DISTANCE OF 410.02 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 28°58'41", A RADIUS OF 567.50 FEET, A CHORD DISTANCE OF 283.97 FEET AND A CHORD BEARING OF S 77°04'47" EAST;

THENCE ALONG SAID CURVE TO THE LEFT ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH COUNTRY LANE AN ARC LENGTH OF 287.02 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 26° 57'36", A RADIUS OF 632.50 FEET, A CHORD DISTANCE OF 294.88 FEET AND A CHORD BEARING OF SOUTH 76°04'13" EAST;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF NORTH COUNTRY LANE AN ARC LENGTH OF 297.62 FEET TO A POINT FOR CORNER IN THE WESTERLY RIGHT-OF-WAY LINE OF F.M. 1141;

THENCE SOUTH 01° 07' 03" EAST, CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF SAID F.M. 1141 A DISTANCE OF 572.38 FEET TO A 1/2" IRON ROD SET FOR CORNER AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO WILLIAM A. NOAH ET UX OF RECORD IN VOLUME 690, PAGE 188, DEED RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 89° 06' 54" WEST, ALONG THE NORTH LINE OF SAID NOAH TRACT A DISTANCE OF 234.56 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER THEREOF;

THENCE SOUTH 00° 45' 19" EAST, ALONG THE WEST LINE OF SAID NOAH TRACT A DISTANCE OF 235.00 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 89° 06' 54" EAST, ALONG THE SOUTH LINE OF SAID NOAH TRACT A DISTANCE OF 235.47 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER THEREOF AND BEING IN THE WEST RIGHT-OF-WAY LINE OF SAID F.M. 1141;

THENCE SOUTH 00° 28' 12" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID F.M. 1141 A DISTANCE OF 812.33 FEET TO A "PK" NAIL SET FOR CORNER NEAR THE CENTER OF QUAIL RUN ROAD (ASPHALT SURFACE) AT THE NORTHEAST CORNER OF FIRST SECTION SADDLEBROOK ESTATES, AN ADDITION TO ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 307, PLAT RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE NORTH 89° 49' 43" WEST, ALONG THE NORTH LINE OF SAID SADDLEBROOK ESTATES A DISTANCE OF 1435.69 FEET TO A 3/8" IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER THEREOF AND BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO SHEILA FLANNERY AND WILLIAM J. FLANNERY III OF RECORD IN VOLUME 1124, PAGE 65, DEED RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 89° 51' 24" WEST, ALONG THE NORTH LINE OF SAID FLANNERY TRACT AND THE NORTH LINE OF A CALLED 30.00 ACRE TRACT OF LAND DESCRIBED IN A DEED TO LONNIE L. GIDEON, TRUSTEE OF RECORD IN VOLUME 307, PAGE 259, DEED RECORDS, ROCKWALL COUNTY, TEXAS, RESPECTIVELY A DISTANCE OF 476.11 FEET TO THE PLACE OF BEGINNING AND CONTAINING 76.068 ACRES OF LAND.

ROCKWALL HIGH SCHOOL NINTH GRADE CENTER
 ZONING CASE XX
 JOHN M. GASS SURVEY, ABSTRACT NO. 88
 ROCKWALL I.S.D.
 76.068 ACRES

ARCHITECT:
 CORGAN ASSOCIATES, INC.
 401 NORTH HOUSTON STREET
 DALLAS, TEXAS 75202
 (214) 214-757-1796
 CONTACT: BEVERLY FORNOF

OWNER:
 ROCKWALL ISD
 801 EAST WASHINGTON ST.
 ROCKWALL TEXAS, 75087
 (469) 698-7031
 CONTACT: WILLIAM SALEE

ENGINEER:
 GLENN ENGINEERING CORP.
 FIRM REG. NO. F-303
 105 DECKER COURT, SUITE 910
 IRVING, TEXAS 75062
 (972) 989-2174 CELL
 (972) 717-5151 OFFICE
 CONTACT: ROBERT HOWMAN

Z2022-015

MARCH 2022

SHEET 1 OF 1

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR NEIGHBORHOOD SERVICES (NS) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 76.068-ACRE TRACT OF LAND IDENTIFIED AS TRACTS 14-01 & 14-11 OF THE J. M. GLASS SURVEY, ABSTRACT NO. 88, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for a change in zoning from an Agricultural (AG) District to a Planned Development District for Neighborhood Services (NS) District land uses for a 76.068-acre tract of land identified as Tracts 14-01 & 14-11 of the J. M. Glass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future;

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

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

zoning described herein;

SECTION 4. 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 5. 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 6. 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 7. That this ordinance shall take effect immediately from and after its passage;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 2nd DAY OF MAY, 2022.**

ATTEST:

Kevin Fowler, *Mayor*

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: April 18, 2022

2nd Reading: May 2, 2022

Exhibit 'A'
Legal Description

Being a tract of land situated in the JOHN M. GLASS SURVEY, ABSTRACT NO. 88, Rockwall County, Texas, and being part of the same tracts of land described as first and second tract in a deed to G.C. Rochell, Jr. of record in Volume 38, Page 377, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner near the center of Quail Run Road (asphalt surface) at the Southeast corner of a tract of land described in a deed to Michael R. Nalley et ux of record in Volume 1024, Page 324, deed Records, Rockwall County, Texas;

THENCE North 00° 01' 51" East, along the East line of said Nalley tract at a distance of 330.80 feet passing a 1/2" iron rod found for corner at the Northeast corner thereof and continuing along the East line of a tract of land described in a deed to Doyl C. Tulley et ux of record in Volume 951, Page 61, Deed Records, Rockwall County, Texas, and a tract of land described in a deed to DR-Horton, Texas, Ltd. of record in Volume 2329, Page 27, Deed Records, Rockwall County, Texas, respectively for a total distance of 1207.83 feet to a 1/2" iron rod found for corner at the Southeast corner of a called 38.320 acre tract of land described in a deed to Holm, Inc. of record in Volume 1805, Page 296, Deed Records, Rockwall County, Texas;

THENCE North 00° 15' 59" West, along the most Southern East line of said 38.320 acre tract a distance of 538.84 feet to a 1/2" iron rod found for corner at the base of an old wood fence post at the Southwest corner of a called 77.018 acre tract of land described in a deed to the Thomas Tschoepe, Bishop of the Roman Catholic Diocese of Dallas of record in Volume 115, Page 438, Deed Records, Rockwall County, Texas, from which a 1/2" iron rod found for reference bears South 58° 00' 00" West, a distance of 3.00 feet;

THENCE North 88° 25' 52" East, along the South line of said 77.018-acre tract a distance of 730.90 to a point at the beginning of a non-tangent curve to the left having a central angle of 18°26'48", a radius of 632.50 feet, a chord distance 202.76 feet and a chord bearing of South 82°20'48" East;

THENCE along said curve to the left an arc length of 203.64 feet to a point for corner;

THENCE North 88°25'52" East a distance along the Southerly right-of-way line of North Country Lane a distance of 410.02 feet to a point at the beginning of a curve to the right having a central angle of 28°58'41", a radius of 567.50 feet, a chord distance of 283.97 feet and a chord bearing of South 77°04'47" East;

THENCE along said curve to the left along the Southerly right-of-way line of North country lane an arc length of 287.02 feet to a point for corner at the beginning of a curve to the left having a central angle of 26° 57'36', a radius of 632.50 feet, a chord distance of 294.88 feet and a chord bearing of South 76°04'13" East;

THENCE along the Southerly right-of-way of North Country Lane an arc length of 297.62 feet to a point for
Corner in the Westerly right-Of-way line of F.M. 1141:

THENCE South 01° 07' 03" East, continuing along the West right-of-way line of said F.M. 1141 a distance of 572.38 feet to a 1/2" iron rod set for corner at the Northeast corner of a tract of land described in a deed to William A. Noah et ux of record in Volume 690, Page 188, Deed Records, Rockwall County, Texas;

Exhibit 'A'
Legal Description

THENCE South 89° 06' 54" West, along the North line of said Noah tract a distance of 234.56 feet to a 1/2" iron rod found for corner at the Northwest corner thereof;

THENCE South 00° 45' 19" East, along the West line of said Noah tract a distance of 235.00 feet to a 1/2" iron rod found for corner at the Southwest corner thereof;

THENCE North 89° 06' 54" East, along the South line of said Noah tract a distance of 235.47 feet to a 1/2" iron rod found for corner at the Southeast corner thereof and being in the West right-of-way line of said F.M. 1141;

THENCE South 00° 28' 12" West, along the West right-of-way line of said F.M. 1141 a distance of 812.33 feet to a "PK" nail set for corner near the center of Quail Run Road (asphalt surface) at the Northeast corner of first section Saddlebrook Estates, an addition to Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Slide 307, Plat Records, Rockwall County, Texas;

THENCE North 89° 49' 43" West, along the North line of said Saddlebrook Estates a distance of 1435.69 feet to a 3/8" iron rod found for corner at the Northwest corner thereof and being the Northeast corner of a tract of land described in a deed to Sheila Flannery and William J. Flannery III of record in Volume 1124, Page 65, Deed Records, Rockwall County, Texas;

THENCE South 89° 51' 24" West, along the North line of said Flannery tract and the North line of a called 30.00-acre tract of land described in a deed to Lonnie L. Gideon, trustee of record in Volume 307, Page 259, Deed Records, Rockwall County, Texas, respectively a distance of 476.11 feet to the place of beginning and containing 76.068 acres of land.

[illegible]

Exhibit 'C':
Development Standards

All development occurring within the boundaries of the *Subject Property* shall conform to the development and land use standards contained in this Planned Development District ordinance. Development and land use standards not explicitly mentioned in this ordinance shall be governed by *Ordinance No. 20-02* and be subject to all pertinent development and land use standards for a Neighborhood Services (NS) District as specified by the Unified Development Code (UDC). All sections of the Unified Development Code (UDC) referenced in this section of the Planned Development District Ordinance shall be as is and as amended in the future.

C.1 PURPOSE.

The purpose of this Planned Development District is to provide provisions that control the development of a *Public or Private Primary School* or a *Public or Private Secondary School* with special conditions and requirements for ancillary land uses.

C.2 LAND USE AND DEVELOPMENT STANDARDS.

(1) Permitted Uses. The permitted land uses for the *Subject Property* shall be as follows:

(a) Land Uses Permitted *By-Right*:

- Public or Private Primary School ^{(1) & (2)}
- Public or Private Secondary School ^{(1) & (2)}
- Public Park or Playground
- Track or Stadium ⁽³⁾

(b) Land Uses Permitted by Specific Use Permit (SUP):

- Temporary Education Building for a Public or Private School ⁽⁴⁾
- Accessory Building for Storage

Notes:

⁽¹⁾: All ancillary land uses typically associated with the development of a *Public or Private Primary School* and/or *Public or Private Secondary School* -- as determined by the Director of Planning and Zoning or his/her designee -- shall be permitted on the *subject property* and be subject to approval through a site plan or amended site plan by the Planning and Zoning Commission. The Planning and Zoning Commission may require screening, wing walls, and/or other design elements to minimize the impacts of any ancillary land use.

⁽²⁾: Adequate pick-up and drop-off areas shall be provided to ensure that street traffic/neighborhood traffic is not impeded. This shall be determined by the Director of Planning and Zoning or his/her designee at the time of site plan.

⁽³⁾: For a *Track or Stadium* with a seating capacity of less than 1,000 people. For a *Tract or Stadium* with a seating capacity of 1,000 people or greater a Specific Use Permit (SUP) shall be required to be approved by the City Council pending a recommendation from the Planning and Zoning Commission.

⁽⁴⁾: This land uses shall be subject to the *Conditional Land Use Standards* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC); however, special attention should be paid to the placement of any *Temporary Education Buildings* due to the residential adjacencies of the *Subject Property*. *Temporary Education Buildings* shall not be allowed in an established building setback or landscape buffer.

Exhibit 'C':
Development Standards

- (2) **Density and Dimensional Requirements.** Unless specifically provided by this Planned Development District ordinance, the density and dimensional standards stipulated by the Neighborhood Services (NS) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development of the *Subject Property*. All development shall also conform to the standards depicted in *Table 1*, which are as follows:

Table 1: Density and Dimensional Requirements

<i>Minimum Lot Width</i>	100'
<i>Minimum Lot Depth</i>	200'
<i>Minimum Lot Area</i>	1-Acre or 43,560 SF
<i>Minimum Front Yard Setback</i> ^{(1) & (2)}	30'
<i>Minimum Side Yard Setback</i>	10'
<i>Minimum Rear or Side Yard Setback (Adjacent to a Street)</i>	30'
<i>Minimum Rear Yard Setback</i> ⁽³⁾	10'
<i>Minimum Distance Between Buildings</i> ⁽⁴⁾	15'
<i>Maximum Building Height</i> ⁽⁵⁾	40'
<i>Maximum Lot Coverage</i>	40%
<i>Minimum Required Landscaping</i>	30%

General Notes:

- ¹: No more than one (1) full row of parking (*i.e. two [2] rows of parking with a drive aisle*) shall be allowed between the primary building façade and the right-of-way of FM-1141 and Quail Run Road.
- ²: The location of the *Front Yard Building Setback* as measured from the front property line.
- ³: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- ⁴: Zero (0) feet with a fire rated wall.
- ⁵: Building height may be increased up to 60-feet if approved through a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council.

