PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # Z2022-019 P&Z DATE 05/10/22 CC DATE 05/16/22 APPROVED/DENIED

ARCHITECTURAL REVIEW BOARD DATE_____ HPAB DATE_____ PARK BOARD DATE_____

ZONING APPLICATION

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

SITE PLAN APPLICATION

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

PLATTING APPLICATION

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

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

NOTES:_____

_____

_____

_____

_____

_____

ZONING MAP UPDATED_____

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	5879, 5917 and 5981 FM 3097, Rockwall, Texas 75032				
SUBDIVISION	Rainbow Acres	LOT	8R,9R,10,11	BLOCK	
GENERAL LOCATION	Site located across from County Club Drive, along FM 3097				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG (Agricultural District)	CURRENT USE	Residential		
PROPOSED ZONING	PD (Planned Development District)	PROPOSED USE	Commercial/Retail		
ACREAGE	13.55± acres	LOTS [CURRENT]	4	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 CALEND AR WILL RESULT IN THE DENIAL OF YOUR CASE.*

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

☐ OWNER		☑ APPLICANT	CDC Equities, LLC and/or assigns
CONTACT PERSON		CONTACT PERSON	Fred Gans
ADDRESS		ADDRESS	2323 Tarpley Rd., Suite 100
CITY, STATE & ZIP		CITY, STATE & ZIP	Carrollton, TX 75006
PHONE		PHONE	866-379-3570
E-MAIL		E-MAIL	fgans@cornerstonedev.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Fred A. Gans [*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 INF ORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 7th *DAY OF* April *, 20*22

OWNER'S SIGNATURE Fred A. Gans

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jennifer Hemingway

NOTARY PUBLIC STATE OF TEXAS
JENNIFER HEMINGWAY
My Notary ID # 125050889
Expires September 10, 2024

MY COMMISSION EXPIRES

DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

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

PLATTING APPLICATION SUBMITTAL REQUIREMENTS [ALL PLAT TYPES]

[ ] *PLAT TYPE.*

- [ ] *MINOR/AMENDING PLAT.*
- [ ] *MASTER PLAT.*
- [ ] *PRELIMINARY PLAT.*
- [ ] *FINAL PLAT.*
- [ ] *REPLAT.*
- [ ] *VACATION PLAT.*

Staff requires two (2), 18" x 24" copies be submitted at the time the application is submitted. See *Folding Requirements* in this development packet.

[ ] *DIGITAL COPY OF THE PLAT.* The following is required with all plat submittals:

- [ ] *ONE (1) PDF COPY OF THE PLAT*
- [ ] *ONE (1) SURVEY BOUNDARY CLOSURE REPORT.*

** AFTER APPROVAL STAFF WILL REQUIRE ONE (1) AUTOCAD/ESRI (DWG, DXF, OR SHP FILE FORMAT) FILE*

[ ] *TREESCAPE PLAN [IF APPLICABLE].*

[ ] *LANDSCAPE PLAN [IF APPLICABLE].*

[ ] *APPLICATION AND APPLICATION FEE.*

SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS

[ ] *PLAN SET.* A plan set is composed of the following items (failure to submit all of the items required *shall constitute an incomplete application*):

- [ ] *SITE PLAN.*
- [ ] *LANDSCAPE PLAN.*
- [ ] *TREESCAPE PLAN.*
- [ ] *PHOTOMETRIC PLAN.*
- [ ] *BUILDING ELEVATIONS.*

Staff requires the submittal of two (2) complete plan sets and one (1) digital copy in .pdf format with a site plan application. All sheets submitted to staff shall be 24" x 36", arranged into sets, and be folded to a 9" x 12" *Tri-Fold* with the project title or identifier facing out.

[ ] *PHYSICAL BUILDING MATERIAL SAMPLE BOARD (11" x 17").* See the *Material Sample Board Design Guidelines* in this development packet. Individual material samples or sample boards that are larger than *11" x 17"* will *not* be accepted.

[ ] *VARIANCE REQUEST LETTER.* The letter must indicate the variance being requested, the reason for the variance, *and the two (2) required compensatory measures being offered to off-set the variance* in accordance with the requirements of the UDC.

[ ] *APPLICATION AND APPLICATION FEE.*

ZONING CHANGE APPLICATION SUBMITTAL REQUIREMENTS

[☑] *LEGAL DESCRIPTION.* A legal description consists of written words that delineate a specific piece of real property. A legal description may be a metes and bounds description or, if the property is platted, a copy of the plat may be submitted to verify the lot and block survey system.

[☑] *ZONING EXHIBIT OR CONCEPT PLAN.* A zoning exhibit is generally a survey, plat, concept plan or other visual description of the property [Specific Use Permit (SUP) exhibits can be a site plan or building elevations; check with staff for prior to submitting an application for what is appropriate]. Staff requires two (2), 24" x 36" copies and one digital copy (PDF preferred) be submitted at the time the application is submitted. All submittals should be folded individually so that the project title or identifier is facing out. *In order to reduce the applicant's costs and to conserve paper, staff may accept other sheet sizes for a submittal if an appropriate scale and level of detail is maintained. Check with staff prior to submitting a small or larger drawing size.*

[☑] *LETTER OF EXPLANATION.* A letter from the applicant or property owner explaining the purpose of the zoning application.

[☑] *APPLICATION AND APPLICATION FEE.*

IT IS IMPORTANT TO YOU AS AN APPLICANT TO RETURN A FULLY COMPLETED APPLICATION PACKAGE. INCOMPLETE APPLICATION PACKAGES WILL NOT BE ACCEPTED BY STAFF AND WILL BE RETURNED TO APPLICANTS. DUE TO THE PASSAGE OF HB3167, APPLICATIONS AND APPLICATION PACKAGES WILL ONLY BE ACCEPTED ON THE SUBMITTAL DATE AND EARLY AND/OR LATE APPLICATIONS WILL BE RETURNED.

6017 Main Street
Frisco, TX 75034
469.458.7300

Concept Plan Informational Statement
Planned Development Application

Submitted on behalf of:
Garages of Texas Rockwall
2323 Tarpley Rd., Suite 100
Carrollton, TX 75006
214-738-3958
Mr. Mark Scott
mscott@garagesoftexas.com

Submitted by:
Bohler Engineering TX, LLC
6017 Main Street
Frisco, TX 75034
469-458-7300
Mr. Mathias Haubert, P.E.
mhaubert@bohlereng.com

Submitted to:
The City of Rockwall, Texas
Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087
Attn: Henry Lee

April 12, 2022

The Garages of Texas Rockwall is pleased to submit this Concept Plan Informational Statement along with our application to The City of Rockwall in support of a Planned Development application. This application, if approved, will allow for a commercial development on approximately 13.55± acres, located 2,900± LF southeast of the intersection of FM-3097 and Country Line Rd.

The project parcel is currently zoned (AG) Agriculture District and (C) Commercial District. The proposed (PD) Planned Development Zoning would have a base zoning district of (C) Commercial. All adjacent properties are zoned (AG) Agriculture, (PD) Planned Development (Residential) District, or (C) Commercial District, so the proposed use will be compatible with the adjacent properties. The proposed development is intended to be completed in one phase.

The City's Comprehensive Plan calls for the project parcel to be (CR) Commercial/Retail future land use. The proposed land use would be directly in compliance with what The City of Rockwall envisions for future development. With an approved Planned Development Concept Plan, the 13.55± acre commercial development will provide stable jobs in a convenient location off of FM-3097 for the local residents in the area and travelers. Our team strongly believes that the Planned Development will assist with the growth of the City of Rockwall.

The entire development team looks forward to working with The City of Rockwall to make this vision for the parcel a reality and respectfully request support of Planned Development application.

Respectfully,

Mathias Haubert, P.E.

LOCATION MAP

SCALE: N.T.S.

RAINBO ACRES
SURVEYED DESCRIPTION

Being a 13.541 acre tract of land situate in the W.W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, and a portion of a 70.06 acre tract of land described by deed conveyed to J. A. Wilkerson, Jr. dated March 29, 1941, from J. H. Weddington, recorded in Vol. 36, Page 522, Deed Records, Rockwall County, Texas (D.R.R.C.T.), said 13.541 acre tract of land being more particularly described as follows:

Lots 8R & 9R, Replat of Rainbo Acres Addition, Lots 8 and 9, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slides 377 and 378, Plat Records, Rockwall County, Texas (P.R.R.C.T.);

Together with, Lots 10 and 11 of Rainbo Acres Subdivision as shown by Plat recorded in Cabinet A, Slide 20, Plat Records of Rockwall County, Texas (P.R.R.C.T.), and being further described by metes and bound as follows:

BEGINNING at a 1/2" iron rod found being common to the westerly corner of said Lot 8R Rainbo Acres Addition and the southerly corner of Lot 7 shown in said Cabinet A, Slide 20, said iron rod also being on the northeasterly right-of-way line of F.M. 3097 Horizon Road (a 100 foot width public right-of-way);

Thence departing said right-of-way line, North 44°39'29" East, along the line common with the northwesterly line of said Lot 8R and the southeasterly line of Lots 7 & 12 of said Rainbo Acres Subdivision, Cabinet A, Slide 20, 812.02 feet to a 1/2" iron rod found for the easterly corner of said Lot 12 and the southerly corner of Lot 25, in accordance with the Replat of Rainbo Acres, Inst.#20210000007850, Plat Records, Rockwall County, Texas (P.R.R.C.T.);

Thence North 44°10'42" East, along the line common with the northwesterly line of said Lot 8R and the southeasterly line of said Lot 25, 266.49 feet to a 1/2" iron rod found for the northerly corner of said Lot 8R and the easterly corner of said Lot 25, said point being on the westerly line of a tract of land described by deed to Wallace Land Partners, recorded in Vol. 2017, Page 76, Deed Records, Rockwall County, Texas (D.R.R.C.T.);

Thence South 00°36'51" East, along the line common with the westerly line of said Wallace Land Partners and the easterly line of said Lots 8R & 9R, 682.52 feet to a 1/2" iron rod found for the easterly corner of said Lot 9R and the northerly corner of said Lot 10, Rainbo Acres Subdivision, said point being on the westerly line of said Wallace Land Partners tract;

Thence South 00°58'38" East, along the line common with the westerly line of said Wallace Land Partners, the westerly line of a tract of land described by deed to Patricia Lou Wallace Luecke, recorded in Vol. 186, Page 11, Deed Records, Rockwall County, Texas (D.R.R.C.T.) and the easterly line of said Lots 10 & 11, Rainbo Acres Subdivision, 862.18 feet to a 1/2" iron rod found for the southerly corner of said Lot 11 and the westerly corner of said Patricia Lou Wallace Luecke tract, said point being on the northeasterly right-of-way line of F.M. 3097 Horizon Road (a 100 foot width public right-of-way);

Thence North 45°05'54" West, along the line common with said northeasterly right-of-way line and the southwesterly line of said Lots 11 & 10, Rainbo Acres Subdivision and said Lots 9R & 8R, Rainbo Acres Addition, 1099.06 feet to the **POINT OF BEGINNING** and containing 13.541 acres of land, more or less.

Reference bearing basis being grid north, Texas state plane coordinates, north central zone, NAD83 (adjustment 2011, epoch date 2010), determined by GPS observations.

FOR REVIEW ONLY

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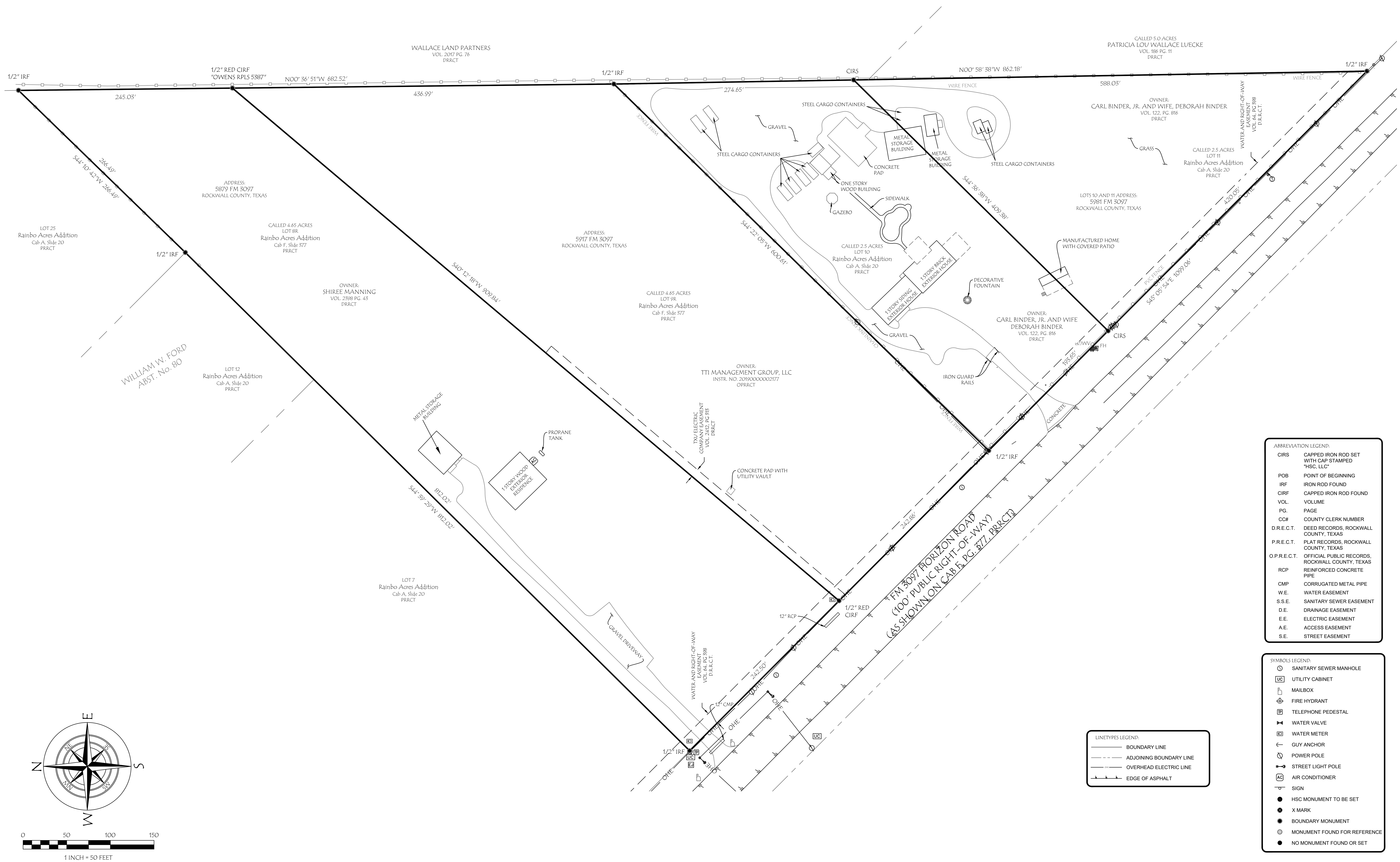