- (3) **Architectural and Building Standards.** Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Neighborhood Services (NS) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development of the *Subject Property*.
- (4) **Landscaping and Hardscape Standards.** Unless specifically provided by this Planned Development District ordinance, the landscape and hardscape standards stipulated by Article 05, *District Development Standards*, and Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) are applicable to all development of the *Subject Property*. In addition, the landscape buffer requirements for the development of the *Subject Property* shall be as follows:
- (a) **Landscape Buffer and Sidewalk (FM-1141 and Quail Run Road).** A minimum of a 30-foot landscape buffer shall be provided along FM-1141 and Quail Run Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* undulating berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height of 30-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering/curvilinear six (6) foot trail shall be constructed within the 30-foot landscape buffer.

Exhibit 'C':
Development Standards

- (b) Landscape Buffer and Sidewalk (North Country Lane and Panhandle Drive). A minimum of a ten (10) foot landscape buffer shall be provided along North Country Lane and Panhandle Drive (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height of 30-inches. In addition, one (1) canopy tree and one (1) accent tree shall be planted per 50-feet of linear frontage. A five (5) foot trail shall be constructed within the ten (10) foot landscape buffer.
- (c) Landscape Areas for the Remainder Lots on the Westside of Panhandle Drive and the Northside of N. Country Lane. The remainder lots that will exist on the westside of Panhandle Drive and northside of N. Country Lane shall incorporate heavy landscaping adjacent to the residential properties to the north and west of these properties. At a minimum a berm and three (3) tiered screening (*i.e. [1] a row of small to mid-sized shrubs, [2] a row of large shrubs or accent trees or a combination thereof, and [3] a row of canopy trees on a minimum of 20-foot centers*) shall be provided in these areas.
- (5) Variances. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION 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: April 12, 2022

APPLICANT: Robert Howman; Glenn Engineering Corp

CASE NUMBER: Z2022-015; Zoning Change Agricultural (AG) District to a Planned Development (PD) with Neighborhood Services (NS) District

SUMMARY

Hold a public hearing to discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development (PD) District for Neighborhood Services (NS) District land uses for a 76.068-acre tract of land identified as Tracts 14-01 & 14-11 of the J. M. Glass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the northwest corner of the intersection of FM-1141 and E. Quail Run Road, and take any action necessary.

BACKGROUND

On August 30, 1999, the subject property was annexed by the City Council through *Ordinance No. 99-33 [Case No. A1999-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. The subject property has been remained vacant since annexation.

PURPOSE

On March 18, 2022, the applicant -- *Robert Howman of Glenn Engineering Corp.* -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Planned Development District for Neighborhood Services (NS) District land uses and development standards. Specifically, the land uses and development standards were limited to only allow facilities for the Rockwall Independent School District (RISD).

ADJACENT LAND USES AND ACCESS

The subject property is located northwest corner of the intersection of FM-1141 and E. Quail Run Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the Dalton Ranch Subdivision, which consists of 151-lots on 62.33-acres and zoned Planned Development (PD-58) District. North of this subdivision is SH-276, which is identified as a TXDOT6D (*i.e. Texas Department of Transportation, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

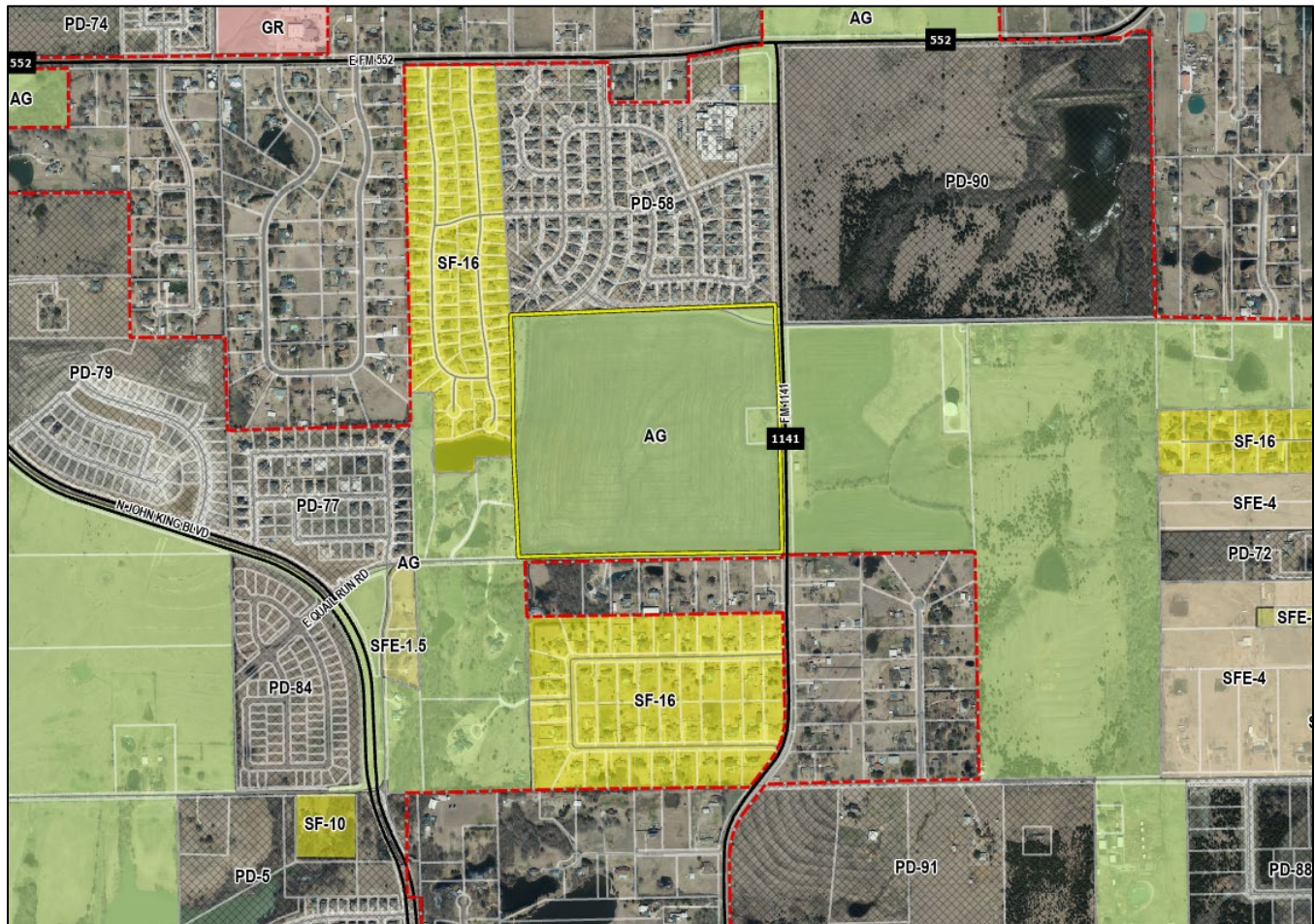
South: Directly south of the subject property is E Quail Run Road which is identified as a M4U (*i.e. major collector, four [4] lane, undivided highway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the corporate limits of the City of Rockwall followed by several properties with single-family homes situated on them.

East: Directly east of the subject property is FM-1141 which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this are two (2) tracts of land (*i.e. Tract 14 [48.267-acre] and Tract 4 [101.43-acre], Abstract No. A0088 of the JM Glass Survey*) which are zoned as Agriculture (AG) District.

West: Directly west of the subject property is the Stoney Hollow Addition, which is zoned Single-Family 16 (SF-16). West of this is Gideon Grove which consists of 72-lots and zoned Planned Development 77 (PD-77). Beyond this is the Saddle Star Estates Subdivisions, which consists of 66-lots and zoned Planned Development 79 (PD-79). West of this is N. John King Boulevard, which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP

YELLOW: SUBJECT PROPERTY



CONFORMANCE TO CITY'S CODES

According to Subsection 04.03, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(t)he Neighborhood Services (NS) District is a zoning district intended to provide limited retail land uses near neighborhoods for the purpose of supplying the day-to-day retail and personal service needs of residents.” This section goes on to state that “(t)he Neighborhood Services (NS) District is typically located at limited corner locations on arterials in existing developments, and is intended to serve small service areas. Since these sites are typically... surrounded by residential development they can appear to be spot zones; however, the Comprehensive Plan acknowledges the need to create neighborhood units, which involve the need for limited retail and service uses in close proximity to neighborhoods. The Neighborhood Services (NS) District should not contain uses that create excessive amounts of traffic, noise, litter or that would not be conducive to residential adjacency. Due to the residential adjacency of this zoning district, increased landscaping and buffering requirements are necessary.” In this case, the Neighborhood Services (NS) District is the base zoning district for the Planned Development District; however, the land uses will be limited to only allowing a: [1] *Public or Private Primary School*, [2] *Public or Private Secondary School*, [3] *Public Park or Playground*, and/or [4] *Track or Stadium*. In addition, the *Temporary Education Building for a Public or Private School* and *Accessory Building or Storage* land uses will be allowed through a Specific Use Permit (SUP). The purpose of selecting the Neighborhood Services (NS) District as the base zoning was because it is the lowest intensity non-residential

zoning district, but as stated previously staff has further restricted this district. A summary of the proposed density and dimensional requirements is as follows:

Table 1: Density and Dimensional Requirements

Minimum Lot Width	100'
Minimum Lot Depth	200'
Minimum Lot Area	1-Acre or 43,560 SF
Minimum Front Yard Setback ^{(1) & (2)}	30'
Minimum Side Yard Setback	10'
Minimum Rear or Side Yard Setback (Adjacent to a Street)	30'
Minimum Rear Yard Setback ⁽³⁾	10'
Minimum Distance Between Buildings ⁽⁴⁾	15'
Maximum Building Height ⁽⁵⁾	40'
Maximum Lot Coverage	40%
Minimum Required Landscaping	30%

General Notes:

- ¹: No more than one (1) full row of parking (i.e. two [2] rows of parking with a drive aisle) shall be allowed between the primary building façade and the right-of-way of FM-1141 and Quail Run Road.
- ²: The location of the *Front Yard Building Setback* as measured from the front property line.
- ³: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- ⁴: Zero (0) feet with a fire rated wall.
- ⁵: Building height may be increased up to 60-feet if approved through a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council.

If this zoning change is approved and when the subject property is developed, the development will be required to conform to provide three (3) tiered screening adjacent to all residential properties and conform to all the requirements of the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, and any other applicable local, state or federal requirements.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is situated within Northeast Residential District and is designated for Quasi-Public land uses. The *Land Use Designations* section of the plan state that, "(t)he Quasi-Public land use is for land uses that are operated by a private non-profit educational, religious, recreational, charitable, or medical institution having the purpose primarily of serving the general public." For the Planning and Zoning Commission and City Council's review, staff has included excerpts from the Comprehensive Plan showing the *Land Use Plan* and *District Strategies* for the Northeast Residential District. In this case, the applicant's request would be better classified under the Public land use designation. According to the Comprehensive Plan "(t)he Public land use designation includes uses that are operated exclusively by a public body that serve the public's health, safety or general welfare." Staff should point out that while the Rockwall Independent School District (RISD) generally conforms with the Quasi-Public land use examples and the two land uses (Public and Quasi-Public) are very similar in nature, the Public land use designation is intended for public agencies. Based on this, the proposed zoning change will require the City Council to amend the Future Land Use Map from a Quasi-Public land use designation to a Public land use. This has been added to the *Conditions of Approval* for this case.

INFRASTRUCTURE

Based on the proposed request, the following infrastructure is required to be constructed to provide adequate public services for any development of the subject property:

- (1) Roadways. A Traffic Impact Analysis (TIA) will be required at the time the civil engineering is submitted. At the time of development, the developer shall verify the right-of-way width of FM-1141 to ensure there is 65-feet of right-of-way from the centerline of the roadway. Depending on the Traffic Impact Analysis (TIA), FM-1141 could require turn lanes and acceleration/deceleration lanes to be constructed. In addition, the developer shall verify the right-of-way width of E. Quail Run Road to ensure that there is a 32.50-feet of right-of-way from the centerline of the roadway. A minimum of a 24-foot concrete roadway shall be constructed along E. Quail Run Road; however, this roadway may need to be expanded

depending on the Traffic Impact Analysis (TIA). The applicant is also responsible for constructing a 45-foot *back-of-curb to back-of-curb* concrete roadway in a 65-foot right-of-way for the extension of Panhandle Drive from its current dead end location to E. Quail Run Road. Any additional right-of-way necessary to establish a 65-foot right-of-way for North County Lane shall be dedicated, and this roadway must be expanded to be a 45-foot *back-of-curb to back-of-curb* concrete street.