LINETYPES LEGEND:

- BOUNDARY LINE
- ADJOINING BOUNDARY LINE
- OVERHEAD ELECTRIC LINE
- EDGE OF ASPHALT

ABBREVIATION LEGEND:

CIRS	CAPPED IRON ROD SET WITH CAP STAMPED "HSC, LLC"
POB	POINT OF BEGINNING
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
VOL.	VOLUME
PG.	PAGE
CC#	COUNTY CLERK NUMBER
D.R.E.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
P.R.E.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.E.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
E.E.	ELECTRIC EASEMENT
A.E.	ACCESS EASEMENT
S.E.	STREET EASEMENT

SYMBOLS LEGEND:

- SANITARY SEWER MANHOLE
- UTILITY CABINET
- MAILBOX
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- WATER VALVE
- WATER METER
- GUY ANCHOR
- POWER POLE
- STREET LIGHT POLE
- AIR CONDITIONER
- SIGN
- HSC MONUMENT TO BE SET
- X MARK
- BOUNDARY MONUMENT
- MONUMENT FOUND FOR REFERENCE
- NO MONUMENT FOUND OR SET

NUMBER	REVISIONS	DATE	BY

HUDSON
SITE CONTROL, LLC
LAND SURVEYING - CONSTRUCTION LAYOUT
2384 HIGHWAY 287 N STE 224 MANSFIELD, TEXAS 76063
OFFICE - 817.225.6700 FAX - 817.225.6701
T.B.P.E.L.S. FIRM NO. 10194185

LOTS 8R, 9R, 10 AND 11
RAINBO ACRES
ELLIS COUNTY, TEXAS
ALTA/NSPS LAND TITLE SURVEY

This drawing and all related media, written or or electronic, were prepared by Hudson Site Control, LLC except as noted otherwise therein, as instruments of service, and shall remain the property of HSC, LLC. The information hereon shall be used only by the client to whom the services are rendered. Any other use of said documents, including (without limitation) any reproduction or alteration, is strictly prohibited, and the user shall hold harmless and indemnify HSC, LLC from all liabilities which may arise from such unauthorized use. Such use shall sever any liabilities which may arise from the use or result of any such unauthorized use or changes.

DATE: APRIL 12, 2022
PROJECT MGR. GH
PROJECT TECH. LR
PROJECT NO. 22-048

HSC, LLC DRAWING NO. K:\Hudson Site Control\22-048 - 6s - Rockwall Garages\032222 - ALTA Survey\22-048 Rockwall Garages ALTA Survey.dwg

PD CONCEPT PLAN

ADDRESS TBD
13.55± ACRES
5879, 5917 & 5981 FM 3097, ROCKWALL, TX 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO.
SUBMITTED: 04-14-2022

OWNER/APPLICANT:	ENGINEER:	SURVEYOR:
GARAGES OF TEXAS @ TARPLEY, LLC	BOHLER	HUDSON SITE CONTROL, LLC
2323 TARPLEY RD.,STE 100	6017 MAIN STREET	2384 HIGHWAY 287 N STE 224
CARROLLTON, TX 75006	FRISCO, TX 75034	MANSFIELD, TX 76063
PHONE: 866-379-3570	PHONE: 469-458-7300	PHONE: 817-225-6700
CONTACT: FRED GANS	CONTACT: MATHIAS HAUBERT	CONTACT: RICHARD CUMMOCK

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL PROPOSED SIDEWALKS, LANDINGS, AND BARRIER-FREE RAMPS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS.
3. HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
4. THE REQUIRED SIDEWALK ALONG SH-121 SHALL BE IN ACCORDANCE WITH TXDOT STANDARDS.
5. NO 100-YEAR FLOODPLAIN EXISTS ON THE PROPERTY.

FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL NUMBER 48397C0040L, EFFECTIVE SEPTEMBER 26, 2008, AND COMMUNITY PANEL NUMBER 48397C0105L, EFFECTIVE SEPTEMBER 26, 2008, THE SUBJECT PROPERTIES LIE IN AN UNSHADED "ZONE X" AREA, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LOCATION MAP

SCALE: N.T.S.

LEGEND

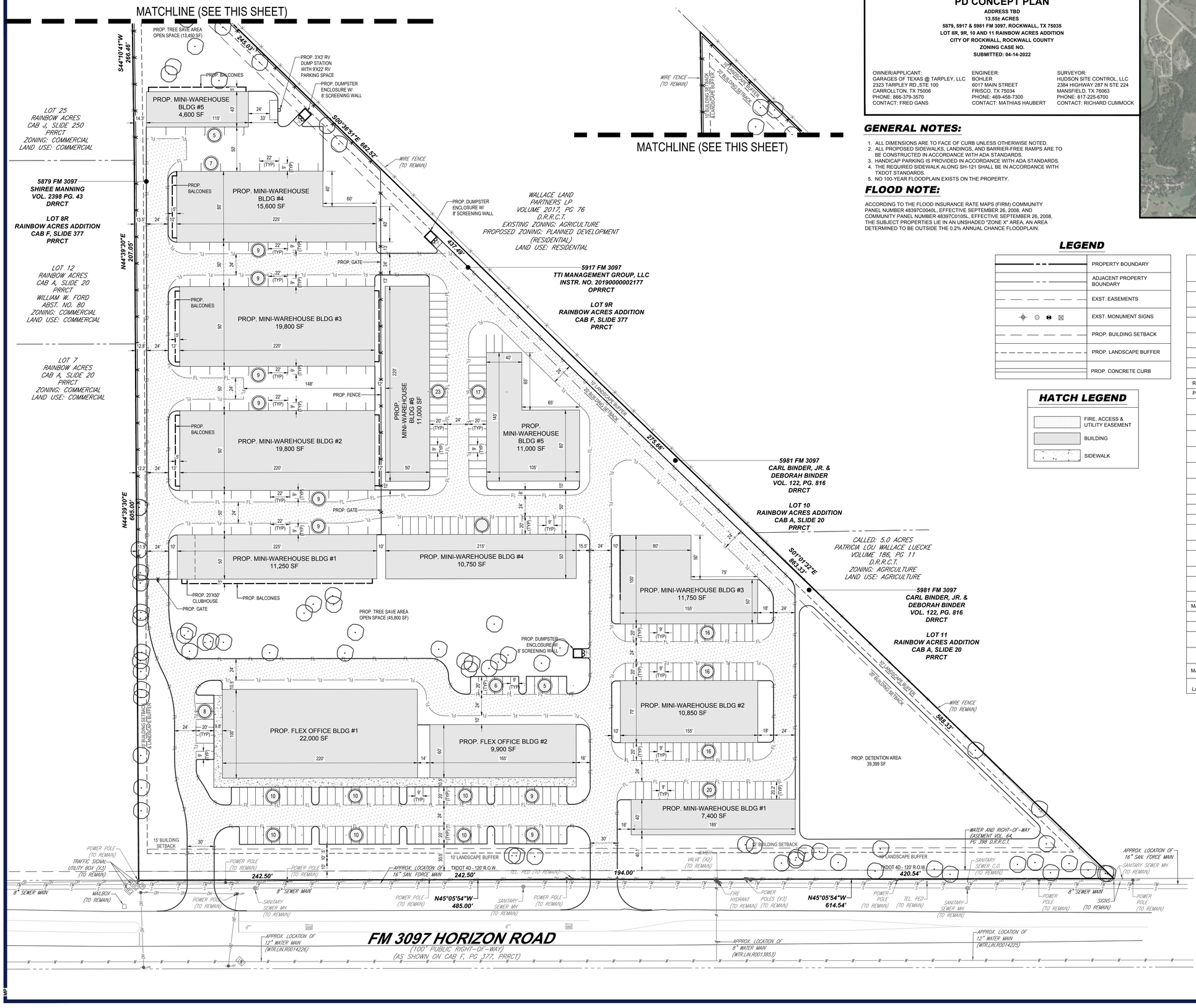
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXST. EASEMENTS
	EXST. MONUMENT SIGNS
	PROP. BUILDING SETBACK
	PROP. LANDSCAPE BUFFER
	PROP. CONCRETE CURB

HATCH LEGEND

	FIRE, ACCESS & UTILITY EASEMENT
	BUILDING
	SIDEWALK

SITE DATA SUMMARY TABLE

LEGAL	
GROSS ACREAGE	13.55 ACRES 590,200 SF
EXISTING ZONING	AG - AGRICULTURAL DISTRICT
PROPOSED ZONING	PD - PLANNED DEVELOPMENT DISTRICT
PROPOSED BASE ZONING DISTRICT	C - COMMERCIAL DISTRICT
EXISTING LAND USE	RESIDENTIAL
PROPOSED LAND USE	MINI-WAREHOUSE & FLEX OFFICE
PARKING	
REQUIRED PARKING (FLEX OFFICE)	(3 SPACES/1,000 SF) = 97 SPACES
PROVIDED PARKING (FLEX OFFICE)	97 SPACES
REQUIRED ADA PARKING (FLEX OFFICE)	4 SPACES (1 VAN, 3 STANDARD)
PROVIDED ADA PARKING (FLEX OFFICE)	4 SPACES (1 VAN, 3 STANDARD)
REQUIRED PARKING (MINI-WAREHOUSES)	(1 SPACE/1,500 SF) = 90 SPACES
PROVIDED PARKING (MINI-WAREHOUSES)	181 SPACES
REQUIRED ADA PARKING (MINI-WAREHOUSES)	6 SPACES (1 VAN, 5 STANDARD)
PROVIDED ADA PARKING (MINI-WAREHOUSES OFFICE)	6 SPACES (1 VAN, 5 STANDARD)
SETBACKS	
FRONT YARD SETBACK	15'
REAR YARD SETBACK	10'
REAR YARD SETBACK (ADJACENT TO RESIDENTIAL)	20'
SIDE YARD SETBACK	10'
SIDE YARD SETBACK (ADJACENT TO RESIDENTIAL)	20'
BUILDING	
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MAXIMUM BUILDING COVERAGE	60%
MAXIMUM FLOOR-AREA-RATIO (FAR)	4:1
MAXIMUM HEIGHT	MAX. 60'
LANDSCAPING	
LANDSCAPE BUFFER (ABUTTING PUBLIC R.O.W.)	10'
LANDSCAPE BUFFER (ABUTTING RESIDENTIAL)	10'
MAXIMUM IMPERVIOUS PARKING (%)	85%-90%
MINIMUM REQUIRED LANDSCAPING/OPEN SPACE AREAS	20%



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
INDUSTRIAL DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE BOHLER CIVIL DESIGN AND CONTENT OF THIS PLAN IS PROPRIETARY AND SHALL NOT BE EXPOSED OR USED FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.
© BOHLER, PE

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TXA220027.00
DRAWN BY:	MVP
CHECKED BY:	MJH
DATE:	04/14/2022
CAD I.D.:	SD0

PROJECT:

ROCKWALL PLANNED DEVELOPMENT

FOR

Garages of Texas

ADDRESS TBD
13.55± ACRES
5879, 5917 & 5981 FM 3097,
ROCKWALL, TX 75035
LOT 8R, 9R, 10 AND 11
RAINBOW ACRES ADDITION
CITY OF ROCKWALL,
ROCKWALL COUNTY

BOHLER
6017 MAIN STREET
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

SHEET TITLE:

PD CONCEPT PLAN

SHEET NUMBER:

01

ORG. DATE - 04-14-2022

H:\2022\TXA220027.00\02ENGINEERING\DRAWINGS\EXHIBITS\PD EXHIBITS\EXHIBIT C-PD CONCEPT PLAN.dwg—LAYOUT: CONCEPT
MVP

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COMMITMENT NUMBER 1001-352837-RTT - SCHEDULE A

LEGAL DESCRIPTION OF LAND:

LOT 8R, REPLAT OF RAINBO ACRES ADDITION, LOTS 8 AND 9, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET F, SLIDES 377 AND 378, PLAT RECORDS, ROCKWALL COUNTY, TEXAS.

COMMITMENT NUMBER 1001-352837-RTT - SCHEDULE B - ITEM 10 (EXCEPTIONS FROM COVERAGE)

A. RIGHTS OF PARTIES IN POSSESSION (OWNER'S TITLE POLICY ONLY).

NOT A SURVEY MATTER.

B. RIGHTS, IF ANY, OF THIRD PARTIES WITH RESPECT TO ANY PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A PUBLIC OR PRIVATE ROAD.

NOT A SURVEY MATTER.

C. ALL VISIBLE AND APPARENT EASEMENTS OR USES AND ALL UNDERGROUND EASEMENTS OR USES, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE. (MAY BE AMENDED OR DELETED UPON APPROVAL OF SURVEY.)

NOT ADDRESSED BY SURVEYOR.

D. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.

NOT A SURVEY MATTER.

E. ANY AND ALL EASEMENTS, BUILDING LINES, CONDITIONS, COVENANTS AND/OR RESTRICTIONS THAT MAY BE SET OUT OR SHOWN IN VOL 1, PAGE 20 AND CABINET A, SLIDE 20, MAP/PLAT RECORDS, ROCKWALL COUNTY, TEXAS.

DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.

F. EASEMENT GRANTED BY W.D. WILKERSON, INDEPENDENT EXECUTOR OF THE ESTATE OF J.A. WILKERSON TO RCH WATER SUPPLY CORPORATION, FILED 12/13/1961, RECORDED IN VOLUME 64, PAGE 398, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS.

DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.

G. EASEMENT GRANTED BY J.A. WILKERSON TO PRESENT AND FUTURE OWNERS, FILED 10/23/1962, RECORDED IN VOLUME 66, PAGE 270, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS.

DOES NOT AFFECT SUBJECT TRACT, NOT SHOWN HEREON.

H. MUNICIPAL UTILITY DISTRICT, WATER DISTRICT AND/OR PROPERTY IMPROVEMENT DISTRICT (PID) PLAN(S), IF ANY.

THIS DOCUMENT REFLECTS OBSERVED PERMANENT IMPROVEMENTS EXISTING ON THE SUBJECT PROPERTY AT TIME OF SURVEY.

CUMULATIVE LEGAL DESCRIPTION

BEING CALLED 14.3 ACRES OF LAND SITUATED IN THE W. W. FORD SURVEY, ABSTRACT NO. 80, AND BEING FURTHER DESCRIBED AS ALL OF LOTS 8R, 9R, 10, AND 11, RANBO ACRES, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS RECORDED IN CABINET A, SLIDE 20, AND CABINET F, SLIDE 377, PLAT RECORDS, ROCKWALL COUNTY, TEXAS.

COMMITMENT NUMBER 1001-350944-RTT - SCHEDULE A - EXHIBIT "A"

LOT 9R, REPLAT OF RAINBO ACRES ADDITION, LOTS 8 AND 9, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET F, SLIDE 377, PLAT RECORDS, ROCKWALL COUNTY, TEXAS.

COMMITMENT NUMBER 1001-350944-RTT - SCHEDULE B - ITEM 10 (EXCEPTIONS FROM COVERAGE)

A. RIGHTS OF PARTIES IN POSSESSION (OWNER'S TITLE POLICY ONLY).

NOT A SURVEY MATTER.

B. RIGHTS, IF ANY, OF THIRD PARTIES WITH RESPECT TO ANY PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A PUBLIC OR PRIVATE ROAD. (MAY BE AMENDED OR DELETED UPON APPROVAL OF SURVEY.)

NOT A SURVEY MATTER.

C. ALL VISIBLE AND APPARENT EASEMENTS OR USES AND ALL UNDERGROUND EASEMENTS OR USES, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE. (MAY BE AMENDED OR DELETED UPON APPROVAL OF SURVEY.)

NOT ADDRESSED BY SURVEYOR.

D. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.

NOT A SURVEY MATTER.

E. ANY AND ALL EASEMENTS, BUILDING LINES, CONDITIONS, COVENANTS AND/OR RESTRICTIONS THAT MAY BE SET OUT OR SHOWN IN CABINET F, SLIDE 377, MAP/PLAT RECORDS, ROCKWALL COUNTY, TEXAS.

DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.

F. EASEMENT GRANTED BY ROSE HOLLAND, EXECUTOR, TO TXU ELECTRIC COMPANY, FILED 02/04/2002, RECORDED IN VOLUME 2412, PAGE 313, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS.

DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.

G. AFFIDAVIT TO THE PUBLIC EXECUTED BY SHIREE MANNING FOR ON-SITE WASTE WATER SYSTEM, FILED 09/10/2002, RECORDED IN VOLUME 2658, PAGE 44, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS

DOCUMENT DESCRIBES SUBJECT PROPERTY, BUT DOES NOT CONTAIN A DESCRIPTION, NOT SHOWN HEREON.

H. 10' TXU ELECTRIC ESMT AS SHOWN ON SURVEY OF OWENS LAND SURVEYING, CERTIFIED BY FRANK R OWENS, #5387, DATED MAY 29,2018.

DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.

COMMITMENT NUMBER 1001-357550-RTT - SCHEDULE A - EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN ROCKWALL COUNTY, TEXAS AND BEING IN THE W.W. FORD SURVEY, A PART OF A 70.06 ACRE TRACT CONVEYED TO J. A. WILKERSON, JR. BY DEED DATED MARCH 29, 1941, FROM J. H. WEDDINGTON, RECORDED IN VOL. 36, PAGE 522, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING TRACTS 10 AND 11 OF RAINBO ACRES SUBDIVISION AS SHOWN BY PLAT OF RECORD IN VOL. 1, PAGE 20, MAP RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH CORNER OF THE ORIGINAL 100 ACRE TRACT, THE SOUTH CORNER OF TRACT 11;

THENCE NORTH 45 DEG. 00 MIN. WEST, WITH THE CENTER LINE OF A COUNTY ROAD, 661.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 45 DEG. 00 MIN. EAST, WITH THE NORTH LINE OF TRACT 10, 649.56 FEET TO AN IRON ROD FOR CORNER; THENCE SOUTH 00 DEG. 30 MIN. EAST, 926.74 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 4.928 ACRES OF LAND, MORE OR LESS.

COMMITMENT NUMBER 1001-357550-RTT - SCHEDULE B - ITEM 10 (EXCEPTIONS FROM COVERAGE)

A. RIGHTS OF PARTIES IN POSSESSION (OWNER'S TITLE POLICY ONLY).

NOT A SURVEY MATTER.

B. RIGHTS, IF ANY, OF THIRD PARTIES WITH RESPECT TO ANY PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A PUBLIC OR PRIVATE ROAD. (MAY BE AMENDED OR DELETED UPON APPROVAL OF SURVEY.)

NOT A SURVEY MATTER.

C. ALL VISIBLE AND APPARENT EASEMENTS OR USES AND ALL UNDERGROUND EASEMENTS OR USES, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE. (MAY BE AMENDED OR DELETED UPON APPROVAL OF SURVEY.)

NOT ADDRESSED BY SURVEYOR.

D. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.

NOT A SURVEY MATTER.

E. ANY AND ALL EASEMENTS, BUILDING LINES, CONDITIONS, COVENANTS AND/OR RESTRICTIONS THAT MAY BE SET OUT OR SHOWN IN VOL 1, PAGE 20 AND CABINET A, SLIDE 20, MAP/PLAT RECORDS, ROCKWALL COUNTY, TEXAS.

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DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.

G. EASEMENT GRANTED BY J.A. WILKERSON TO PRESENT AND FUTURE OWNERS, FILED 10/23/1962, RECORDED IN VOLUME 66, PAGE 270, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS.

DOES NOT AFFECT SUBJECT TRACT, NOT SHOWN HEREON.

SURVEYOR'S NOTES

1. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THE FOLLOWING COMMITMENTS FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE GUARANTY COMPANY:

COMMITMENT NO. 1001-352837-RTT, EFFECTIVE DATE: NOVEMBER 3, 2021, ISSUED: NOVEMBER 22, 2021.

COMMITMENT NO. 1001-350944-RTT, EFFECTIVE DATE: OCTOBER 20, 2021, ISSUED: JANUARY 18, 2021.

COMMITMENT NO. 1001-357550-RTT, EFFECTIVE DATE: JANUARY 26, 2022, ISSUED: APRIL 05, 2022.

THE EASEMENTS, RIGHTS-OF-WAY OR OTHER EXCEPTIONS NOTED HEREON ARE ACCORDING TO SCHEDULE "B" THEREIN. THE SURVEYOR HAS NOT ABSTRACTED THE PROPERTY.

2. REFERENCE BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (ADJUSTMENT 2011, EPOCH DATE 2010), DETERMINED BY GPS OPSERVATIONS.

3. ALL SUBJECT PROPERTY CORNERS FOUND AS DESCRIBED, UNLESS OTHERWISE NOTED AS SET.

4. CORNERS CALLED "CIRS" ARE 5/8 INCH CAPPED IRON RODS SET STAMPED "HSC, LLC" IF NOTED.

5. ACCORDING TO THE FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL NUMBER 48397C0040L, EFFECTIVE SEPTEMBER 26, 2008, AND COMMUNITY PANEL NUMBER 48397C0105L, EFFECTIVE SEPTEMBER 26, 2008, THE SUBJECT PROPERTIES LIE IN AN UNSHADED "ZONE X" AREA, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

6. THIS SURVEY REFLECTS THE ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE, OR ABANDONED. FURTHER, THE SURVEYOR DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL THE UNDERGROUND UTILITIES, OR OTHER BURIED FEATURES, BUT HAS MADE AN ATTEMPT TO LOCATE THOSE VISIBLE OR INDICATED AS ACCURATELY AS POSSIBLE.

7. AT THE TIME OF THE ON-THE-GROUND SURVEY, NO CONSTRUCTION WAS OBSERVED ON THE SUBJECT PROPERTIES (TABLE"A" ITEM #16).

8. THE USE OF THE WORD "CERTIFY OR CERTIFICATE" USED HEREON CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.

9. UTILITIES SHOWN WERE OBSERVED ABOVE GROUND AT THE TIME OF SURVEY.

SURVEYOR'S CERTIFICATE

TO: REPUBLIC TITLE OF TEXAS, INC., FIRST AMERICAN TITLE GUARANTY COMPANY, CDC EQUITIES, LLC, CDC EQUITIES, LLC, A TEXAS NON-PROFIT CORPORATION, SHIREE MANNING, TTI MANAGEMENT GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND CARL BINDER, JR. & WIFE, DEBORAH BINDER.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 14, 2022.

DATE OF MAP OR PLAT: APRIL 12, 2022

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

_____

RICHARD M. CUMMOCK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 6416

DATE:

SHEET NO. 2 of 2

REVISIONS	DATE	BY

HUDSON SITE CONTROL, LLC
LAND SURVEYING - CONSTRUCTION LAYOUT
2384 HIGHWAY 287 N STE 224 MANSFIELD, TEXAS 76063
OFFICE - 817.225.6700 FAX - 817.225.6701
T.B.P.E.L.S. FIRM NO. 10094185

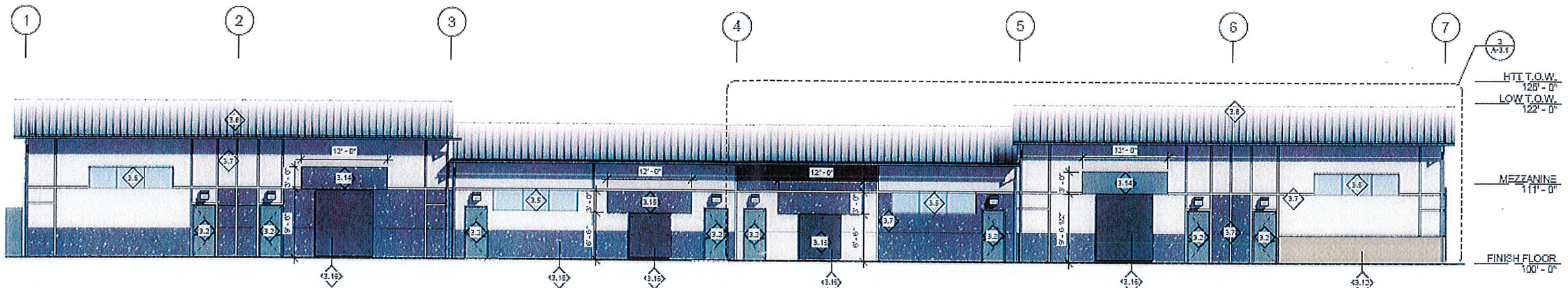
LOTS 8R, 9R, 10 AND 11
RAINBO ACRES
ELLIS COUNTY, TEXAS
ALTA/NSPS LAND TITLE SURVEY

This drawing and all related media, either or both graphical and textual, prepared by Hudson Site Control, LLC (HSC) are related exclusively to the subject property as described herein and the property of HSC, LLC. The information herein was prepared for the sole use of the client for whom the services are rendered. Any other use or reproduction of this drawing and/or the information and professional opinions contained herein for any purpose whatsoever, is strictly prohibited without the written consent of HSC, LLC which may refer to any such unauthorized use as a violation of its rights as an instrument of service and which may refer to the use or reuse as grounds for any and all damages which may accrue to HSC, LLC as a result of any such unauthorized use or reuse.