- (2) Water. A twelve (12) inch water line will need to be constructed in the Panhandle Drive right-of-way to the south property line and along North Country Lane to connect to FM-1141.
- (3) Wastewater. The developer shall be required to pay all applicable pro-rata agreements at the time of site/civil approval.
- (4) Drainage. Detention will be required and sized per the required detention study.

STAFF ANALYSIS

The proposed zoning change is in conformance with the Planned Development District standards and with the underlying zoning of Neighborhood Services (NS) District as defined by the Unified Development Code (UDC). In addition, the change appears to conform to the policies and guidelines of the OURHometown Vision 2040 Comprehensive Plan; however, zoning is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On March 25, 2022, staff mailed 128 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Stoney Hollow and Dalton Ranch Homeowner's Associations (HOAs), which were the only Homeowner's Associations (HOAs) or Neighborhood Organizations 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 two (2) property owner notifications from two (2) property owners within the 500-foot notification buffer in opposition of the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the subject property from an Agricultural (AG) District to a Planned Development (PD) District for Neighborhood Services (NS) District land uses, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans;
- (2) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from a Quasi-Public designation to a Public designation; and,
- (3) The applicant shall be responsible for maintaining compliance with the Planned Development District ordinance; and
- (4) Any construction resulting from the approval of this Zoning Change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ☒ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 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 _____

SUBDIVISION **Rockwall High School 9th Grade Center**

LOT

1

BLOCK

1

GENERAL LOCATION **at the northwest corner of Quail Run Road and FM 1141**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **AG**

CURRENT USE

PUBLIC SCHOOL

PROPOSED ZONING **NEIGHBORHOOD SERVICES**

PROPOSED USE

PUBLIC SCHOOL

ACREAGE **76**

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

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

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

☐ OWNER **Rockwall Independent School District**

☐ APPLICANT **Glenn Engineering Corp.**

CONTACT PERSON **William Salee - Executive Director of Operations**

CONTACT PERSON **Robert Howman**

ADDRESS **1191 T.L. Townsend Drive**

ADDRESS **4500 Fuller Drive**

CITY, STATE & ZIP **Rockwall, Texas 75087**

CITY, STATE & ZIP **Irving, Texas 75038**

PHONE **469-698-7031**

PHONE **972-989-2174 cell**

E-MAIL **will.salee@rockwallisd.org**

E-MAIL **rahowman@glennengineering.com**

NOTARY VERIFICATION [REQUIRED]

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

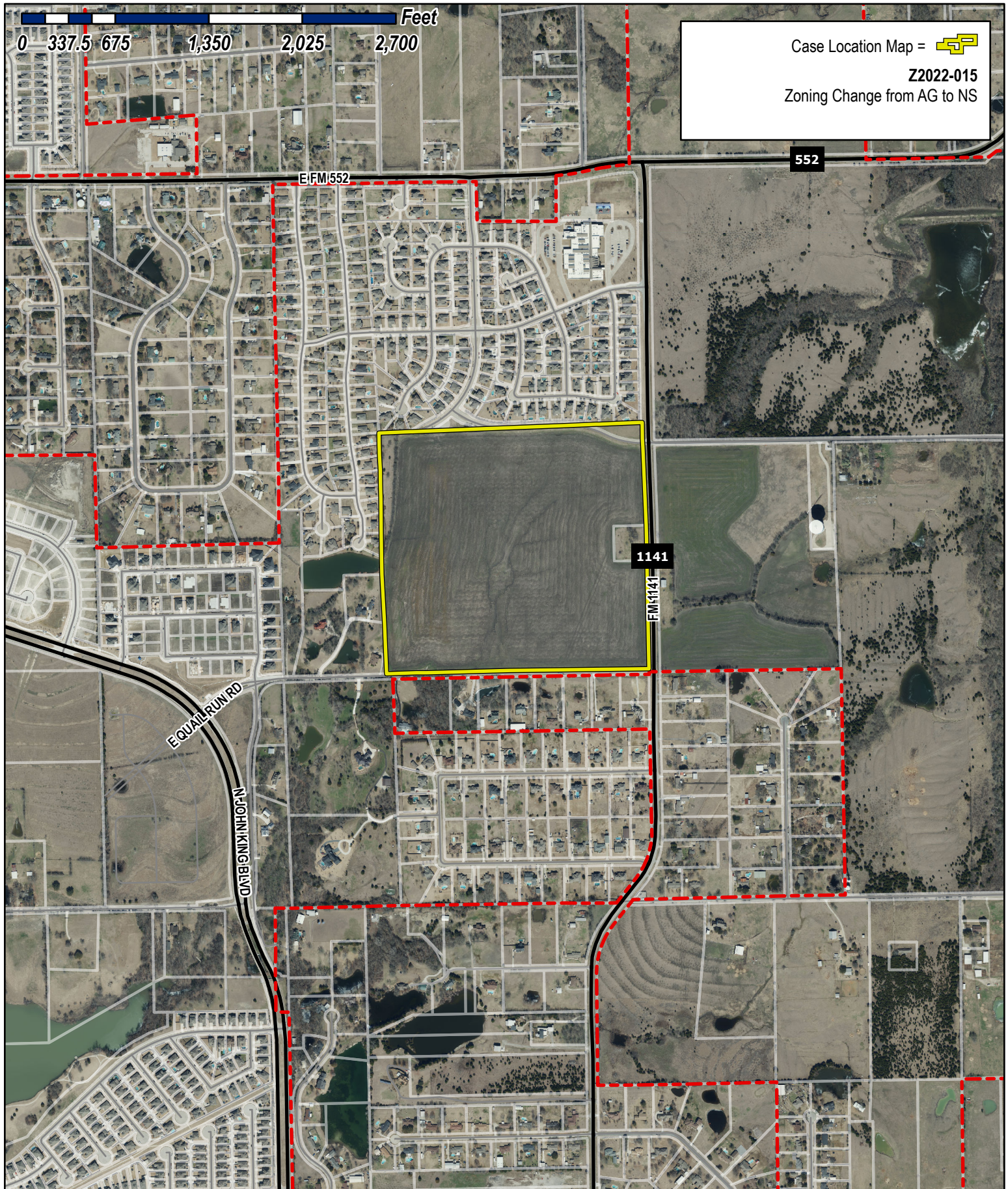
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20 _____. BY SIGNING THIS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

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

MY COMMISSION EXPIRES _____



City of Rockwall

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

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

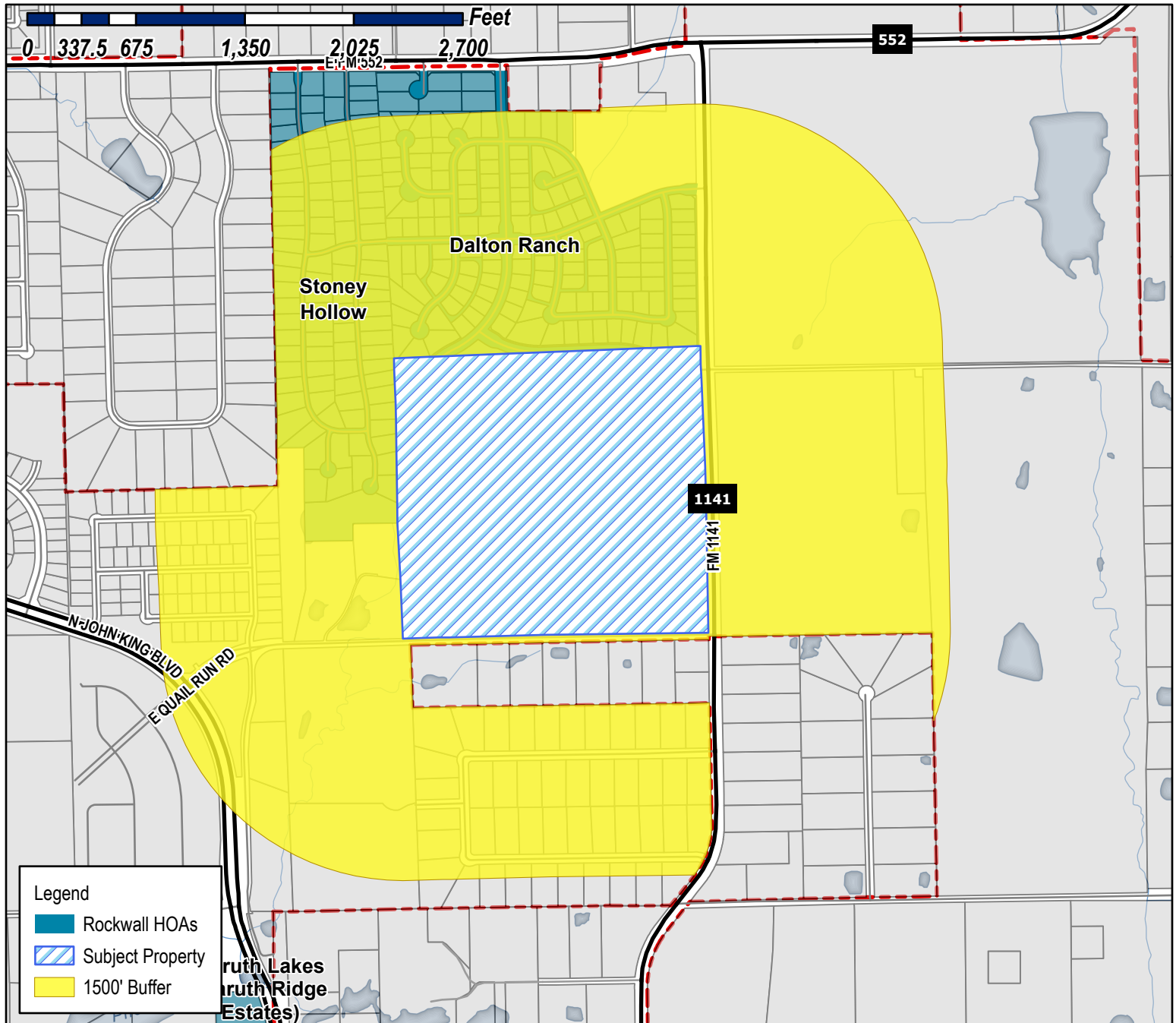




City of Rockwall

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

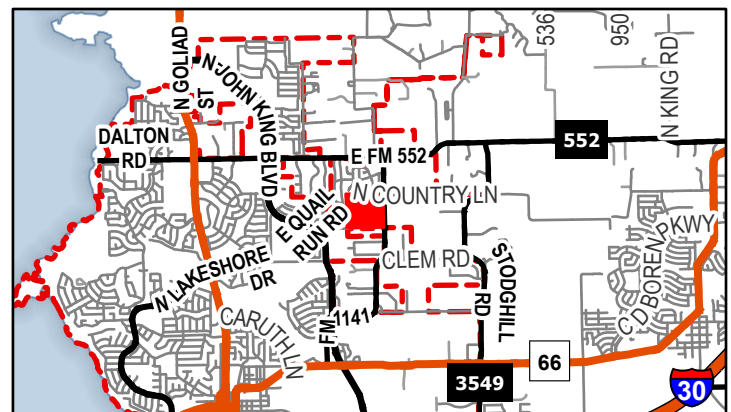
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2022-015
Case Name: Zoning Change from AG to NS
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: NWC of Quail Run Road and FM 1141

Date Saved: 3/18/2022

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



From: [Gamez, Angelica](#)
Cc: [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#)
Subject: Neighborhood Notification Program [Z2022-015]
Date: Friday, March 25, 2022 9:02:40 AM
Attachments: [Public Notice \(03.23.2022\).pdf](#)
[HOA Map Z2022-015.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 March 25, 2022. The Planning and Zoning Commission will hold a public hearing on Tuesday, April 12, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 18, 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>.

Z2022-015: Zoning Change from AG to NS

Hold a public hearing to discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of a Zoning Change from an Agricultural (AG) District to Neighborhood Services (NS) District for a 76.068-acre tract of land identified as Tracts 14-01 & 14-11 of the J. M. Glass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the northwest corner of the intersection of FM-1141 and E. Quail Run Road, and take any action necessary.