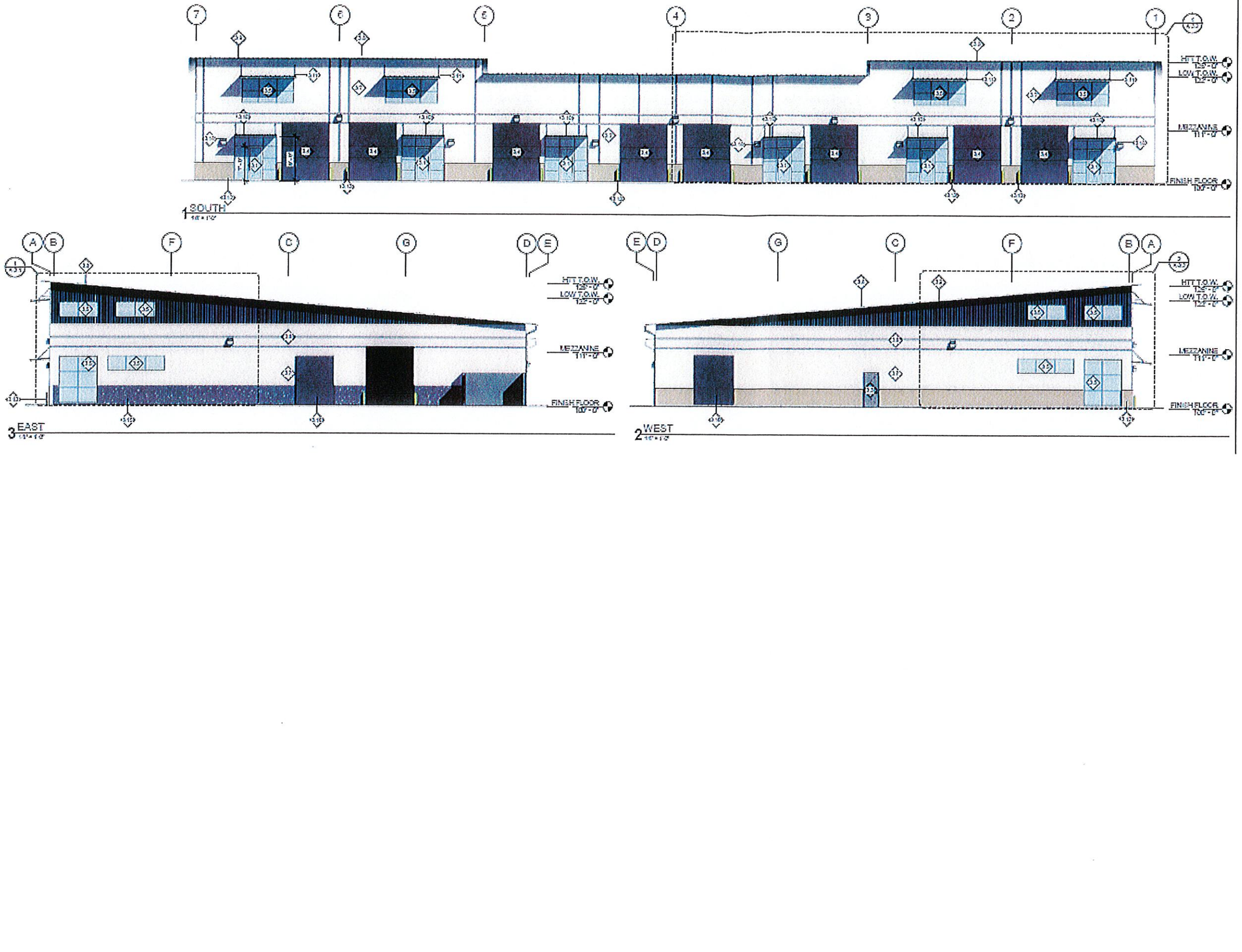
DATE: APRIL 12, 2022
PROJECT MGR. MC
PROJECT TECH. GHP
PROJECT NO. 22-046

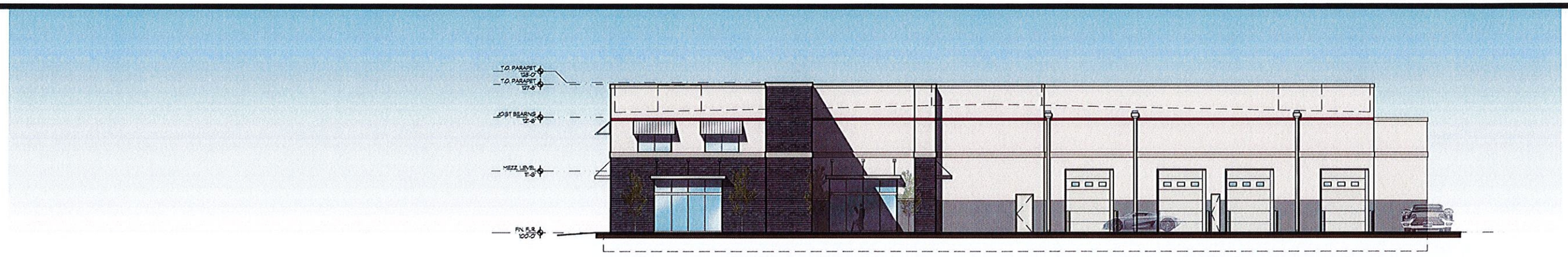
HSC_LLC DRAWINGS K:\Hudson Site Control\22-046 -rv- Rockwall Garages\032222 - ALTA Survey\22-046 Rockwall Garages ALTA Survey.dwg

3.12	STONE VENEER BASE
3.13	CONCRETE FILLED STEEL BOLLARD
3.14	LARGE REVEAL, PAINTED. REFER TO 3/ A-4.3
3.15	PAINTED PORTION OF HTT WALL
3.16	METAL TRELLIS, "GREEN2GREEN" OR APPROVED EQ.
3.18	EXTERIOR WALL- PACK LIGHT, REFER TO ELECTRICAL DRAWINGS



4 NORTH


1 SOUTH
HT T.O.W. 125'-0"
LOW T.O.W. 122'-0"
MEZZANINE 111'-0"
FINISH FLOOR 100'-0"
3 EAST
2 WEST

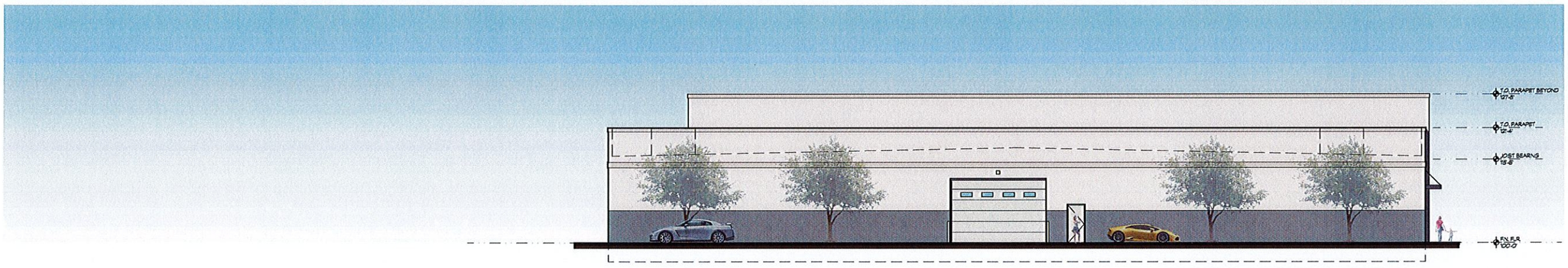


Building "A" North Elevation

Scale: 1/8" = 1'-0"

Building "A" West Elevation

Scale: 1/8" = 1'-0"



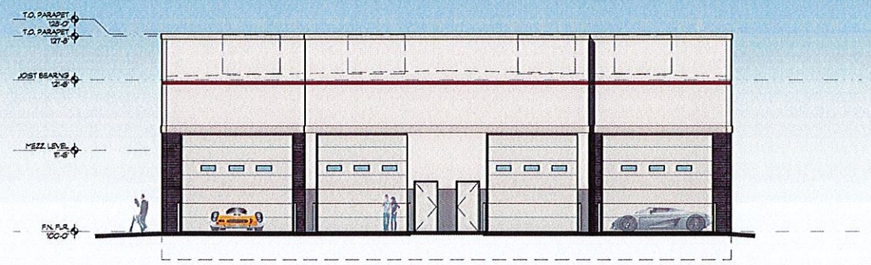
Building "A" South Elevation

Scale: 1/8" = 1'-0"

Building "A" East Elevation

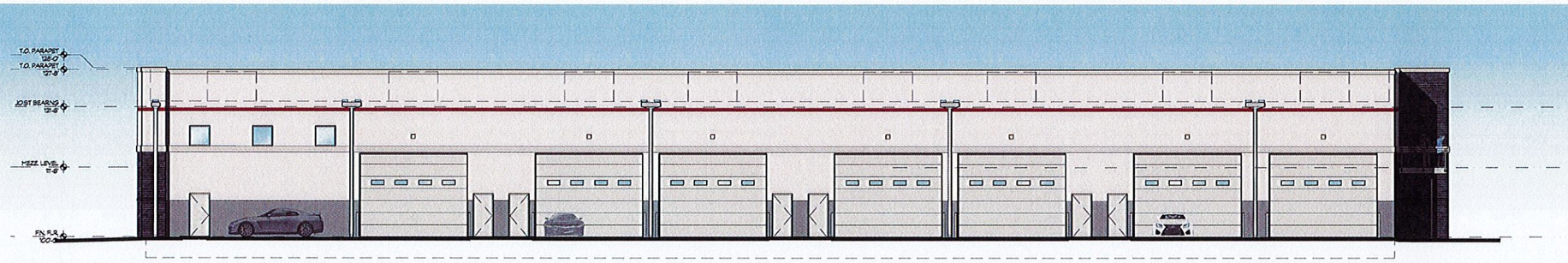
Scale: 1/8" = 1'-0"

Seitz Architects, Inc.
2231 Ridge Road, Suite 201, Rockwall, Texas 75087



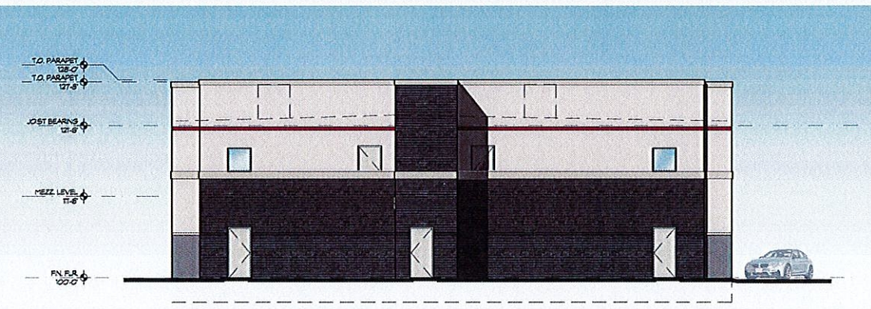
Building "C" North Elevation

Scale: 1/8" = 1'-0"



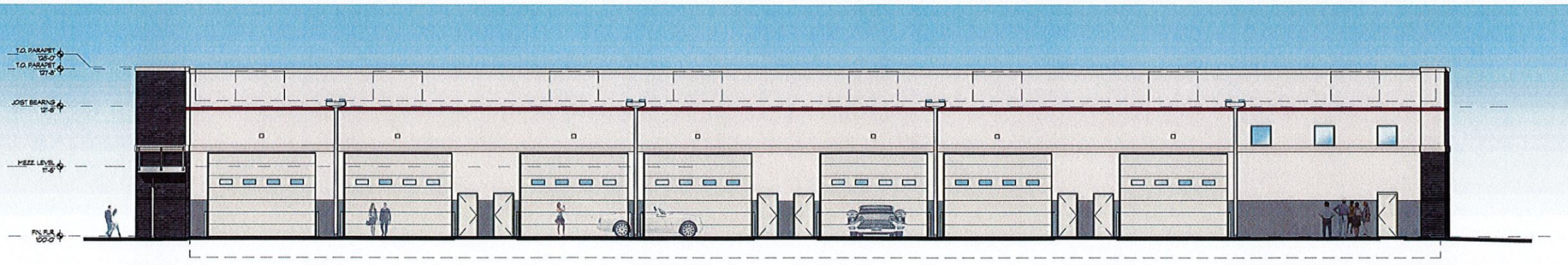
Building "C" West Elevation

Scale: 1/8" = 1'-0"



Building "C" South Elevation

Scale: 1/8" = 1'-0"



Building "C" East Elevation

Scale: 1/8" = 1'-0"

Seitz Architects, Inc.
2231 Ridge Road, Suite 201, Rockwall, Texas 75087

Garages
OF TEXAS
GT

Exhibit B
Planned Development Standards
Zoning Case No. Z22-XXXX

SECTION 1. The City of Rockwall Unified Development Code Zoning Regulations and the Zoning Map of the City of Rockwall ("the City"), Rockwall County, Texas, be amended relating to the use and development of 13.55± acres of land in the William W. Ford Survey, Abstract No. 80 described in the Legal Description attached hereto as Exhibit "A," and incorporated herein by reference, ("the Property") which is presently zoned "AG" Agriculture District and "C" Commercial District by changing the zoning to create a "PD" Planned Development with a base zoning of "C" Commercial District subject to the use and development regulations set forth in Section 2 of this Ordinance.

SECTION 2. The Property shall be developed and used in accordance with the applicable provisions of the City of Rockwall Unified Development Code ("UDC") except to the extent modified by the Development Regulations set forth below:

A. BASE ZONING DISTRICT: The Property shall be developed and used in accordance with "C" Commercial District zoning regulations except as provided herein.

B. CONCEPT PLAN: The Property shall be developed in general conformance with the PD Concept Plan attached hereto as Exhibit "C" and incorporated herein by reference ("the PD Concept Plan"). Minor modifications to private streets and building locations that do not alter the general alignment shown on the Concept Plan may be made at the time of Site Plan approval.

C. LANDSCAPING: Landscaping shall be provided in accordance with the applicable provisions of the City of Rockwall Unified Development Code ("UDC") except as follows:

(1) The required landscape buffer abutting a residential land use shall be 10'.
(2) The screening requirement shall be met by providing natural screening in place of a screening wall via. landscape plantings.

D. BUILDING ELEVATIONS: The buildings constructed and/or reconstructed on the Property shall be developed in general conformance with the Building Elevations (style and materials) attached hereto as Exhibit "E" and incorporated herein by reference.

E. SETBACKS: Setbacks shall be provided in accordance with the applicable provisions of the City of Rockwall Unified Development Code ("UDC") except as follows:

(1) The minimum provided building separation for sprinklered buildings shall be 10'.

F. PARKING: Parking shall be provided in accordance with the applicable provisions of the City of Rockwall Unified Development Code ("UDC") except as follows:

(1) The required parking for the Flex Office land use shall be 3 parking spaces per every 1,000 SF of gross floor area.
(2) The required parking for the Mini-Warehouse land use shall be 1 parking space per every 1,500 SF of gross floor area.

G. PERMITTED USES: Permitted uses shall be provided in accordance with the applicable provisions of the City of Rockwall Unified Development Code ("UDC") except as follows:

(1) The Mini-Warehouse use shall be a permitted use, including for rent and for sale garage storage facilities.
(2) The Outdoor Storage and/or Outside Display use shall be allowed in accordance with the City of Rockwall Unified Development Code standards as a permissible use.

H. OPEN SPACE: Open space shall be provided in accordance with the applicable provisions of the City of Rockwall Unified Development Code ("UDC") except as follows:

(1) Detention and retention ponds shall be counted towards open space requirements.