Thank you,

Angelica Gamez

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

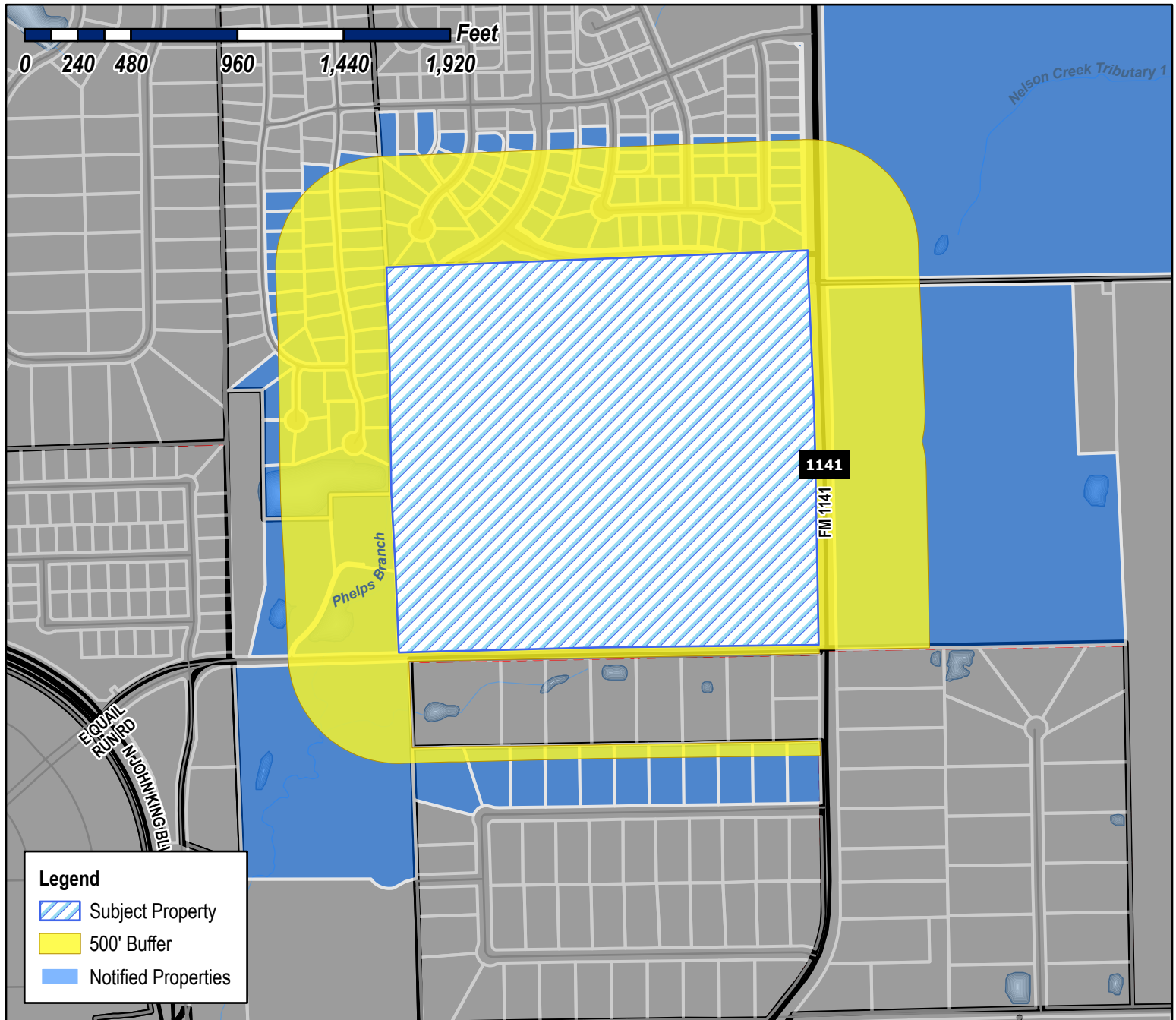
<http://www.rockwall.com/planning/>



City of Rockwall

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

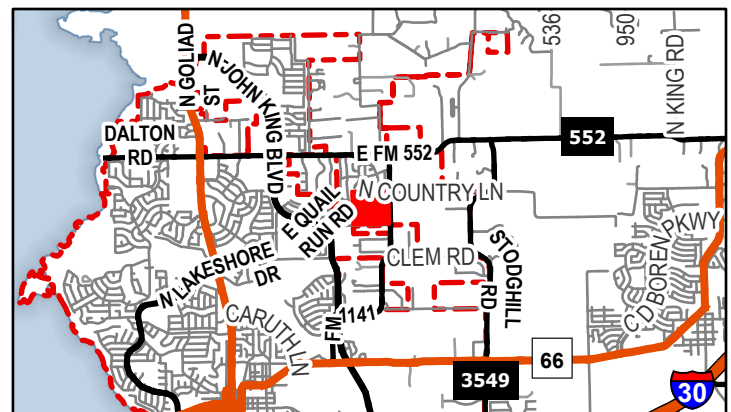
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Case Number: Z2022-015
Case Name: Zoning Change from AG to NS
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: NWC of Quail Run Road and FM 1141

Date Saved: 3/18/2022

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



GERLACH CHRISS AND RON FAMILY TRUST
RONALD ROBERT GERLACH SOLE TRUSTEE
13435 ROANE CIR
NORTH TUSTIN, CA 92705

LARRIVIERE MICHAEL R & LISA J
1425 E QUAIL RUN RD
ROCKWALL, TX 75087

TULLY DOYL C & VONETTE S
1435 E QUAIL RUN RD
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC
14400 THE LAKES BLVD BUILDING C, SUITE 200
AUSTIN, TX 78660

NALLEY MICHAEL R & LORI D
1445 E QUAIL RUN RD
ROCKWALL, TX 75087

BELL BRYAN & PRISCILLA
1660 E QUAIL RUN RD
ROCKWALL, TX 75087

HUDDIN RYAN S AND JADA
1666 FM 1141
ROCKWALL, TX 75087

SPEER JOHN AND JULIE
1683 TANNERSON DR
ROCKWALL, TX 75087

STEPHEN VALENTINE
1687 TANNERSON DR
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO
1800 E QUAIL RUN RD
ROCKWALL, TX 75087

LAWHORN DAVID AND STEPHANIE
1819 TRAIL DR
ROCKWALL, TX 75087

CARLSON KELLY BRYAN
1821 TRAIL DR
ROCKWALL, TX 75087

DE LAURA MELVIN ROY
1823 TRAIL DR
ROCKWALL, TX 75087

GARTH AARON MICHAEL & MEGAN L
1824 TRAIL DRIVE
ROCKWALL, TX 75087

OLIVER STEVEN AND CHRISTINE
1825 TRAIL DR
ROCKWALL, TX 75087

HASS KELLY NEAL & AMANDA COURTNEY
1826 TRAIL DR
ROCKWALL, TX 75087

HASS KELLY NEAL & COURTNEY DUNCAN HASS
1826 TRAIL DR
ROCKWALL, TX 75087

HAURY JEFFREY H
1827 TRAIL DR
ROCKWALL, TX 75087

WATLINGTON DAVID & SHERRY
1828 TRAIL DR
ROCKWALL, TX 75087

HERNANDEZ JOHN E AND CECILE
1829 TRAIL DRIVE
ROCKWALL, TX 75087

WEIR JAMES B & CRYSTAL
1831 TRAIL DR
ROCKWALL, TX 75087

OLIVER MICHAEL
1832 TRAIL DRIVE
ROCKWALL, TX 75087

MILLER ANGELA KAY & JOHN RAY
1833 TRAIL DRIVE
ROCKWALL, TX 75087

FOSTER BRIAN AND DEIDRE
1834 TRAIL DRIVE
ROCKWALL, TX 75087

ALLEN JAMES JR & BARBARA A
1835 TRAIL DRIVE
ROCKWALL, TX 75087

SANTOSO HARDJO AND
SENDYTIAWATI KURNIAWAN
1836 TRAIL DR
ROCKWALL, TX 75087

REAMSBOTTOM DELAYNE
1837 TRAIL DRIVE
ROCKWALL, TX 75087

FLANNERY SHEILA S & WILLIAM J III
JOINT TENANTS W/RIGHT SURVIVORSHIP
2095 E QUAIL RUN RD
ROCKWALL, TX 75087

FREDERICK CURTIS
2181 E QUAIL RUN RD
ROCKWALL, TX 75087

SELF CRAIG & CHRISTINA
2249 E QUAIL RUN RD
ROCKWALL, TX 75087

ECHOLS JAMES WADE
2307 E 2307 QUAIL RUN RD
ROCKWALL, TX 75087

RICHARDSON FRANKLIN AND JENNIFER
2343 EAST QUAIL RUN ROAD
ROCKWALL, TX 75087

COX ROBERT & BEVERLY
2356 SADDLEBROOK LN
ROCKWALL, TX 75087

OROZCO ARTHUR
2360 SADDLEBROOK LANE
ROCKWALL, TX 75087

BERGER KEVIN M & DEBBIE R
2364 SADDLEBROOK LN
ROCKWALL, TX 75087

STELZER WADE L & MISTY M
2368 SADDLEBROOK LN
ROCKWALL, TX 75087

ELLIS MELISSA A AND CHIMA O
2372 SADDLEBROOK LN
ROCKWALL, TX 75087

FINCH PATRICIA A
2374 SANDSTONE
ROCKWALL, TX 75087

BASHAM ERIC B
2376 SADDLEBROOK LN
ROCKWALL, TX 75087

MARKARIAN MASIS A & CLAUDIA
2377 SANDSTONE
ROCKWALL, TX 75087

DEFEBAGH WALTER W & DAWN A
2380 SADDLEBROOK LN
ROCKWALL, TX 75087

GRAY RYAN D AND MARISA C
2384 SADDLEBROOK LN
ROCKWALL, TX 75087

CALLICOATT GEORGE & JUDY
2388 SADDLEBROOK LN
ROCKWALL, TX 75087

THORMAHLEN KARL M SR & ETUX
2392 SADDLEBROOK LN
ROCKWALL, TX 75087

MINNICH SHAWN C & WENDY A
2396 SADDLEBROOK LN
ROCKWALL, TX 75087

LANGLEY RICHARD E
2401 SANDSTONE
ROCKWALL, TX 75087

STONEY HOLLOW OWNERS ASSOC
C/O LONE STAR ASSOC MGMT
2500 LEGACY DR STE 220
FRISCO, TX 75034

GAERTNER BRIAN & DOLORES
2580 COBBLESTONE DRIVE
ROCKWALL, TX 75087

VAN BRUNT RICHARD JOSEPH SR
2585 COBBLESTONE DR
ROCKWALL, TX 75087

2594COBBLESTONEDR
ROCKWALL, TX 75087

NEWBAUER AARON M AND MONICA VALORIE
2605 COBBLESTONE
ROCKWALL, TX 75087

EDWARDS JUSTIN W & STEPHANIE A
2608 COBBLESTONE DRIVE
ROCKWALL, TX 75087

SIVINSKI JOSEPH & LUANNE
2685 STONEY HOLLOW LANE
ROCKWALL, TX 75087

AVERY SCOT AND DENA
2730 STONEY HOLLOW LANE
ROCKWALL, TX 75087

GREEN LINDA LAMINACK & TOMMY FAGAN
2731 STONEY HOLLOW LANE
ROCKWALL, TX 75087

MARTINEZ ALFONSO & RITA
2732 COBBLESTONE DRIVE
ROCKWALL, TX 75087

KAYE MICHAEL & TRACY
2737 COBBLESTONE DR
ROCKWALL, TX 75087

TRIMPE KEITH A & DARLENE J
2744 COBBLESTONE DR
ROCKWALL, TX 75087

JENNINGS CODY D
2744 STONEY HOLLOW LANE
ROCKWALL, TX 75087

GERLACH CHRISS AND RON FAMILY TRUST
RONALD ROBERT GERLACH SOLE TRUSTEE
2749 COBBLESTONE DR
ROCKWALL, TX 75087

JABLONSKY JOSEPH GLOVER
2754 COBBLESTONE DR
ROCKWALL, TX 75087

ESTRADA CASSANDRA
2759 COBBLESTONE DRIVE
ROCKWALL, TX 75087

HAI LE & KHANH T TO
2760 STONEY HOLLOW LN
ROCKWALL, TX 75087

CARTER TERRY L & LAURA C
2764 COBBLESTONE DR
ROCKWALL, TX 75087

CRAIGWELL KIMBERLY A
2769 COBBLESTONE DRIVE
ROCKWALL, TX 75087

MARTIN THOMAS AND MICHELLE
2770 STONEY HOLLOW LN
ROCKWALL, TX 75087

HAMILL MICHAEL B AND JERRIE L
2774 COBBLESTONE DR
ROCKWALL, TX 75087

SIMPSON RICHARD G
2780 STONEY HOLLOW LN
ROCKWALL, TX 75087

MYERS JASON NICOLAS AND
SHELLY COLLINS-SHOFFNER
2781 COBBLESTONE DRIVE
ROCKWALL, TX 75087

GARRISON PHILIP B AND RUTH S
2784 COBBLESTONE DRIVE
ROCKWALL, TX 75087

JOHNSON MARTHA
2790 STONEY HOLLOW LN
ROCKWALL, TX 75087

HASS KELLY NEAL & COURTNEY DUNCAN HASS
2794COBBLESTONEDR
ROCKWALL, TX 75087

GALBRAITH ANGELA J & CHRISTOPHER
2795 COBBLESTONE DR
ROCKWALL, TX 75087

KNIGHT KLINTON AND LAUREN BUSHNELL
2800 STONEY HOLLOW LN
ROCKWALL, TX 75087

GREEN KELLY AND
THOMAS F GREEN AND LINDA GREEN
2804 COBBLESTONE DRIVE
ROCKWALL, TX 75087

SYFERD DIXIE J
2809 COBBLESTONE DR
ROCKWALL, TX 75087

REYNOLDS TRAVIS NEAL & WENDY B
2810 STONEY HOLLOW LN
ROCKWALL, TX 75087

MORRILL MATTHEW L & JENNIFER M
2814 COBBLESTONE DR
ROCKWALL, TX 75087

HODKINSON BRIAN AND LESLIE
2823 COBBLESTONE DR
ROCKWALL, TX 75087

BARKER REX ALLEN
2824 COBBLESTONE DR
ROCKWALL, TX 75087

HECTOR MURILLO AND BARBARA A MURILLO
REVOCABLE LIVING TRUST
HECTOR MURILLO AND BARBARA A MURILLO-
TRUSTEES
2834 COBBLESTONE DRIVE
ROCKWALL, TX 75087