I. DESIGN REGULATIONS: Mini-warehouse design regulations shall be provided in accordance with the applicable provisions of the City of Rockwall Unified Development Code ("UDC") except as follows:

(1) The maximum site area shall be 14 acres.
(2) The maximum unit height shall be 2-stories and no greater than 36 feet.
(3) Direct access shall be allowed from FM-3097 Horizon Road.
(4) Natural screening via. tree plantings shall be allowed in place of perimeter screening walls.
(5) Perimeter gates shall be incorporated that limit access to the garage storage facilities for the for-sale individually owned units only. Special access for fire and police personnel shall be provided as required in the City of Rockwall Unified Development Code.
(6) Private businesses shall be allowed to operate in the individual garage storage facilities.
(7) Outdoor storage shall be allowed in accordance with the City of Rockwall Unified Development Code Outdoor Storage standards.
(8) The residential unit as an accessory to the permitted use shall have no minimum or maximum square footage.

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	5879, 5917 and 5981 FM 3097, Rockwall, Texas 75032				
SUBDIVISION	Rainbow Acres	LOT	8R,9R,10,11	BLOCK	
GENERAL LOCATION	Site located across from County Club Drive, along FM 3097				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG (Agricultural District)	CURRENT USE	Residential		
PROPOSED ZONING	PD (Planned Development District)	PROPOSED USE	Commercial/Retail		
ACREAGE	13.55± acres	LOTS [CURRENT]	4	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 CALEND AR WILL RESULT IN THE DENIAL OF YOUR CASE.*

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

☐ OWNER		☑ APPLICANT	CDC Equities, LLC and/or assigns
CONTACT PERSON		CONTACT PERSON	Fred Gans
ADDRESS		ADDRESS	2323 Tarpley Rd., Suite 100
CITY, STATE & ZIP		CITY, STATE & ZIP	Carrollton, TX 75006
PHONE		PHONE	866-379-3570
E-MAIL		E-MAIL	fgans@cornerstonedev.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Fred A. Gans [*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 INF ORMATION."

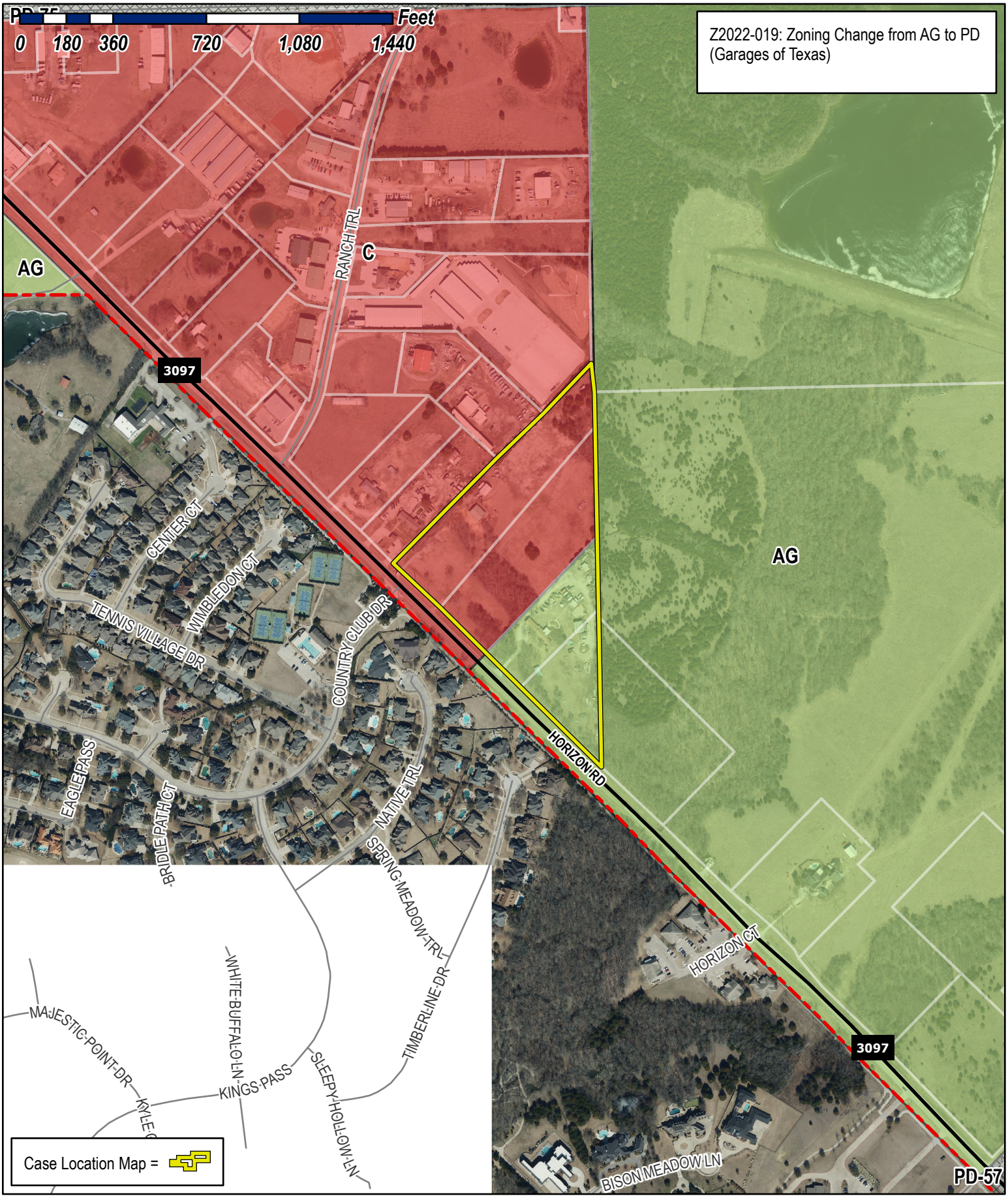
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 7th *DAY OF* April *, 20*22

OWNER'S SIGNATURE Fred A. Gans

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jennifer Hemingway

NOTARY PUBLIC STATE OF TEXAS
JENNIFER HEMINGWAY
My Notary ID # 125050889
Expires September 10, 2024

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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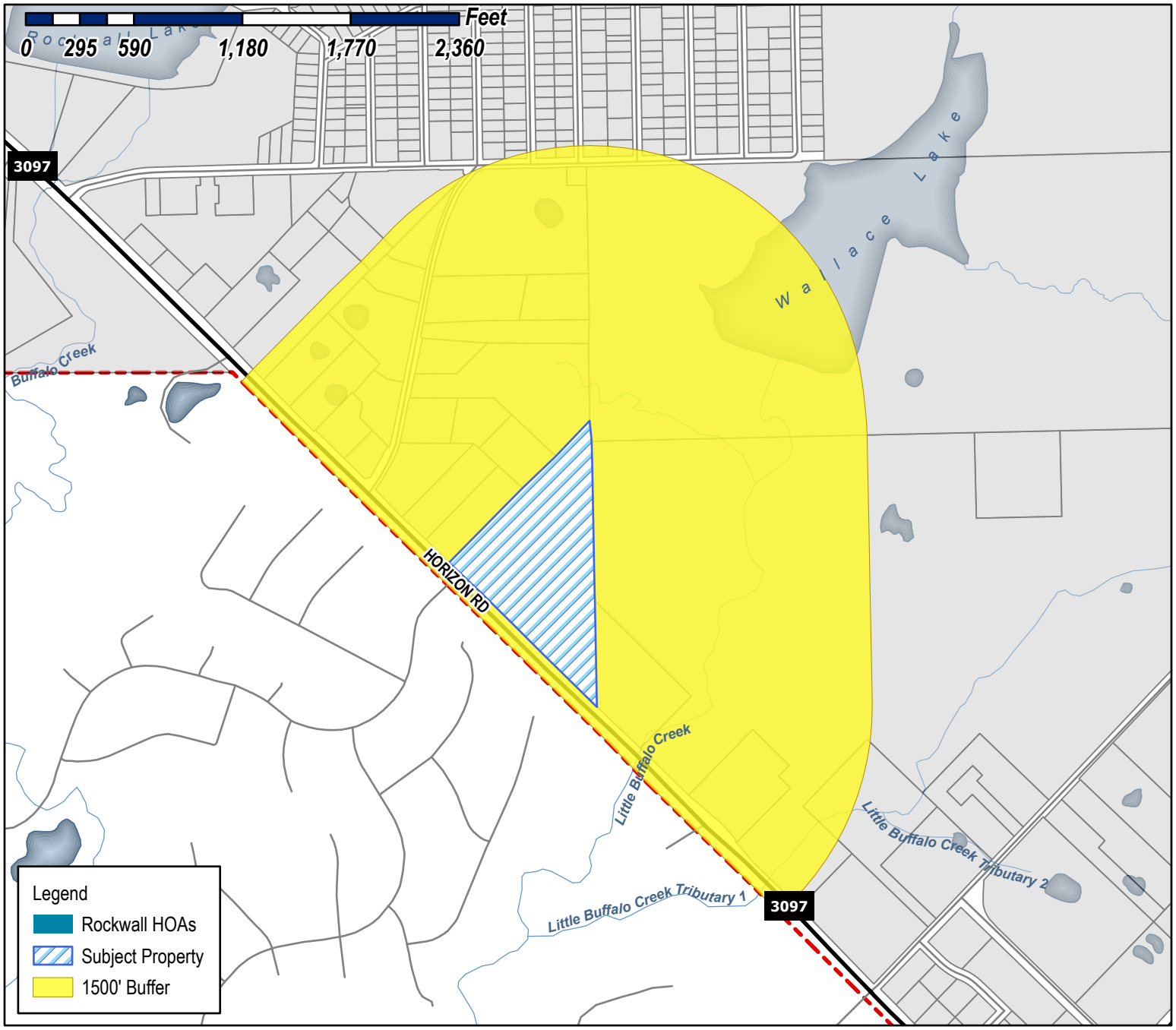
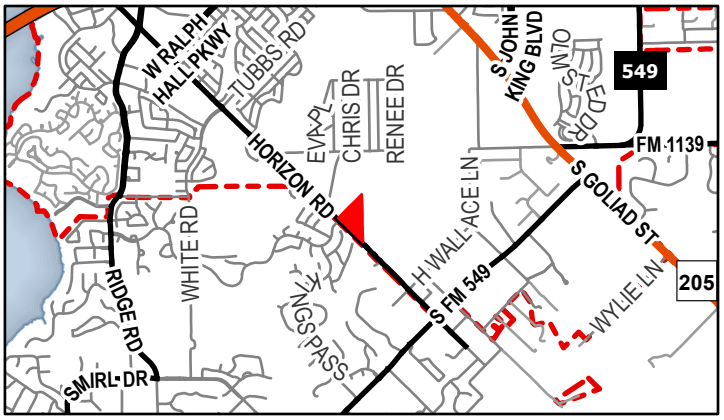


Case Number: Z2022-019
Case Name: Zoning Change from AG to PD
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 5879, 5917, & 5981 FM 3097



Date Saved: 4/14/2022
For Questions on this Case Call (972) 771-7745

City of Rockwall

Planning & Zoning Department
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Rockwall, Texas 75087
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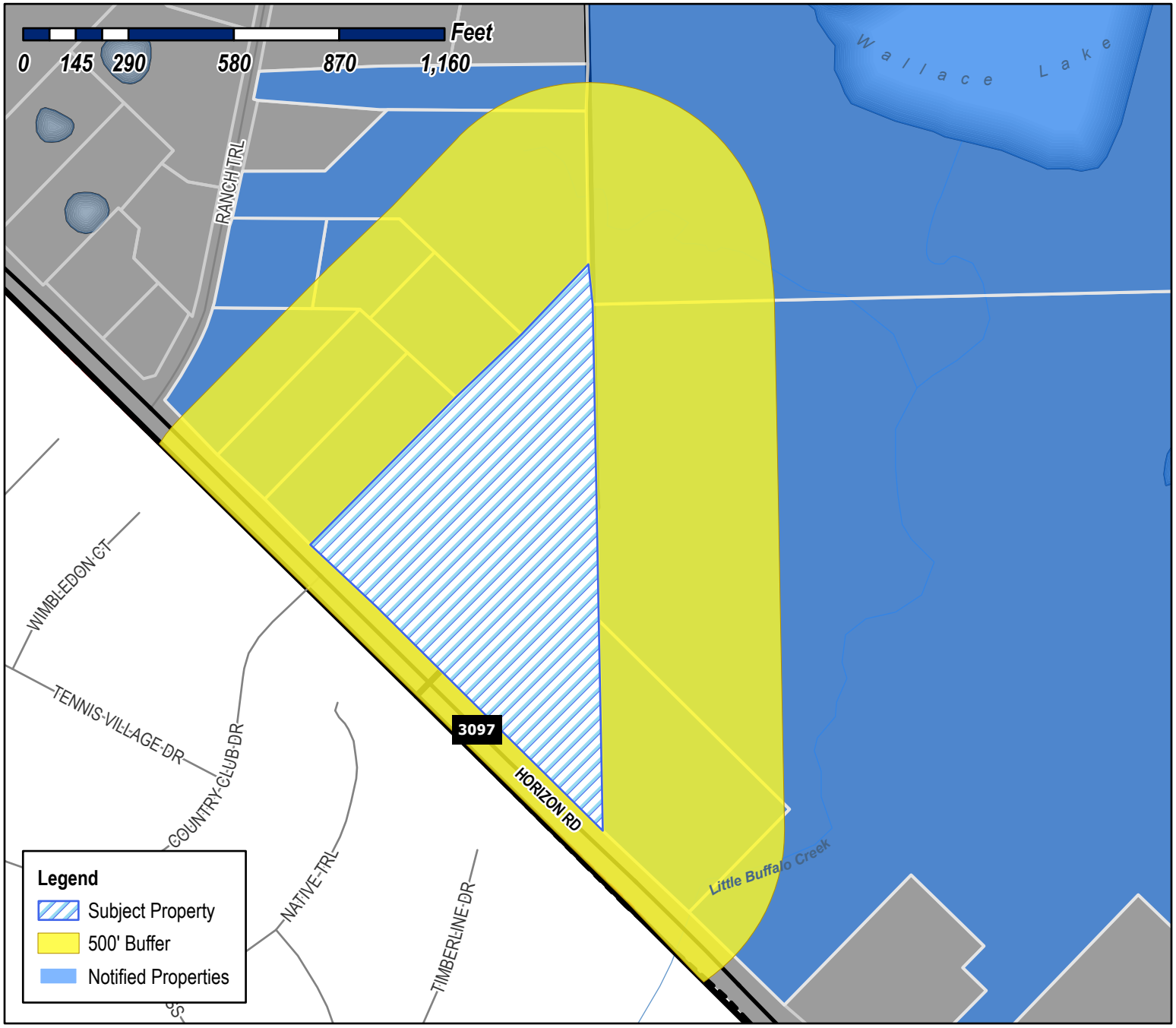