ROCKWALL I S D
2852FM1141
ROCKWALL, TX 75087

WILLIE TIPHANNIE
2895 PANHANDLE DR
ROCKWALL, TX 75087

ELLIS MICHAEL WILLIAM AND ANNIE
2905 PANHANDLE DRIVE
ROCKWALL, TX 75087

PAYSON JEFFERY AND NOELLE
2906 PANHANDLE DR
ROCKWALL, TX 75087

FLANERY DJUANA
2907 PANHANDLE DRIVE
ROCKWALL, TX 75087

KIM BUNNA
2908 BROKEN SPOKE LN
ROCKWALL, TX 75087

HURD ROBERT W & TAMARA L
2908 PANHANDLE DR
ROCKWALL, TX 75087

SHINN LARRY GREGORY & DAWN RAE
2909 PAINTED PONY LN
ROCKWALL, TX 75087

GRIFFITH DEAN A & STEPHEN
2909 PANHANDLE DRIVE
ROCKWALL, TX 75087

LIPSEY RANDALL L AND KAREN M
2910 BROKEN SPOKE LN
ROCKWALL, TX 75087

TARBET HOWARD F II AND JENNIFER L
2910 PANHANDLE DR
ROCKWALL, TX 75087

HERNANDEZ JUSTIN
2911 PANHANDLE DRIVE
ROCKWALL, TX 75087

RODRIQUEZ MONICA CANO & ISRAEL A JR
2912 BROKEN SPOKE LANE
ROCKWALL, TX 75087

BROCK MATTHEW M
2912 PANHANDLE DR
ROCKWALL, TX 75087

FRANCIS SHELBY & KRISTI
2913 BROKEN SPOKE LANE
ROCKWALL, TX 75087

BAILEY ROY A JR
2913 PAINTED PONY LN
ROCKWALL, TX 75087

CAMPBELL JAKE C
2913 PANHANDLE DR
ROCKWALL, TX 75087

KOZLOWSKI BRIAN STEPHEN & JULIE
2914 BROKEN SPOKE LANE
ROCKWALL, TX 75087

BLOOMFIELD CORBEN P & MARCY A
2914 PAINTED PONY LN
ROCKWALL, TX 75087

BURGETT BRENDA & LEE
2914 PANHANDLE DRIVE
ROCKWALL, TX 75087

CONFIDENTIAL
2914 CHUCK WAGON DR
ROCKWALL, TX 75087

MARTIN JEFFREY MICHAEL & ELIZABETH DIANE
2915 BROKEN SPOKE LANE
ROCKWALL, TX 75087

OBUONG MIRIAM AKOTH AND
REMIGUS IHEKWABA
2915 CHUCK WAGON DRIVE
ROCKWALL, TX 75087

WHITLEY MICHAEL AND SANDRA
2915 PAINTED PONY LN
ROCKWALL, TX 75087

CURRY JOANNA & SHAWN
2916 BROKEN SPOKE LN
ROCKWALL, TX 75087

LOGWOOD DANA CELESTE
2916 CHUCK WAGON DR
ROCKWALL, TX 75087

GOSS JOSEPH G JR & JENNIFER C
2916 PAINTED PONY LN
ROCKWALL, TX 75087

HELMER BRAD C & JANA M
2917 CHUCK WAGON DR
ROCKWALL, TX 75087

PAUL WILLIAM M & LINDA
2917 PAINTED PONY LANE
ROCKWALL, TX 75087

STEGALL GENE & FRANCINE
2932 BARTON SPRINGS LN
ROCKWALL, TX 75087

ALLEN TIM ROBERT JR & AMANDA LEIGH
2934 BARTON SPRINGS LN
ROCKWALL, TX 75087

LEONARD SARA DIANA & MICHAEL KYLE
2935 BARTON SPRINGS LN
ROCKWALL, TX 75087

SUKENIK JAMES H
2937 BARTON SPRINGS LANE
ROCKWALL, TX 75087

ABRAHAM BRIAN P & VANESSA M
2938 BARTON SPRINGS LANE
ROCKWALL, TX 75087

SIFUENTES TRACY AARON
2939 BARTON SPRINGS LANE
ROCKWALL, TX 75087

COLE KRISTY
2941 BARTON SPRINGS LN
ROCKWALL, TX 75087

JENNINGS JOSHUA AND JENNIFER
2942 BARTON SPRINGS LN
ROCKWALL, TX 75087

ROBINS WAYNE & LORRAINE
2944 BARTON SPRINGS LN
ROCKWALL, TX 75087

PARRISH RONALD BLANE & LINDA C
2945 BARTON SPRINGS LANE
ROCKWALL, TX 75087

MILNER THOMAS & MICHELLE
2946 BARTON SPRINGS LN
ROCKWALL, TX 75087

BOHN JEREMY ADAM & SHANNON
2947 BARTON SPRINGS LN
ROCKWALL, TX 75087

BIETENDORF GUY ALAN & CYNTHIA KAYE
2948 BARTON SPRINGS LANE
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

DALTON RANCH OWNERS ASSOC
C/O VISION COMMUNITIES MANAGEMENT INC
5757 ALPHA RD STE 680
DALLAS, TX 75240

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

COX GERALD GLEN AND ROSALBA CARRASCO
815 T.L. TOWNSEND SUITE 101
ROCKWALL, TX 75087

DE LAURA MELVIN ROY
P. O. BOX 1974
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Case No. Z2022-015: Zoning Change from AG to NS

Hold a public hearing to discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of a Zoning Change from an Agricultural (AG) District to Neighborhood Services (NS) District for a 76.068-acre tract of land identified as Tracts 14-01 & 14-11 of the J. M. Glass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the northwest corner of the intersection of FM-1141 and E. Quail Run Road, 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, April 12, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 18, 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:

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

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

Your comments must be received by Monday, April 18, 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



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. Z2022-015: Zoning Change from AG to NS

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. Z2022-015: Zoning Change from AG to NS

Please place a check mark on the appropriate line below:

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

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

I am not in favor of NS zone that could include retail such as car wash, pet shop, dry cleaning, etc. A school is being built on this land & I don't see how a retail space would fit in. 2 lane road cannot handle traffic.

Name: Jake Campbell

Address: 2913 Panhandle Dr. Rockwall, TX 75087

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

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

Case No. Z2022-015: Zoning Change from AG to NS

Please place a check mark on the appropriate line below:

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

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

THE EXISTING ROADS CAN NOT SUPPORT THE INCREASED TRAFFIC IN THE AREA AS IT IS. PLACING A SCHOOL HERE WITHOUT THE INFRASTRUCTURE UPGRADES WILL CAUSE ENVIRONMENTAL DAMAGE FOR THE ADJACENT NEIGHBORHOODS

Name: JOHN SPEER

Address: 1683 TANNERSON DRIVE, ROCKWALL

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

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

11 NORTHEAST RESIDENTIAL DISTRICT

↑ NORTHERN ESTATES DISTRICT (PAGE 1-24)

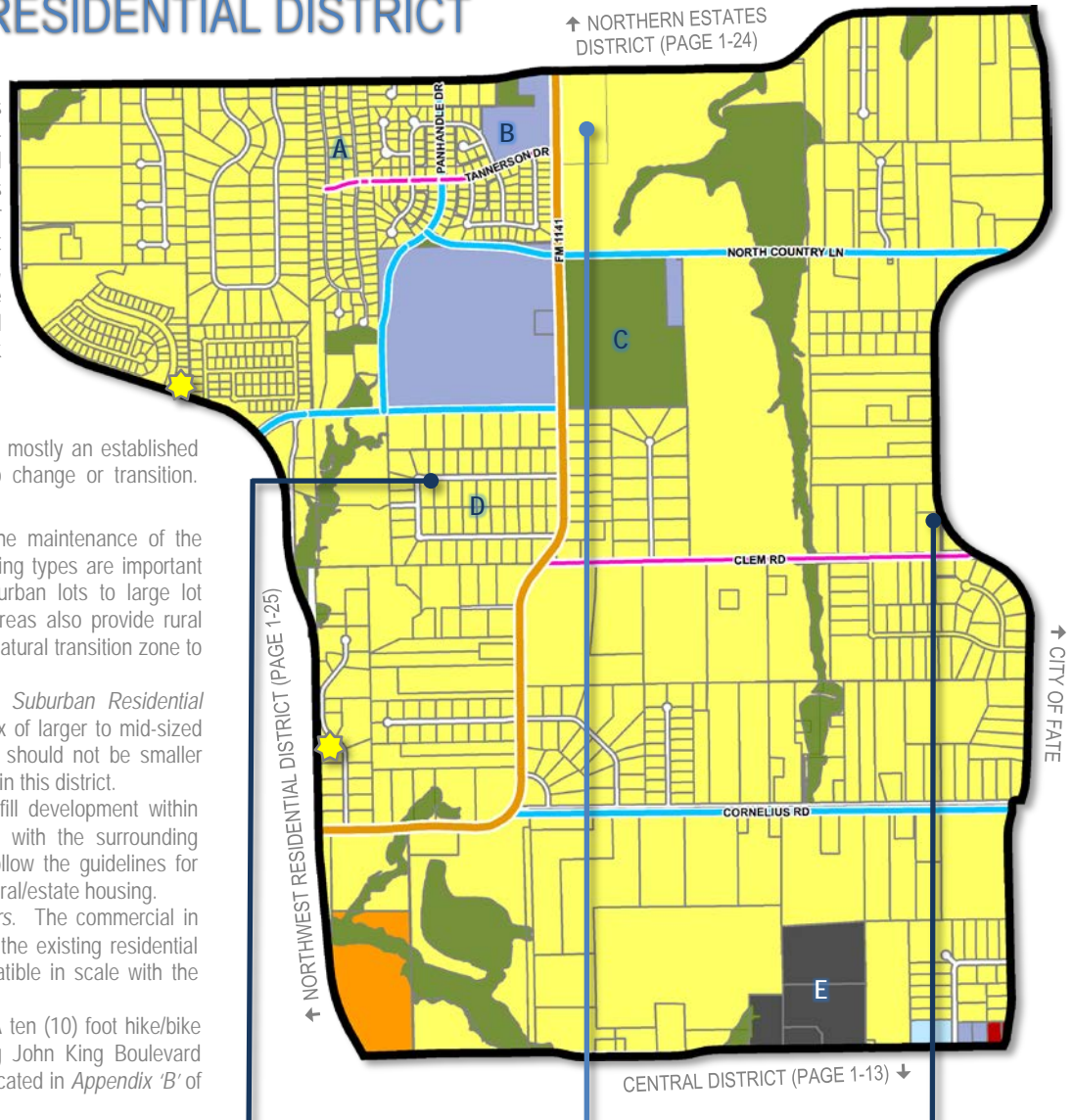
DISTRICT DESCRIPTION

The *Northeast Residential District* is characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density, residential development. In addition, the City currently owns a large tract of land that will be a northern community park and serve this district in the future.

DISTRICT STRATEGIES

The *Northeast Residential District* being mostly an established residential district, is not anticipated to change or transition. The strategies for this district are:

- 1 **Estate and Rural Residential.** The maintenance of the *Estate* and *Rural Residential* housing types are important to balancing the diversity of suburban lots to large lot housing within the City. These areas also provide rural reserves for the City and create a natural transition zone to the east, towards FM-3549.
- 2 **Suburban Residential.** Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* in this district.
- 3 **Infill Development.** Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for low density, suburban housing or rural/estate housing.
- 4 **Neighborhood/Convenience Centers.** The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.
- 5 **John King Boulevard Trail Plan.** A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.



POINTS OF REFERENCE

- A. Stoney Hollow Subdivision
- B. Celia Hays Elementary School
- C. North Country Lane Park
- D. Saddlebrook Estates Subdivision
- E. Resthaven Funeral Home

LAND USE PALETTES

- Current Land Use
- Future Land Use

John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon

BUILD OUT
1,964

% OF ROCKWALL
3.13%
0.99%
3.10%

CURRENT
625
18
1,844



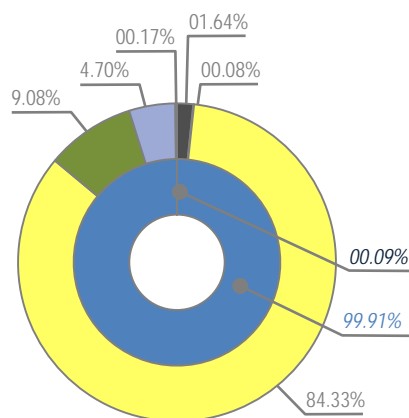
2 Current Suburban Residential



2 Future Suburban Residential



1 Current Rural Residential



MINOR COLLECTOR	0.09%
M4U	99.91%
M4D	0.00%
CEMETERY (CEM)	32.34-ACRES
COMMERCIAL/RETAIL (CR)	1.52-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,658.33-ACRES
PARKS AND OPEN SPACE (OS)	178.54-ACRES
PUBLIC (P)	92.45-ACRES
QUASI-PUBLIC (QP)	3.25-ACRES

CALLLED 38,320 ACRES
HOLMC, INC.
VOLUME 1805, PAGE 296
D.R.R.C.T.

DR.HORTON, TEXAS LTD.
VOLUME 2329, PAGE 27
D.R.R.C.T.

DOYL C. TULLY ET UX
VOLUME 951, PAGE 61
D.R.R.C.T.

MICHAEL R. NALLEY ET UX
VOLUME 1024, PAGE 324
D.R.R.C.T.

LONNIE L. GIDEON, TRUSTEE
VOLUME 307, PAGE 259
D.R.R.C.T.

WILLIAM J. FLANNERY, III
VOLUME 1124, PAGE 65
D.R.R.C.T.

FIRST SECTION
SADDLEBROOK ESTATES
CABINET A, SLIDE 307
P.R.R.C.T.

LOT 9

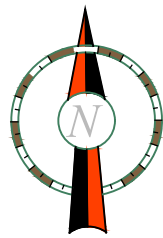
CRAIG W. McCALLUM ET UX
VOLUME 2233, PAGE 246
D.R.R.C.T.

ARCHITECT:
CORGAN ASSOCIATES, INC.
401 NORTH HOUSTON STREET
DALLAS, TEXAS 75202
(214) 214-757-1796
CONTACT: BEVERLY FORNOF

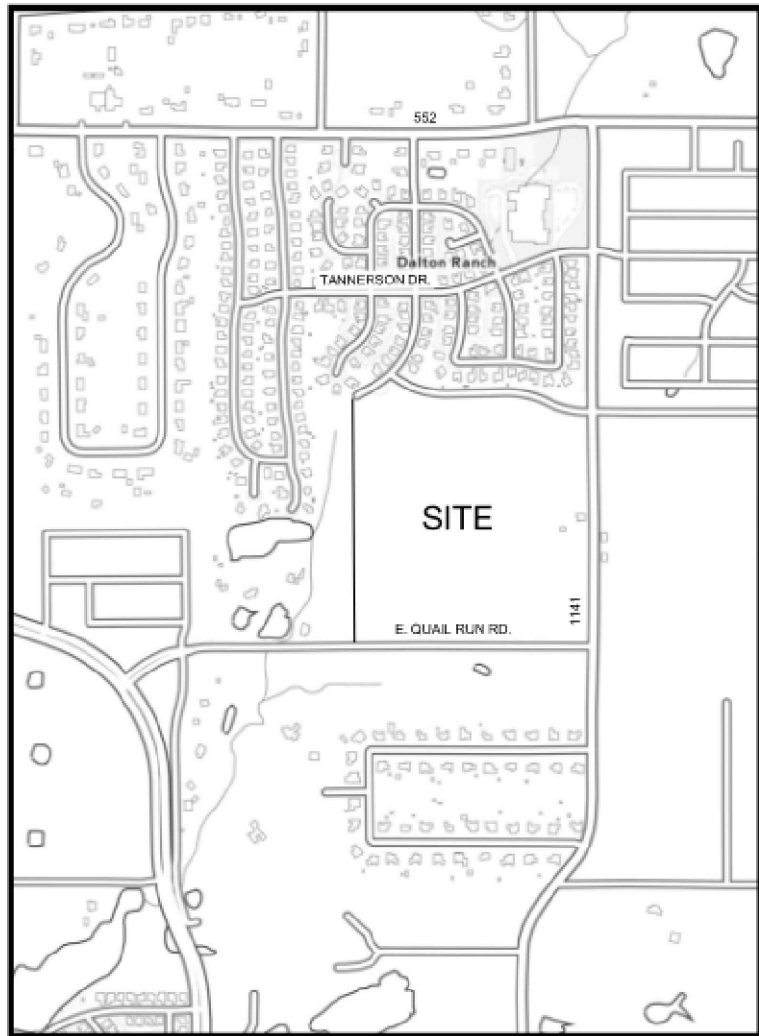
OWNER:
ROCKWALL ISD
801 EAST WASHINGTON ST.
ROCKWALL TEXAS, 75087
(469) 698-7031
CONTACT: WILLIAM SALEE

ENGINEER:
GLENN ENGINEERING CORP.
FIRM REG. NO. F-303
105 DECKER COURT, SUITE 910
IRVING, TEXAS 75062
(972) 989-2174 CELL
(972) 717-5151 OFFICE
CONTACT: ROBERT HOWMAN

Z2022-015
SHEET 1 OF 1



0 60 120 240
Scale: 1"=120'



LOCATION MAP
N.T.S.

LEGAL DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE JOHN M. GASS SURVEY, ABSTRACT NO. 88, ROCKWALL COUNTY, TEXAS, AND BEING PART OF THE SAME TRACTS OF LAND DESCRIBED AS FIRST AND SECOND TRACT IN A DEED TO G.C. ROCHELL, JR. OF RECORD IN VOLUME 38, PAGE 377, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER NEAR THE CENTER OF QUAIL RUN ROAD (ASPHALT SURFACE) AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO MICHAEL R. NALLEY ET UX OF RECORD IN VOLUME 1024, PAGE 324, DEED RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE NORTH 00° 01' 51" EAST, ALONG THE EAST LINE OF SAID NALLEY TRACT AT A DISTANCE OF 330.80 FEET PASSING A 1/2" IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER THEREOF AND CONTINUING ALONG THE EAST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO DOYL C. TULLY ET UX OF RECORD IN VOLUME 951, PAGE 61, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND A TRACT OF LAND DESCRIBED IN A DEED TO DR-HORTON, TEXAS, LTD. OF RECORD IN VOLUME 2329, PAGE 27, DEED RECORDS, ROCKWALL COUNTY, TEXAS, RESPECTIVELY FOR A TOTAL DISTANCE OF 1207.83 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER OF A CALLED 38.320 ACRE TRACT OF LAND DESCRIBED IN A DEED TO HOLM, INC. OF RECORD IN VOLUME 1805, PAGE 296, DEED RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE NORTH 00° 15' 59" WEST, ALONG THE MOST SOUTHERN EAST LINE OF SAID 38.320 ACRE TRACT A DISTANCE OF 538.84 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE BASE OF AN OLD WOOD FENCE POST AT THE SOUTHWEST CORNER OF A CALLED 77.018 ACRE TRACT OF LAND DESCRIBED IN A DEED TO THE THOMAS TSCHOEPE, BISHOP OF THE ROMAN CATHOLIC DIOCESE OF DALLAS OF RECORD IN VOLUME 115, PAGE 438, DEED RECORDS, ROCKWALL COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE BEARS SOUTH 58° 00' 00" WEST, A DISTANCE OF 3.00 FEET;

THENCE NORTH 88° 25' 52" EAST, ALONG THE SOUTH LINE OF SAID 77.018 ACRE TRACT A DISTANCE OF 730.90 TO A POINT AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 18°26'48", A RADIUS OF 632.50 FEET, A CHORD DISTANCE 202.76 FEET AND A CHORD BEARING OF SOUTH 82°20'48" EAST;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC LENGTH OF 203.64 FEET TO A POINT FOR CORNER;

THENCE NORTH 88°25'52" EAST A DISTANCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH COUNTRY LANE A DISTANCE OF 410.02 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 28°58'41", A RADIUS OF 567.50 FEET, A CHORD DISTANCE OF 283.97 FEET AND A CHORD BEARING OF S 77°04'47" EAST;

THENCE ALONG SAID CURVE TO THE LEFT ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH COUNTRY LANE AN ARC LENGTH OF 287.02 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 28° 57'36", A RADIUS OF 632.50 FEET, A CHORD DISTANCE OF 294.88 FEET AND A CHORD BEARING OF SOUTH 76°04'13" EAST;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF NORTH COUNTRY LANE AN ARC LENGTH OF 297.62 FEET TO A POINT FOR CORNER IN THE WESTERLY RIGHT-OF-WAY LINE OF F.M. 1141;

THENCE SOUTH 01° 07' 03" EAST, CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF SAID F.M. 1141 A DISTANCE OF 572.38 FEET TO A 1/2" IRON ROD SET FOR CORNER AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO WILLIAM A. NOAH ET UX OF RECORD IN VOLUME 690, PAGE 188, DEED RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 89° 06' 54" WEST, ALONG THE NORTH LINE OF SAID NOAH TRACT A DISTANCE OF 234.56 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER THEREOF;

THENCE SOUTH 00° 45' 19" EAST, ALONG THE WEST LINE OF SAID NOAH TRACT A DISTANCE OF 235.00 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 89° 06' 54" EAST, ALONG THE SOUTH LINE OF SAID NOAH TRACT A DISTANCE OF 235.47 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER THEREOF AND BEING IN THE WEST RIGHT-OF-WAY LINE OF SAID F.M. 1141;

THENCE SOUTH 00° 28' 12" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID F.M. 1141 A DISTANCE OF 812.33 FEET TO A "PK" NAIL SET FOR CORNER NEAR THE CENTER OF QUAIL RUN ROAD (ASPHALT SURFACE) AT THE NORTHEAST CORNER OF FIRST SECTION SADDLEBROOK ESTATES, AN ADDITION TO ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 307, PLAT RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE NORTH 89° 49' 43" WEST, ALONG THE NORTH LINE OF SAID SADDLEBROOK ESTATES A DISTANCE OF 1435.69 FEET TO A 3/8" IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER THEREOF AND BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO SHEILA FLANNERY AND WILLIAM J. FLANNERY III OF RECORD IN VOLUME 1124, PAGE 65, DEED RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 89° 51' 24" WEST, ALONG THE NORTH LINE OF SAID FLANNERY TRACT AND THE NORTH LINE OF A CALLED 30.00 ACRE TRACT OF LAND DESCRIBED IN A DEED TO LONNIE L. GIDEON, TRUSTEE OF RECORD IN VOLUME 307, PAGE 259, DEED RECORDS, ROCKWALL COUNTY, TEXAS, RESPECTIVELY A DISTANCE OF 476.11 FEET TO THE PLACE OF BEGINNING AND CONTAINING 76.068 ACRES OF LAND.

ROCKWALL HIGH SCHOOL NINTH GRADE CENTER
ZONING CASE XX
JOHN M. GASS SURVEY, ABSTRACT NO. 88
ROCKWALL I.S.D.
76.068 ACRES

POINT OF
BEGINNING

S 89°51'24" W 476.11'

QUAIL RUN ROAD

N 89°49'43" W 1435.69'

N 89°44'57" W 484.47'

N 89°5

N 00°15'59" W 538.84'

N 00°01'51" E 1207.83'

WILLIAM J. FLANNERY, III
VOLUME 1124, PAGE 65
D.R.R.C.T.

FIRST SECTION
SADDLEBROOK ESTATES
CABINET A, SLIDE 307
P.R.R.C.T.

LOT 9

CRAIG W. McCALLUM ET UX
VOLUME 2233, PAGE 246
D.R.R.C.T.