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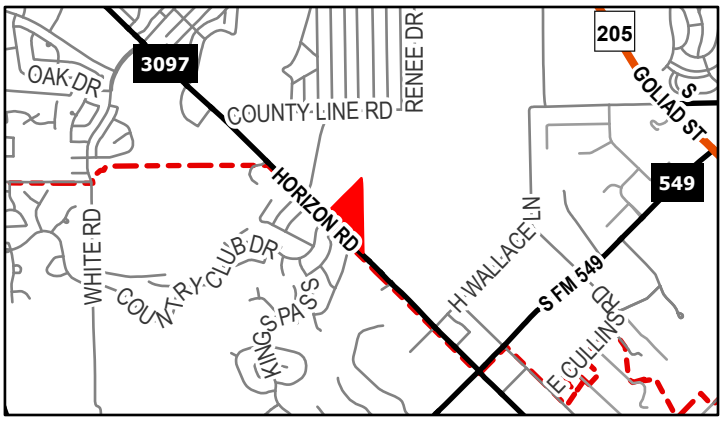


Date Saved: 4/14/2022
For Questions on this Case Call (972) 771-7745

LUECKE PATRICIA L MRS
1110 OAKMONT DR
RICHARDSON, TX 75081

TTI MANAGEMENT GROUP LLC
1435 QUAIL RUN RD
ROCKWALL, TX 75087

2-W BROTHERS LLC
207 RANCH TRL
ROCKWALL, TX 75032

DOMINGUEZ SALVADOR AND
DIANA DOMINGUEZ
209 RANCH TRL
ROCKWALL, TX 75032

EPIC ROCKWALL VENTURES LLC
315 RANCH TR
ROCKWALL, TX 75032

HARDIN DENNIS & JOLYNN JONES
34 LAKEWAY DR
HEATH, TX 75032

KUMAR ATUL
3508 MCFARLIN BLVD
DALLAS, TX 75205

AGARWAL ASHWANI K & RACHNA
3508 MCFARLIN BLVD
DALLAS, TX 75205

DOMINGUEZ SALVADOR AND
DIANA DOMINGUEZ
420 LYNNE DR
ROCKWALL, TX 75032

HORIZON ROAD SELF STORAGE LLC
5763 S STATE HWY 205 #100
ROCKWALL, TX 75032

KUMAR ATUL
5811 FM 3097
ROCKWALL, TX 75032

HARDIN DENNIS & JOLYNN JONES
5853 FM 3097
ROCKWALL, TX 75032

MCCOY SHIREE DAY
5879 FM 3097
ROCKWALL, TX 75032

TTI MANAGEMENT GROUP LLC
5917 FM 3097
ROCKWALL, TX 75032

BINDER CARL JR
5981 FM 3097
ROCKWALL, TX 75032

WALLACE LAND PARTNERS L P
6271 HORIZON RD
ROCKWALL, TX 75032

DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

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

PLATTING APPLICATION SUBMITTAL REQUIREMENTS [ALL PLAT TYPES]

[ ] *PLAT TYPE.*

- [ ] *MINOR/AMENDING PLAT.*
- [ ] *MASTER PLAT.*
- [ ] *PRELIMINARY PLAT.*
- [ ] *FINAL PLAT.*
- [ ] *REPLAT.*
- [ ] *VACATION PLAT.*

Staff requires two (2), 18" x 24" copies be submitted at the time the application is submitted. See *Folding Requirements* in this development packet.

[ ] *DIGITAL COPY OF THE PLAT.* The following is required with all plat submittals:

- [ ] *ONE (1) PDF COPY OF THE PLAT*
- [ ] *ONE (1) SURVEY BOUNDARY CLOSURE REPORT.*

** AFTER APPROVAL STAFF WILL REQUIRE ONE (1) AUTOCAD/ESRI (DWG, DXF, OR SHP FILE FORMAT) FILE*

[ ] *TREESCAPE PLAN [IF APPLICABLE].*

[ ] *LANDSCAPE PLAN [IF APPLICABLE].*

[ ] *APPLICATION AND APPLICATION FEE.*

SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS

[ ] *PLAN SET.* A plan set is composed of the following items (failure to submit all of the items required *shall constitute an incomplete application*):

- [ ] *SITE PLAN.*
- [ ] *LANDSCAPE PLAN.*
- [ ] *TREESCAPE PLAN.*
- [ ] *PHOTOMETRIC PLAN.*
- [ ] *BUILDING ELEVATIONS.*

Staff requires the submittal of two (2) complete plan sets and one (1) digital copy in .pdf format with a site plan application. All sheets submitted to staff shall be 24" x 36", arranged into sets, and be folded to a 9" x 12" *Tri-Fold* with the project title or identifier facing out.

[ ] *PHYSICAL BUILDING MATERIAL SAMPLE BOARD (11" x 17").* See the *Material Sample Board Design Guidelines* in this development packet. Individual material samples or sample boards that are larger than *11" x 17"* will *not* be accepted.

[ ] *VARIANCE REQUEST LETTER.* The letter must indicate the variance being requested, the reason for the variance, *and the two (2) required compensatory measures being offered to off-set the variance* in accordance with the requirements of the UDC.

[ ] *APPLICATION AND APPLICATION FEE.*

ZONING CHANGE APPLICATION SUBMITTAL REQUIREMENTS

[☑] *LEGAL DESCRIPTION.* A legal description consists of written words that delineate a specific piece of real property. A legal description may be a metes and bounds description or, if the property is platted, a copy of the plat may be submitted to verify the lot and block survey system.

[☑] *ZONING EXHIBIT OR CONCEPT PLAN.* A zoning exhibit is generally a survey, plat, concept plan or other visual description of the property [Specific Use Permit (SUP) exhibits can be a site plan or building elevations; check with staff for prior to submitting an application for what is appropriate]. Staff requires two (2), 24" x 36" copies and one digital copy (PDF preferred) be submitted at the time the application is submitted. All submittals should be folded individually so that the project title or identifier is facing out. *In order to reduce the applicant's costs and to conserve paper, staff may accept other sheet sizes for a submittal if an appropriate scale and level of detail is maintained. Check with staff prior to submitting a small or larger drawing size.*

[☑] *LETTER OF EXPLANATION.* A letter from the applicant or property owner explaining the purpose of the zoning application.

[☑] *APPLICATION AND APPLICATION FEE.*

IT IS IMPORTANT TO YOU AS AN APPLICANT TO RETURN A FULLY COMPLETED APPLICATION PACKAGE. INCOMPLETE APPLICATION PACKAGES WILL NOT BE ACCEPTED BY STAFF AND WILL BE RETURNED TO APPLICANTS. DUE TO THE PASSAGE OF HB3167, APPLICATIONS AND APPLICATION PACKAGES WILL ONLY BE ACCEPTED ON THE SUBMITTAL DATE AND EARLY AND/OR LATE APPLICATIONS WILL BE RETURNED.

6017 Main Street
Frisco, TX 75034
469.458.7300

Concept Plan Informational Statement
Planned Development Application

Submitted on behalf of:
Garages of Texas Rockwall
2323 Tarpley Rd., Suite 100
Carrollton, TX 75006
214-738-3958
Mr. Mark Scott
mscott@garagesoftexas.com

Submitted by:
Bohler Engineering TX, LLC
6017 Main Street
Frisco, TX 75034
469-458-7300
Mr. Mathias Haubert, P.E.
mhaubert@bohlereng.com

Submitted to:
The City of Rockwall, Texas
Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087
Attn: Henry Lee

April 12, 2022

The Garages of Texas Rockwall is pleased to submit this Concept Plan Informational Statement along with our application to The City of Rockwall in support of a Planned Development application. This application, if approved, will allow for a commercial development on approximately 13.55± acres, located 2,900± LF southeast of the intersection of FM-3097 and Country Line Rd.

The project parcel is currently zoned (AG) Agriculture District and (C) Commercial District. The proposed (PD) Planned Development Zoning would have a base zoning district of (C) Commercial. All adjacent properties are zoned (AG) Agriculture, (PD) Planned Development (Residential) District, or (C) Commercial District, so the proposed use will be compatible with the adjacent properties. The proposed development is intended to be completed in one phase.

The City's Comprehensive Plan calls for the project parcel to be (CR) Commercial/Retail future land use. The proposed land use would be directly in compliance with what The City of Rockwall envisions for future development. With an approved Planned Development Concept Plan, the 13.55± acre commercial development will provide stable jobs in a convenient location off of FM-3097 for the local residents in the area and travelers. Our team strongly believes that the Planned Development will assist with the growth of the City of Rockwall.

The entire development team looks forward to working with The City of Rockwall to make this vision for the parcel a reality and respectfully request support of Planned Development application.

Respectfully,

Mathias Haubert, P.E.

LOCATION MAP

SCALE: N.T.S.

RAINBO ACRES
SURVEYED DESCRIPTION

Being a 13.541 acre tract of land situate in the W.W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, and a portion of a 70.06 acre tract of land described by deed conveyed to J. A. Wilkerson, Jr. dated March 29, 1941, from J. H. Weddington, recorded in Vol. 36, Page 522, Deed Records, Rockwall County, Texas (D.R.R.C.T.), said 13.541 acre tract of land being more particularly described as follows:

Lots 8R & 9R, Replat of Rainbo Acres Addition, Lots 8 and 9, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slides 377 and 378, Plat Records, Rockwall County, Texas (P.R.R.C.T.);

Together with, Lots 10 and 11 of Rainbo Acres Subdivision as shown by Plat recorded in Cabinet A, Slide 20, Plat Records of Rockwall County, Texas (P.R.R.C.T.), and being further described by metes and bound as follows:

BEGINNING at a 1/2" iron rod found being common to the westerly corner of said Lot 8R Rainbo Acres Addition and the southerly corner of Lot 7 shown in said Cabinet A, Slide 20, said iron rod also being on the northeasterly right-of-way line of F.M. 3097 Horizon Road (a 100 foot width public right-of-way);

Thence departing said right-of-way line, North 44°39'29" East, along the line common with the northwesterly line of said Lot 8R and the southeasterly line of Lots 7 & 12 of said Rainbo Acres Subdivision, Cabinet A, Slide 20, 812.02 feet to a 1/2" iron rod found for the easterly corner of said Lot 12 and the southerly corner of Lot 25, in accordance with the Replat of Rainbo Acres, Inst.#20210000007850, Plat Records, Rockwall County, Texas (P.R.R.C.T.);

Thence North 44°10'42" East, along the line common with the northwesterly line of said Lot 8R and the southeasterly line of said Lot 25, 266.49 feet to a 1/2" iron rod found for the northerly corner of said Lot 8R and the easterly corner of said Lot 25, said point being on the westerly line of a tract of land described by deed to Wallace Land Partners, recorded in Vol. 2017, Page 76, Deed Records, Rockwall County, Texas (D.R.R.C.T.);

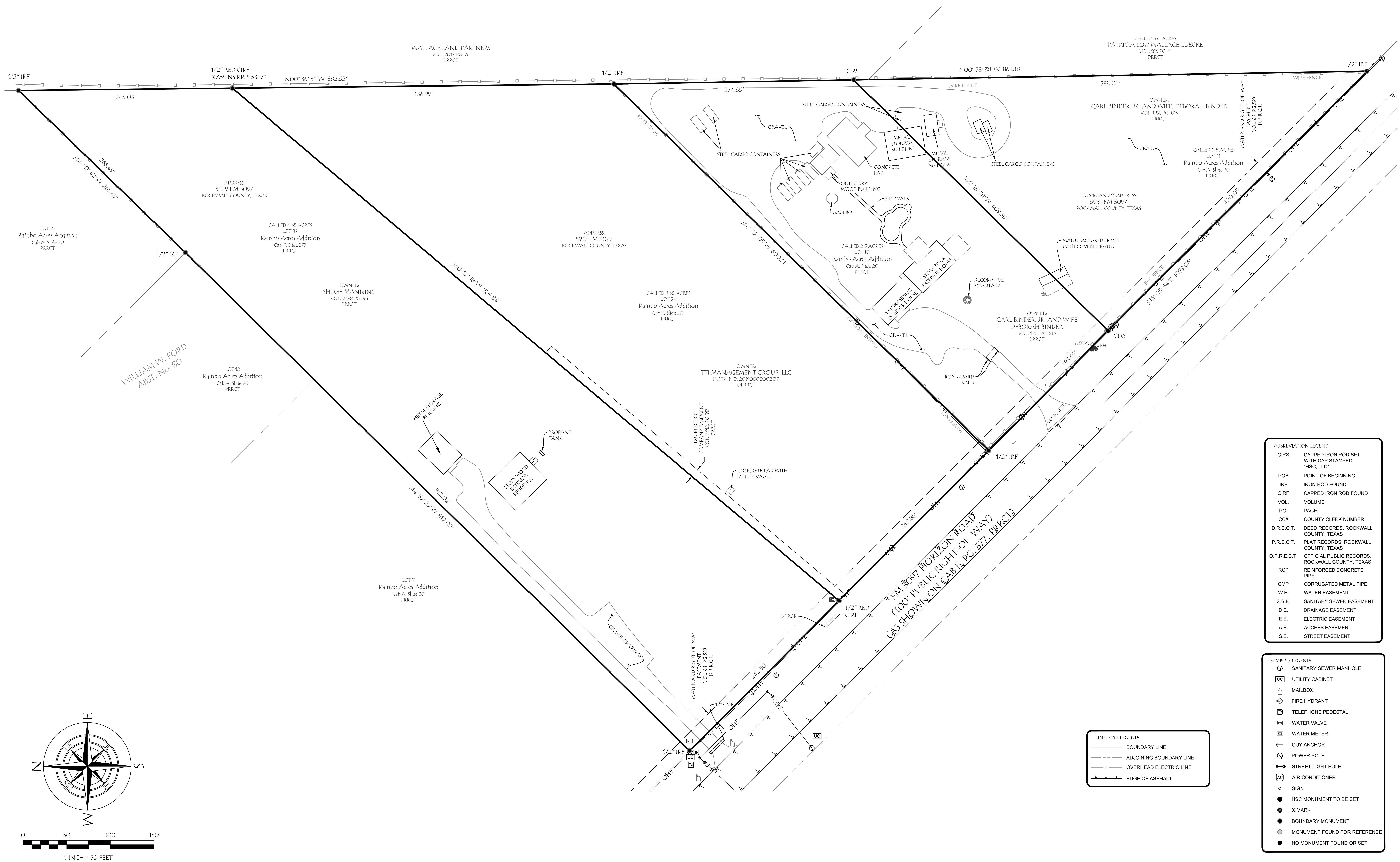
Thence South 00°36'51" East, along the line common with the westerly line of said Wallace Land Partners and the easterly line of said Lots 8R & 9R, 682.52 feet to a 1/2" iron rod found for the easterly corner of said Lot 9R and the northerly corner of said Lot 10, Rainbo Acres Subdivision, said point being on the westerly line of said Wallace Land Partners tract;

Thence South 00°58'38" East, along the line common with the westerly line of said Wallace Land Partners, the westerly line of a tract of land described by deed to Patricia Lou Wallace Luecke, recorded in Vol. 186, Page 11, Deed Records, Rockwall County, Texas (D.R.R.C.T.) and the easterly line of said Lots 10 & 11, Rainbo Acres Subdivision, 862.18 feet to a 1/2" iron rod found for the southerly corner of said Lot 11 and the westerly corner of said Patricia Lou Wallace Luecke tract, said point being on the northeasterly right-of-way line of F.M. 3097 Horizon Road (a 100 foot width public right-of-way);

Thence North 45°05'54" West, along the line common with said northeasterly right-of-way line and the southwesterly line of said Lots 11 & 10, Rainbo Acres Subdivision and said Lots 9R & 8R, Rainbo Acres Addition, 1099.06 feet to the **POINT OF BEGINNING** and containing 13.541 acres of land, more or less.

Reference bearing basis being grid north, Texas state plane coordinates, north central zone, NAD83 (adjustment 2011, epoch date 2010), determined by GPS observations.

FOR REVIEW ONLY



LINETYPES LEGEND:

————	BOUNDARY LINE
— — —	ADJOINING BOUNDARY LINE
—OHE—	OVERHEAD ELECTRIC LINE
—⊥—⊥—	EDGE OF ASPHALT

ABBREVIATION LEGEND:

CIRS	CAPPED IRON ROD SET WITH CAP STAMPED "HSC, LLC"
POB	POINT OF BEGINNING
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
VOL.	VOLUME
PG.	PAGE
CC#	COUNTY CLERK NUMBER
D.R.E.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
P.R.E.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.E.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
E.E.	ELECTRIC EASEMENT
A.E.	ACCESS EASEMENT
S.E.	STREET EASEMENT

SYMBOLS LEGEND:

Ⓢ	SANITARY SEWER MANHOLE
UC	UTILITY CABINET
	MAILBOX
	FIRE HYDRANT
TP	TELEPHONE PEDESTAL
	WATER VALVE
	WATER METER
	GUY ANCHOR
	POWER POLE
	STREET LIGHT POLE
AC	AIR CONDITIONER
	SIGN
	HSC MONUMENT TO BE SET
	X MARK
	BOUNDARY MONUMENT
	MONUMENT FOUND FOR REFERENCE
	NO MONUMENT FOUND OR SET

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HSC, LLC DRAWING NO. K:\Hudson Site Control\22-048 - 6s - Rockwall Garages\032222 - ALTA Survey\22-048 Rockwall Garages ALTA Survey.dwg

NUMBER	REVISIONS	DATE	BY

HUDSON
SITE CONTROL, LLC
LAND SURVEYING - CONSTRUCTION LAYOUT
2384 HIGHWAY 287 N STE 224 MANSFIELD, TEXAS 76063
OFFICE - 817.225.6700 FAX - 817.225.6701
T.B.P.E.L.S. FIRM NO. 10194185

LOTS 8R, 9R, 10 AND 11
RAINBO ACRES
ELLIS COUNTY, TEXAS
ALTA/NSPS LAND TITLE SURVEY

This drawing and all related media, written or electronic, were prepared by Hudson Site Control, LLC except as noted otherwise therein, as instruments of service, and shall remain the property of HSC, LLC. The information hereon shall be used only by the client to whom the services are rendered. Any other use of said documents, including (without limitation) any reproduction or alteration, is strictly prohibited, and the user shall hold harmless and indemnify HSC, LLC from all liabilities which may arise from such unauthorized use. Such use shall sever any liabilities which may arise from the use or result of any such unauthorized use or changes.

DATE: APRIL 12, 2022
PROJECT MGR. GH
PROJECT TECH. LR
PROJECT NO. 22-048

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COMMITMENT NUMBER 1001-352837-RTT - SCHEDULE A

LEGAL DESCRIPTION OF LAND:

LOT 8R, REPLAT OF RAINBO ACRES ADDITION, LOTS 8 AND 9, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET F, SLIDES 377 AND 378, PLAT RECORDS, ROCKWALL COUNTY, TEXAS.

COMMITMENT NUMBER 1001-352837-RTT - SCHEDULE B - ITEM 10 (EXCEPTIONS FROM COVERAGE)

A. RIGHTS OF PARTIES IN POSSESSION (OWNER'S TITLE POLICY ONLY).

NOT A SURVEY MATTER.

B. RIGHTS, IF ANY, OF THIRD PARTIES WITH RESPECT TO ANY PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A PUBLIC OR PRIVATE ROAD.

NOT A SURVEY MATTER.

C. ALL VISIBLE AND APPARENT EASEMENTS OR USES AND ALL UNDERGROUND EASEMENTS OR USES, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE. (MAY BE AMENDED OR DELETED UPON APPROVAL OF SURVEY.)

NOT ADDRESSED BY SURVEYOR.

D. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.

NOT A SURVEY MATTER.

E. ANY AND ALL EASEMENTS, BUILDING LINES, CONDITIONS, COVENANTS AND/OR RESTRICTIONS THAT MAY BE SET OUT OR SHOWN IN VOL 1, PAGE 20 AND CABINET A, SLIDE 20, MAP/PLAT RECORDS, ROCKWALL COUNTY, TEXAS.

DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.

F. EASEMENT GRANTED BY W.D. WILKERSON, INDEPENDENT EXECUTOR OF THE ESTATE OF J.A. WILKERSON TO RCH WATER SUPPLY CORPORATION, FILED 12/13/1961, RECORDED IN VOLUME 64, PAGE 398, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS.

DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.

G. EASEMENT GRANTED BY J.A. WILKERSON TO PRESENT AND FUTURE OWNERS, FILED 10/23/1962, RECORDED IN VOLUME 66, PAGE 270, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS.

DOES NOT AFFECT SUBJECT TRACT, NOT SHOWN HEREON.

H. MUNICIPAL UTILITY DISTRICT, WATER DISTRICT AND/OR PROPERTY IMPROVEMENT DISTRICT (PID) PLAN(S), IF ANY.

THIS DOCUMENT REFLECTS OBSERVED PERMANENT IMPROVEMENTS EXISTING ON THE SUBJECT PROPERTY AT TIME OF SURVEY.

CUMULATIVE LEGAL DESCRIPTION

BEING CALLED 14.3 ACRES OF LAND SITUATED IN THE W. W. FORD SURVEY, ABSTRACT NO. 80, AND BEING FURTHER DESCRIBED AS ALL OF LOTS 8R, 9R, 10, AND 11, RANBO ACRES, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS RECORDED IN CABINET A, SLIDE 20, AND CABINET F, SLIDE 377, PLAT RECORDS, ROCKWALL COUNTY, TEXAS.

COMMITMENT NUMBER 1001-350944-RTT - SCHEDULE A - EXHIBIT "A"

LOT 9R, REPLAT OF RAINBO ACRES ADDITION, LOTS 8 AND 9, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET F, SLIDE 377, PLAT RECORDS, ROCKWALL COUNTY, TEXAS.

COMMITMENT NUMBER 1001-350944-RTT - SCHEDULE B - ITEM 10 (EXCEPTIONS FROM COVERAGE)

A. RIGHTS OF PARTIES IN POSSESSION (OWNER'S TITLE POLICY ONLY).

NOT A SURVEY MATTER.

B. RIGHTS, IF ANY, OF THIRD PARTIES WITH RESPECT TO ANY PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A PUBLIC OR PRIVATE ROAD. (MAY BE AMENDED OR DELETED UPON APPROVAL OF SURVEY.)

NOT A SURVEY MATTER.

C. ALL VISIBLE AND APPARENT EASEMENTS OR USES AND ALL UNDERGROUND EASEMENTS OR USES, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE. (MAY BE AMENDED OR DELETED UPON APPROVAL OF SURVEY.)

NOT ADDRESSED BY SURVEYOR.

D. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.

NOT A SURVEY MATTER.

E. ANY AND ALL EASEMENTS, BUILDING LINES, CONDITIONS, COVENANTS AND/OR RESTRICTIONS THAT MAY BE SET OUT OR SHOWN IN CABINET F, SLIDE 377, MAP/PLAT RECORDS, ROCKWALL COUNTY, TEXAS.

DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.

F. EASEMENT GRANTED BY ROSE HOLLAND, EXECUTOR, TO TXU ELECTRIC COMPANY, FILED 02/04/2002, RECORDED IN VOLUME 2412, PAGE 313, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS.

DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.

G. AFFIDAVIT TO THE PUBLIC EXECUTED BY SHIREE MANNING FOR ON-SITE WASTE WATER SYSTEM, FILED 09/10/2002, RECORDED IN VOLUME 2658, PAGE 44, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS

DOCUMENT DESCRIBES SUBJECT PROPERTY, BUT DOES NOT CONTAIN A DESCRIPTION, NOT SHOWN HEREON.

H. 10' TXU ELECTRIC ESMT AS SHOWN ON SURVEY OF OWENS LAND SURVEYING, CERTIFIED BY FRANK R OWENS, #5387, DATED MAY 29,2018.

DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.

COMMITMENT NUMBER 1001-357550-RTT - SCHEDULE A - EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN ROCKWALL COUNTY, TEXAS AND BEING IN THE W.W. FORD SURVEY, A PART OF A 70.06 ACRE TRACT CONVEYED TO J. A. WILKERSON, JR. BY DEED DATED MARCH 29, 1941, FROM J. H. WEDDINGTON, RECORDED IN VOL. 36, PAGE 522, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING TRACTS 10 AND 11 OF RAINBO ACRES SUBDIVISION AS SHOWN BY PLAT OF RECORD IN VOL. 1, PAGE 20, MAP RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH CORNER OF THE ORIGINAL 100 ACRE TRACT, THE SOUTH CORNER OF TRACT 11;

THENCE NORTH 45 DEG. 00 MIN. WEST, WITH THE CENTER LINE OF A COUNTY ROAD, 661.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 45 DEG. 00 MIN. EAST, WITH THE NORTH LINE OF TRACT 10, 649.56 FEET TO AN IRON ROD FOR CORNER; THENCE SOUTH 00 DEG. 30 MIN. EAST, 926.74 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 4.928 ACRES OF LAND, MORE OR LESS.

COMMITMENT NUMBER 1001-357550-RTT - SCHEDULE B - ITEM 10 (EXCEPTIONS FROM COVERAGE)

A. RIGHTS OF PARTIES IN POSSESSION (OWNER'S TITLE POLICY ONLY).

NOT A SURVEY MATTER.

B. RIGHTS, IF ANY, OF THIRD PARTIES WITH RESPECT TO ANY PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A PUBLIC OR PRIVATE ROAD. (MAY BE AMENDED OR DELETED UPON APPROVAL OF SURVEY.)

NOT A SURVEY MATTER.

C. ALL VISIBLE AND APPARENT EASEMENTS OR USES AND ALL UNDERGROUND EASEMENTS OR USES, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE. (MAY BE AMENDED OR DELETED UPON APPROVAL OF SURVEY.)

NOT ADDRESSED BY SURVEYOR.

D. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.

NOT A SURVEY MATTER.

E. ANY AND ALL EASEMENTS, BUILDING LINES, CONDITIONS, COVENANTS AND/OR RESTRICTIONS THAT MAY BE SET OUT OR SHOWN IN VOL 1, PAGE 20 AND CABINET A, SLIDE 20, MAP/PLAT RECORDS, ROCKWALL COUNTY, TEXAS.

DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.

F. EASEMENT GRANTED BY W.D. WILKERSON, INDEPENDENT EXECUTOR OF THE ESTATE OF J.A. WILKERSON TO RCH WATER SUPPLY CORPORATION, FILED 12/13/1961, RECORDED IN VOLUME 64, PAGE 398, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS.

DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.

G. EASEMENT GRANTED BY J.A. WILKERSON TO PRESENT AND FUTURE OWNERS, FILED 10/23/1962, RECORDED IN VOLUME 66, PAGE 270, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS.

DOES NOT AFFECT SUBJECT TRACT, NOT SHOWN HEREON.

SURVEYOR'S NOTES

1. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THE FOLLOWING COMMITMENTS FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE GUARANTY COMPANY:

COMMITMENT NO. 1001-352837-RTT, EFFECTIVE DATE: NOVEMBER 3, 2021, ISSUED: NOVEMBER 22, 2021.

COMMITMENT NO. 1001-350944-RTT, EFFECTIVE DATE: OCTOBER 20, 2021, ISSUED: JANUARY 18, 2021.

COMMITMENT NO. 1001-357550-RTT, EFFECTIVE DATE: JANUARY 26, 2022, ISSUED: APRIL 05, 2022.