ARCHITECT:
CORGAN ASSOCIATES, INC.
401 NORTH HOUSTON STREET
DALLAS, TEXAS 75202
(214) 214-757-1796
CONTACT: BEVERLY FORNOF

OWNER:
ROCKWALL ISD
801 EAST WASHINGTON ST.
ROCKWALL TEXAS, 75087
(469) 698-7031
CONTACT: WILLIAM SALEE

ENGINEER:
GLENN ENGINEERING CORP.
FIRM REG. NO. F-303
105 DECKER COURT, SUITE 910
IRVING, TEXAS 75062
(972) 989-2174 CELL
(972) 717-5151 OFFICE
CONTACT: ROBERT HOWMAN

Z2022-015
SHEET 1 OF 1

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR NEIGHBORHOOD SERVICES (NS) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 76.068-ACRE TRACT OF LAND IDENTIFIED AS TRACTS 14-01 & 14-11 OF THE J. M. GLASS SURVEY, ABSTRACT NO. 88, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for a change in zoning from an Agricultural (AG) District to a Planned Development District for Neighborhood Services (NS) District land uses for a 76.068-acre tract of land identified as Tracts 14-01 & 14-11 of the J. M. Glass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future;

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

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

zoning described herein;

SECTION 4. 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 5. 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 6. 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 7. That this ordinance shall take effect immediately from and after its passage;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 2nd DAY OF MAY, 2022.**

ATTEST:

Kevin Fowler, *Mayor*

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: April 18, 2022

2nd Reading: May 2, 2022

Exhibit 'A'
Legal Description

Being a tract of land situated in the JOHN M. GLASS SURVEY, ABSTRACT NO. 88, Rockwall County, Texas, and being part of the same tracts of land described as first and second tract in a deed to G.C. Rochell, Jr. of record in Volume 38, Page 377, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner near the center of Quail Run Road (asphalt surface) at the Southeast corner of a tract of land described in a deed to Michael R. Nalley et ux of record in Volume 1024, Page 324, deed Records, Rockwall County, Texas;

THENCE North 00° 01' 51" East, along the East line of said Nalley tract at a distance of 330.80 feet passing a 1/2" iron rod found for corner at the Northeast corner thereof and continuing along the East line of a tract of land described in a deed to Doyl C. Tulley et ux of record in Volume 951, Page 61, Deed Records, Rockwall County, Texas, and a tract of land described in a deed to DR-Horton, Texas, Ltd. of record in Volume 2329, Page 27, Deed Records, Rockwall County, Texas, respectively for a total distance of 1207.83 feet to a 1/2" iron rod found for corner at the Southeast corner of a called 38.320 acre tract of land described in a deed to Holm, Inc. of record in Volume 1805, Page 296, Deed Records, Rockwall County, Texas;

THENCE North 00° 15' 59" West, along the most Southern East line of said 38.320 acre tract a distance of 538.84 feet to a 1/2" iron rod found for corner at the base of an old wood fence post at the Southwest corner of a called 77.018 acre tract of land described in a deed to the Thomas Tschoepe, Bishop of the Roman Catholic Diocese of Dallas of record in Volume 115, Page 438, Deed Records, Rockwall County, Texas, from which a 1/2" iron rod found for reference bears South 58° 00' 00" West, a distance of 3.00 feet;

THENCE North 88° 25' 52" East, along the South line of said 77.018-acre tract a distance of 730.90 to a point at the beginning of a non-tangent curve to the left having a central angle of 18°26'48", a radius of 632.50 feet, a chord distance 202.76 feet and a chord bearing of South 82°20'48" East;

THENCE along said curve to the left an arc length of 203.64 feet to a point for corner;

THENCE North 88°25'52" East a distance along the Southerly right-of-way line of North Country Lane a distance of 410.02 feet to a point at the beginning of a curve to the right having a central angle of 28°58'41", a radius of 567.50 feet, a chord distance of 283.97 feet and a chord bearing of South 77°04'47" East;

THENCE along said curve to the left along the Southerly right-of-way line of North country lane an arc length of 287.02 feet to a point for corner at the beginning of a curve to the left having a central angle of 26° 57'36', a radius of 632.50 feet, a chord distance of 294.88 feet and a chord bearing of South 76°04'13" East;

THENCE along the Southerly right-of-way of North Country Lane an arc length of 297.62 feet to a point for
Corner in the Westerly right-Of-way line of F.M. 1141:

THENCE South 01° 07' 03" East, continuing along the West right-of-way line of said F.M. 1141 a distance of 572.38 feet to a 1/2" iron rod set for corner at the Northeast corner of a tract of land described in a deed to William A. Noah et ux of record in Volume 690, Page 188, Deed Records, Rockwall County, Texas;

Exhibit 'A'
Legal Description

THENCE South 89° 06' 54" West, along the North line of said Noah tract a distance of 234.56 feet to a 1/2" iron rod found for corner at the Northwest corner thereof;

THENCE South 00° 45' 19" East, along the West line of said Noah tract a distance of 235.00 feet to a 1/2" iron rod found for corner at the Southwest corner thereof;

THENCE North 89° 06' 54" East, along the South line of said Noah tract a distance of 235.47 feet to a 1/2" iron rod found for corner at the Southeast corner thereof and being in the West right-of-way line of said F.M. 1141;

THENCE South 00° 28' 12" West, along the West right-of-way line of said F.M. 1141 a distance of 812.33 feet to a "PK" nail set for corner near the center of Quail Run Road (asphalt surface) at the Northeast corner of first section Saddlebrook Estates, an addition to Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Slide 307, Plat Records, Rockwall County, Texas;

THENCE North 89° 49' 43" West, along the North line of said Saddlebrook Estates a distance of 1435.69 feet to a 3/8" iron rod found for corner at the Northwest corner thereof and being the Northeast corner of a tract of land described in a deed to Sheila Flannery and William J. Flannery III of record in Volume 1124, Page 65, Deed Records, Rockwall County, Texas;

THENCE South 89° 51' 24" West, along the North line of said Flannery tract and the North line of a called 30.00-acre tract of land described in a deed to Lonnie L. Gideon, trustee of record in Volume 307, Page 259, Deed Records, Rockwall County, Texas, respectively a distance of 476.11 feet to the place of beginning and containing 76.068 acres of land.

Exhibit 'B': Survey

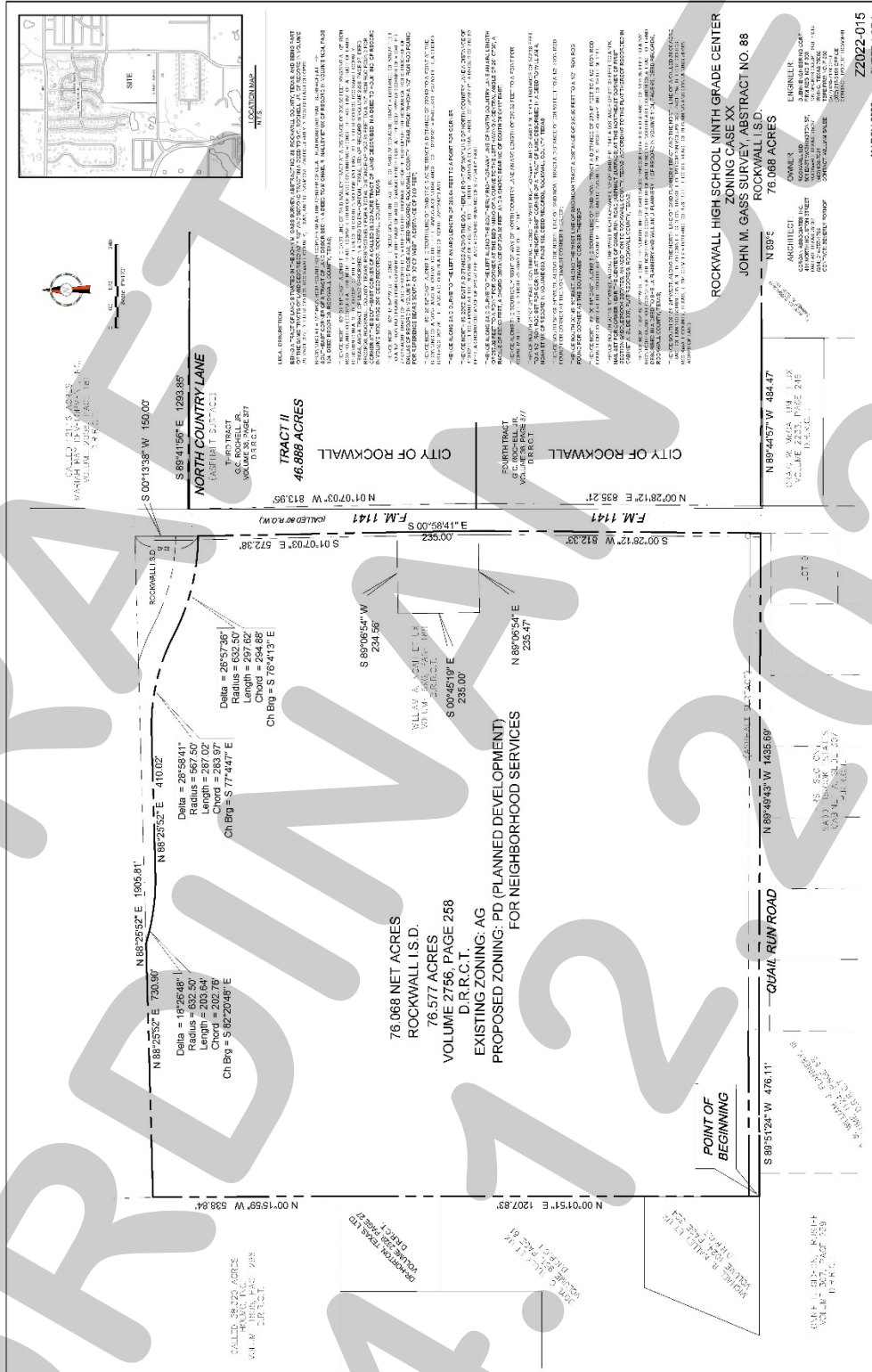


Exhibit 'C':
Development Standards

All development occurring within the boundaries of the *Subject Property* shall conform to the development and land use standards contained in this Planned Development District ordinance. Development and land use standards not explicitly mentioned in this ordinance shall be governed by *Ordinance No. 20-02* and be subject to all pertinent development and land use standards for a Neighborhood Services (NS) District as specified by the Unified Development Code (UDC). All sections of the Unified Development Code (UDC) referenced in this section of the Planned Development District Ordinance shall be as is and as amended in the future.

C.1 PURPOSE.

The purpose of this Planned Development District is to provide provisions that control the development of a *Public or Private Primary School* or a *Public or Private Secondary School* with special conditions and requirements for ancillary land uses.

C.2 LAND USE AND DEVELOPMENT STANDARDS.

(1) Permitted Uses. The permitted land uses for the *Subject Property* shall be as follows:

(a) Land Uses Permitted *By-Right*:

- Public or Private Primary School ^{(1) & (2)}
- Public or Private Secondary School ^{(1) & (2)}
- Public Park or Playground
- Track or Stadium ⁽³⁾

(b) Land Uses Permitted by Specific Use Permit (SUP):

- Temporary Education Building for a Public or Private School ⁽⁴⁾
- Accessory Building for Storage

Notes:

⁽¹⁾: All ancillary land uses typically associated with the development of a *Public or Private Primary School* and/or *Public or Private Secondary School* -- as determined by the Director of Planning and Zoning or his/her designee -- shall be permitted on the *subject property* and be subject to approval through a site plan or amended site plan by the Planning and Zoning Commission. The Planning and Zoning Commission may require screening, wing walls, and/or other design elements to minimize the impacts of any ancillary land use.

⁽²⁾: Adequate pick-up and drop-off areas shall be provided to ensure that street traffic/neighborhood traffic is not impeded. This shall be determined by the Director of Planning and Zoning or his/her designee at the time of site plan.

⁽³⁾: For a *Track or Stadium* with a seating capacity of less than 1,000 people. For a *Tract or Stadium* with a seating capacity of 1,000 people or greater a Specific Use Permit (SUP) shall be required to be approved by the City Council pending a recommendation from the Planning and Zoning Commission.

⁽⁴⁾: This land uses shall be subject to the *Conditional Land Use Standards* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC); however, special attention should be paid to the placement of any *Temporary Education Buildings* due to the residential adjacencies of the *Subject Property*. *Temporary Education Buildings* shall not be allowed in an established building setback or landscape buffer.

Exhibit 'C':
Development Standards

- (2) **Density and Dimensional Requirements.** Unless specifically provided by this Planned Development District ordinance, the density and dimensional standards stipulated by the Neighborhood Services (NS) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development of the *Subject Property*. All development shall also conform to the standards depicted in *Table 1*, which are as follows:

Table 1: Density and Dimensional Requirements

<i>Minimum Lot Width</i>	100'
<i>Minimum Lot Depth</i>	200'
<i>Minimum Lot Area</i>	1-Acre or 43,560 SF
<i>Minimum Front Yard Setback</i> ^{(1) & (2)}	30'
<i>Minimum Side Yard Setback</i>	10'
<i>Minimum Rear or Side Yard Setback (Adjacent to a Street)</i>	30'
<i>Minimum Rear Yard Setback</i> ⁽³⁾	10'
<i>Minimum Distance Between Buildings</i> ⁽⁴⁾	15'
<i>Maximum Building Height</i> ⁽⁵⁾	40'
<i>Maximum Lot Coverage</i>	40%
<i>Minimum Required Landscaping</i>	30%

General Notes:

- ¹: No more than one (1) full row of parking (*i.e. two [2] rows of parking with a drive aisle*) shall be allowed between the primary building façade and the right-of-way of FM-1141 and Quail Run Road.
- ²: The location of the *Front Yard Building Setback* as measured from the front property line.
- ³: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- ⁴: Zero (0) feet with a fire rated wall.
- ⁵: Building height may be increased up to 60-feet if approved through a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council.

- (3) **Architectural and Building Standards.** Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Neighborhood Services (NS) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development of the *Subject Property*.
- (4) **Landscaping and Hardscape Standards.** Unless specifically provided by this Planned Development District ordinance, the landscape and hardscape standards stipulated by Article 05, *District Development Standards*, and Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) are applicable to all development of the *Subject Property*. In addition, the landscape buffer requirements for the development of the *Subject Property* shall be as follows:
- (a) **Landscape Buffer and Sidewalk (FM-1141 and Quail Run Road).** A minimum of a 30-foot landscape buffer shall be provided along FM-1141 and Quail Run Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* undulating berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height of 30-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering/curvilinear six (6) foot trail shall be constructed within the 30-foot landscape buffer.

Exhibit 'C':
Development Standards

- (b) Landscape Buffer and Sidewalk (North Country Lane and Panhandle Drive). A minimum of a ten (10) foot landscape buffer shall be provided along North Country Lane and Panhandle Drive (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height of 30-inches. In addition, one (1) canopy tree and one (1) accent tree shall be planted per 50-feet of linear frontage. A five (5) foot trail shall be constructed within the ten (10) foot landscape buffer.
- (c) Landscape Areas for the Remainder Lots on the Westside of Panhandle Drive and the Northside of N. Country Lane. The remainder lots that will exist on the westside of Panhandle Drive and northside of N. Country Lane shall incorporate heavy landscaping adjacent to the residential properties to the north and west of these properties. At a minimum a berm and three (3) tiered screening (*i.e. [1] a row of small to mid-sized shrubs, [2] a row of large shrubs or accent trees or a combination thereof, and [3] a row of canopy trees on a minimum of 20-foot centers*) shall be provided in these areas.
- (5) Variances. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.



May 9, 2022

TO: Robert Howman
Glenn Engineering Corp.
4500 Fuller Drive
Suite 220
Irving, TX 75038

CC: Will Salee
Rockwall ISD
1191 T.L. Townsend Drive
Rockwall, TX 75087

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

SUBJECT: Z2022-015; *Zoning Change (AG to PD) for NS for Rockwall ISD*

Robert Howman:

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 May 2, 2022. The following is a record of all recommendations, voting records and conditions of approval:

STAFF RECOMMENDATIONS

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans;
- (2) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from a Quasi-Public designation to a Public designation; and,
- (3) The applicant shall be responsible for maintaining compliance with the Planned Development District ordinance; and
- (4) Any construction resulting from the approval of this Zoning Change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On April 12, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Zoning Change by a vote of 6-0, with Commissioner Conway absent.

CITY COUNCIL (1st READING)

On April 18, 2022, the City Council approved a motion to approve the zoning change with the conditions of approval by a vote of 6-0, with councilmember Campbell recusing herself.

CITY COUNCIL (2nd READING)

On May 2, 2022, the City Council approved a motion to approve the zoning change with the conditions of approval by a vote of 7-0.

Included with this letter is a copy of *Ordinance No. 22-25*, 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,


Bethany Ross
Planner

CITY OF ROCKWALL

ORDINANCE NO. 22-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A PLANNED DEVELOPMENT DISTRICT 94 (PD-94) FOR NEIGHBORHOOD SERVICES (NS) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 76.068-ACRE TRACT OF LAND IDENTIFIED AS TRACTS 14-01 & 14-11 OF THE J. M. GLASS SURVEY, ABSTRACT NO. 88, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for a change in zoning from an Agricultural (AG) District to a Planned Development District for Neighborhood Services (NS) District land uses for a 76.068-acre tract of land identified as Tracts 14-01 & 14-11 of the J. M. Glass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future;

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

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


SECTION 4. 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 5. 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 6. 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 7. That this ordinance shall take effect immediately from and after its passage;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 2nd DAY OF MAY, 2022.**

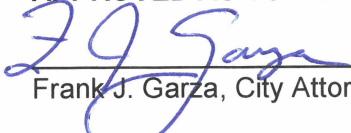

Kevin Fowler, Mayor

ATTEST:


Kristy Teague, City Secretary



APPROVED AS TO FORM:


Frank J. Garza, City Attorney

1st Reading: April 18, 2022

2nd Reading: May 2, 2022

Exhibit 'A'
Legal Description

Being a tract of land situated in the JOHN M. GLASS SURVEY, ABSTRACT NO. 88, Rockwall County, Texas, and being part of the same tracts of land described as first and second tract in a deed to G.C. Rochell, Jr. of record in Volume 38, Page 377, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner near the center of Quail Run Road (asphalt surface) at the Southeast corner of a tract of land described in a deed to Michael R. Nalley et ux of record in Volume 1024, Page 324, deed Records, Rockwall County, Texas;

THENCE North 00° 01' 51" East, along the East line of said Nalley tract at a distance of 330.80 feet passing a 1/2" iron rod found for corner at the Northeast corner thereof and continuing along the East line of a tract of land described in a deed to Doyl C. Tulley et ux of record in Volume 951, Page 61, Deed Records, Rockwall County, Texas, and a tract of land described in a deed to DR-Horton, Texas, Ltd. of record in Volume 2329, Page 27, Deed Records, Rockwall County, Texas, respectively for a total distance of 1207.83 feet to a 1/2" iron rod found for corner at the Southeast corner of a called 38.320 acre tract of land described in a deed to Holm, Inc. of record in Volume 1805, Page 296, Deed Records, Rockwall County, Texas;

THENCE North 00° 15' 59" West, along the most Southern East line of said 38.320 acre tract a distance of 538.84 feet to a 1/2" iron rod found for corner at the base of an old wood fence post at the Southwest corner of a called 77.018 acre tract of land described in a deed to the Thomas Tschoepe, Bishop of the Roman Catholic Diocese of Dallas of record in Volume 115, Page 438, Deed Records, Rockwall County, Texas, from which a 1/2" iron rod found for reference bears South 58° 00' 00" West, a distance of 3.00 feet;

THENCE North 88° 25' 52" East, along the South line of said 77.018-acre tract a distance of 730.90 to a point at the beginning of a non-tangent curve to the left having a central angle of 18°26'48", a radius of 632.50 feet, a chord distance 202.76 feet and a chord bearing of South 82°20'48" East;

THENCE along said curve to the left an arc length of 203.64 feet to a point for corner;

THENCE North 88°25'52" East a distance along the Southerly right-of-way line of North Country Lane a distance of 410.02 feet to a point at the beginning of a curve to the right having a central angle of 28°58'41", a radius of 567.50 feet, a chord distance of 283.97 feet and a chord bearing of South 77°04'47" East;

THENCE along said curve to the left along the Southerly right-of-way line of North country lane an arc length of 287.02 feet to a point for corner at the beginning of a curve to the left having a central angle of 26° 57'36", a radius of 632.50 feet, a chord distance of 294.88 feet and a chord bearing of South 76°04'13" East;

THENCE along the Southerly right-of-way of North Country Lane an arc length of 297.62 feet to a point for
Corner in the Westerly right-Of-way line of F.M. 1141:

THENCE South 01° 07' 03" East, continuing along the West right-of-way line of said F.M. 1141 a distance of 572.38 feet to a 1/2" iron rod set for corner at the Northeast corner of a tract of land described in a deed to William A. Noah et ux of record in Volume 690, Page 188, Deed Records, Rockwall County, Texas;

Exhibit 'A'
Legal Description

THENCE South 89° 06' 54" West, along the North line of said Noah tract a distance of 234.56 feet to a 1/2" iron rod found for corner at the Northwest corner thereof;

THENCE South 00° 45' 19" East, along the West line of said Noah tract a distance of 235.00 feet to a 1/2" iron rod found for corner at the Southwest corner thereof;

THENCE North 89° 06' 54" East, along the South line of said Noah tract a distance of 235.47 feet to a 1/2" iron rod found for corner at the Southeast corner thereof and being in the West right-of-way line of said F.M. 1141;

THENCE South 00° 28' 12" West, along the West right-of-way line of said F.M. 1141 a distance of 812.33 feet to a "PK" nail set for corner near the center of Quail Run Road (asphalt surface) at the Northeast corner of first section Saddlebrook Estates, an addition to Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Slide 307, Plat Records, Rockwall County, Texas;

THENCE North 89° 49' 43" West, along the North line of said Saddlebrook Estates a distance of 1435.69 feet to a 3/8" iron rod found for corner at the Northwest corner thereof and being the Northeast corner of a tract of land described in a deed to Sheila Flannery and William J. Flannery III of record in Volume 1124, Page 65, Deed Records, Rockwall County, Texas;

THENCE South 89° 51' 24" West, along the North line of said Flannery tract and the North line of a called 30.00-acre tract of land described in a deed to Lonnie L. Gideon, trustee of record in Volume 307, Page 259, Deed Records, Rockwall County, Texas, respectively a distance of 476.11 feet to the place of beginning and containing 76.068 acres of land.

[illegible]

Exhibit 'C':
Development Standards

All development occurring within the boundaries of the *Subject Property* shall conform to the development and land use standards contained in this Planned Development District ordinance. Development and land use standards not explicitly mentioned in this ordinance shall be governed by *Ordinance No. 20-02* and be subject to all pertinent development and land use standards for a Neighborhood Services (NS) District as specified by the Unified Development Code (UDC). All sections of the Unified Development Code (UDC) referenced in this section of the Planned Development District Ordinance shall be as is and as amended in the future.

C.1 PURPOSE.

The purpose of this Planned Development District is to provide provisions that control the development of a *Public or Private Primary School* or a *Public or Private Secondary School* with special conditions and requirements for ancillary land uses.

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(1) *Permitted Uses*. The permitted land uses for the *Subject Property* shall be as follows:

(a) Land Uses Permitted *By-Right*:

- Public or Private Primary School ^{(1) & (2)}
- Public or Private Secondary School ^{(1) & (2)}
- Public Park or Playground
- Track or Stadium ⁽³⁾

(b) Land Uses Permitted by Specific Use Permit (SUP):

- Temporary Education Building for a Public or Private School ⁽⁴⁾
- Accessory Building for Storage

Notes:

⁽¹⁾: All ancillary land uses typically associated with the development of a *Public or Private Primary School* and/or *Public or Private Secondary School* -- as determined by the *Director of Planning and Zoning* or his/her designee -- shall be permitted on the *subject property* and be subject to approval through a site plan or amended site plan by the Planning and Zoning Commission. The Planning and Zoning Commission may require screening, wing walls, and/or other design elements to minimize the impacts of any ancillary land use.

⁽²⁾: Adequate pick-up and drop-off areas shall be provided to ensure that street traffic/neighborhood traffic is not impeded. This shall be determined by the Director of Planning and Zoning or his/her designee at the time of site plan.

⁽³⁾: For a *Track or Stadium* with a seating capacity of less than 1,000 people. For a *Tract or Stadium* with a seating capacity of 1,000 people or greater a Specific Use Permit (SUP) shall be required to be approved by the City Council pending a recommendation from the Planning and Zoning Commission.

⁽⁴⁾: This land uses shall be subject to the *Conditional Land Use Standards* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC); however, special attention should be paid to the placement of any *Temporary Education Buildings* due to the residential adjacencies of the *Subject Property*. *Temporary Education Buildings* shall not be allowed in an established building setback or landscape buffer.

(2) *Density and Dimensional Requirements*. Unless specifically provided by this Planned Development District ordinance, the density and dimensional standards stipulated by

Exhibit 'C':
Development Standards

the Neighborhood Services (NS) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development of the *Subject Property*. All development shall also conform to the standards depicted in *Table 1*, which are as follows:

Table 1: Density and Dimensional Requirements

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Minimum Rear Yard Setback ⁽³⁾	10'
Minimum Distance Between Buildings ⁽⁴⁾	15'
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Maximum Lot Coverage	40%
Minimum Required Landscaping	30%

General Notes:

- ¹: No more than one (1) full row of parking (*i.e. two [2] rows of parking with a drive aisle*) shall be allowed between the primary building façade and the right-of-way of FM-1141 and Quail Run Road.
- ²: The location of the *Front Yard Building Setback* as measured from the front property line.
- ³: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- ⁴: Zero (0) feet with a fire rated wall.
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- (3) *Architectural and Building Standards*. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Neighborhood Services (NS) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development of the *Subject Property*.
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 - (a) *Landscape Buffer and Sidewalk (FM-1141 and Quail Run Road)*. A minimum of a 30-foot landscape buffer shall be provided along FM-1141 and Quail Run Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* undulating berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height of 30-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering/curvilinear six (6) foot trail shall be constructed within the 30-foot landscape buffer.
 - (b) *Landscape Buffer and Sidewalk (North Country Lane and Panhandle Drive)*. A minimum of a ten (10) foot landscape buffer shall be provided along North Country Lane and Panhandle Drive (*outside of and beyond any required right-of-way*

Exhibit 'C':
Development Standards

dedication), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height of 30-inches. In addition, one (1) canopy tree and one (1) accent tree shall be planted per 50-feet of linear frontage. A five (5) foot trail shall be constructed within the ten (10) foot landscape buffer.

- (c) *Landscape Areas for the Remainder Lots on the Westside of Panhandle Drive and the Northside of N. Country Lane.* The remainder lots that will exist on the westside of Panhandle Drive and northside of N. Country Lane shall incorporate heavy landscaping adjacent to the residential properties to the north and west of these properties. At a minimum a berm and three (3) tiered screening (*i.e. [1] a row of small to mid-sized shrubs, [2] a row of large shrubs or accent trees or a combination thereof, and [3] a row of canopy trees on a minimum of 20-foot centers*) shall be provided in these areas.
- (5) *Variances.* The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.