THE EASEMENTS, RIGHTS-OF-WAY OR OTHER EXCEPTIONS NOTED HEREON ARE ACCORDING TO SCHEDULE "B" THEREIN. THE SURVEYOR HAS NOT ABSTRACTED THE PROPERTY.

2. REFERENCE BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (ADJUSTMENT 2011, EPOCH DATE 2010), DETERMINED BY GPS OPSERVATIONS.

3. ALL SUBJECT PROPERTY CORNERS FOUND AS DESCRIBED, UNLESS OTHERWISE NOTED AS SET.

4. CORNERS CALLED "CIRS" ARE 5/8 INCH CAPPED IRON RODS SET STAMPED "HSC, LLC" IF NOTED.

5. ACCORDING TO THE FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL NUMBER 48397C0040L, EFFECTIVE SEPTEMBER 26, 2008, AND COMMUNITY PANEL NUMBER 48397C0105L, EFFECTIVE SEPTEMBER 26, 2008, THE SUBJECT PROPERTIES LIE IN AN UNSHADED "ZONE X" AREA, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

6. THIS SURVEY REFLECTS THE ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE, OR ABANDONED. FURTHER, THE SURVEYOR DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL THE UNDERGROUND UTILITIES, OR OTHER BURIED FEATURES, BUT HAS MADE AN ATTEMPT TO LOCATE THOSE VISIBLE OR INDICATED AS ACCURATELY AS POSSIBLE.

7. AT THE TIME OF THE ON-THE-GROUND SURVEY, NO CONSTRUCTION WAS OBSERVED ON THE SUBJECT PROPERTIES (TABLE"A" ITEM #16).

8. THE USE OF THE WORD "CERTIFY OR CERTIFICATE" USED HEREON CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.

9. UTILITIES SHOWN WERE OBSERVED ABOVE GROUND AT THE TIME OF SURVEY.

SURVEYOR'S CERTIFICATE

TO: REPUBLIC TITLE OF TEXAS, INC., FIRST AMERICAN TITLE GUARANTY COMPANY, CDC EQUITIES, LLC, CDC EQUITIES, LLC, A TEXAS NON-PROFIT CORPORATION, SHIREE MANNING, TTI MANAGEMENT GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND CARL BINDER, JR. & WIFE, DEBORAH BINDER.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 14, 2022.

DATE OF MAP OR PLAT: APRIL 12, 2022

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

_____

RICHARD M. CUMMOCK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 6416

DATE:

SHEET NO. 2 of 2

REVISIONS	DATE	BY

HUDSON SITE CONTROL, LLC
LAND SURVEYING - CONSTRUCTION LAYOUT
2384 HIGHWAY 287 N STE 224 MANSFIELD, TEXAS 76063
OFFICE - 817.225.6700 FAX - 817.225.6701
T.B.P.E.L.S. FIRM NO. 10094185

LOTS 8R, 9R, 10 AND 11
RAINBO ACRES
ELLIS COUNTY, TEXAS
ALTA/NSPS LAND TITLE SURVEY

This drawing and all related media, either or both graphical and textual, prepared by Hudson Site Control, LLC (HSC) are related exclusively to the subject property as described herein and the property of HSC, LLC. The information herein was prepared for the sole use of the client for whom the services are rendered. Any other use or reproduction of this drawing and/or the information and professional opinions contained herein for any purpose whatsoever, is strictly prohibited without the written consent of HSC, LLC which may refer to any such unauthorized use as a violation of its rights as an instrument of service and which may refer to the use or reuse as grounds for any and all damages which may accrue to HSC, LLC as a result of any such unauthorized use or reuse.

DATE: APRIL 12, 2022
PROJECT MGR. MC
PROJECT TECH. GHP
PROJECT NO. 22-046

HSC_LLC DRAWINGS K:\Hudson Site Control\22-046 -rv- Rockwall Garages\032222 - ALTA Survey\22-046 Rockwall Garages ALTA Survey.dwg

PD CONCEPT PLAN

ADDRESS TBD
13.55± ACRES
5879, 5917 & 5981 FM 3097, ROCKWALL, TX 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO.
SUBMITTED: 04-14-2022

OWNER/APPLICANT:	ENGINEER:	SURVEYOR:
GARAGES OF TEXAS @ TARPLEY, LLC	BOHLER	HUDSON SITE CONTROL, LLC
2323 TARPLEY RD.,STE 100	6017 MAIN STREET	2384 HIGHWAY 287 N STE 224
CARROLLTON, TX 75006	FRISCO, TX 75034	MANSFIELD, TX 76063
PHONE: 866-379-3570	PHONE: 469-458-7300	PHONE: 817-225-6700
CONTACT: FRED GANS	CONTACT: MATHIAS HAUBERT	CONTACT: RICHARD CUMMOCK

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL PROPOSED SIDEWALKS, LANDINGS, AND BARRIER-FREE RAMPS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS.
3. HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
4. THE REQUIRED SIDEWALK ALONG SH-121 SHALL BE IN ACCORDANCE WITH TXDOT STANDARDS.
5. NO 100-YEAR FLOODPLAIN EXISTS ON THE PROPERTY.

FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL NUMBER 48397C0040L, EFFECTIVE SEPTEMBER 26, 2008, AND COMMUNITY PANEL NUMBER 48397C0105L, EFFECTIVE SEPTEMBER 26, 2008, THE SUBJECT PROPERTIES LIE IN AN UNSHADED "ZONE X" AREA, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LOCATION MAP

SCALE: N.T.S.

LEGEND

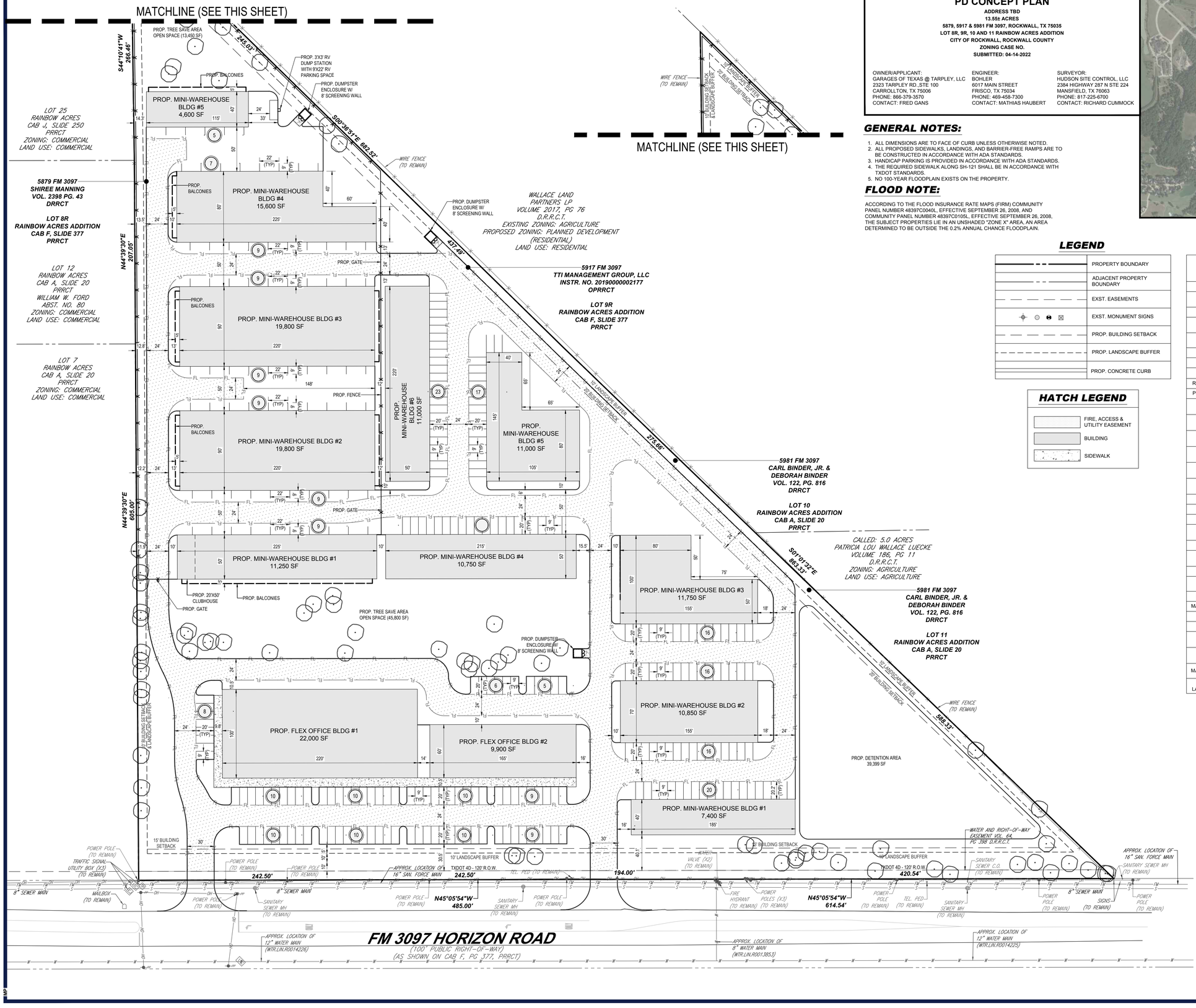
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXST. EASEMENTS
	EXST. MONUMENT SIGNS
	PROP. BUILDING SETBACK
	PROP. LANDSCAPE BUFFER
	PROP. CONCRETE CURB

HATCH LEGEND

	FIRE, ACCESS & UTILITY EASEMENT
	BUILDING
	SIDEWALK

SITE DATA SUMMARY TABLE

LEGAL	
GROSS ACREAGE	13.55 ACRES 590,200 SF
EXISTING ZONING	AG - AGRICULTURAL DISTRICT
PROPOSED ZONING	PD - PLANNED DEVELOPMENT DISTRICT
PROPOSED BASE ZONING DISTRICT	C - COMMERCIAL DISTRICT
EXISTING LAND USE	RESIDENTIAL
PROPOSED LAND USE	MINI-WAREHOUSE & FLEX OFFICE
PARKING	
REQUIRED PARKING (FLEX OFFICE)	(3 SPACES/1,000 SF) = 97 SPACES
PROVIDED PARKING (FLEX OFFICE)	97 SPACES
REQUIRED ADA PARKING (FLEX OFFICE)	4 SPACES (1 VAN, 3 STANDARD)
PROVIDED ADA PARKING (FLEX OFFICE)	4 SPACES (1 VAN, 3 STANDARD)
REQUIRED PARKING (MINI-WAREHOUSES)	(1 SPACE/1,500 SF) = 90 SPACES
PROVIDED PARKING (MINI-WAREHOUSES)	181 SPACES
REQUIRED ADA PARKING (MINI-WAREHOUSES)	6 SPACES (1 VAN, 5 STANDARD)
PROVIDED ADA PARKING (MINI-WAREHOUSES OFFICE)	6 SPACES (1 VAN, 5 STANDARD)
SETBACKS	
FRONT YARD SETBACK	15'
REAR YARD SETBACK	10'
REAR YARD SETBACK (ADJACENT TO RESIDENTIAL)	20'
SIDE YARD SETBACK	10'
SIDE YARD SETBACK (ADJACENT TO RESIDENTIAL)	20'
BUILDING	
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MAXIMUM BUILDING COVERAGE	60%
MAXIMUM FLOOR-AREA-RATIO (FAR)	4:1
MAXIMUM HEIGHT	MAX. 60'
LANDSCAPING	
LANDSCAPE BUFFER (ABUTTING PUBLIC R.O.W.)	10'
LANDSCAPE BUFFER (ABUTTING RESIDENTIAL)	10'
MAXIMUM IMPERVIOUS PARKING (%)	85%-90%
MINIMUM REQUIRED LANDSCAPING/OPEN SPACE AREAS	20%



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
INDUSTRIAL DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE BOHLER CIVIL DESIGN AND CONTENT OF THIS PLAN IS PROPRIETARY AND SHALL NOT BE EXPOSED OR USED FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.
© BOHLER, PE

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TXA220027.00
DRAWN BY:	MVP
CHECKED BY:	MJH
DATE:	04/14/2022
CAD I.D.:	SD0

PROJECT:

ROCKWALL PLANNED DEVELOPMENT

FOR

Garages of Texas

ADDRESS TBD
13.55± ACRES
5879, 5917 & 5981 FM 3097,
ROCKWALL, TX 75035
LOT 8R, 9R, 10 AND 11
RAINBOW ACRES ADDITION
CITY OF ROCKWALL,
ROCKWALL COUNTY

BOHLER
6017 MAIN STREET
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

SHEET TITLE:

PD CONCEPT PLAN

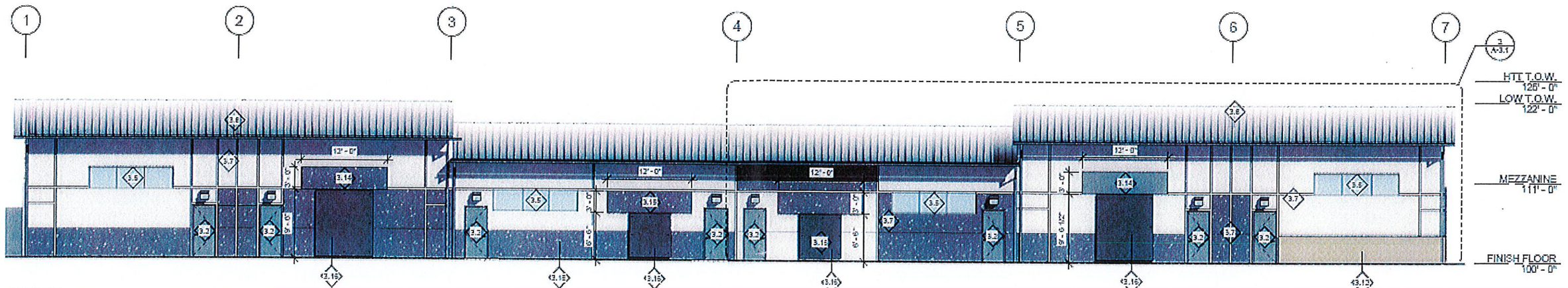
SHEET NUMBER:

01

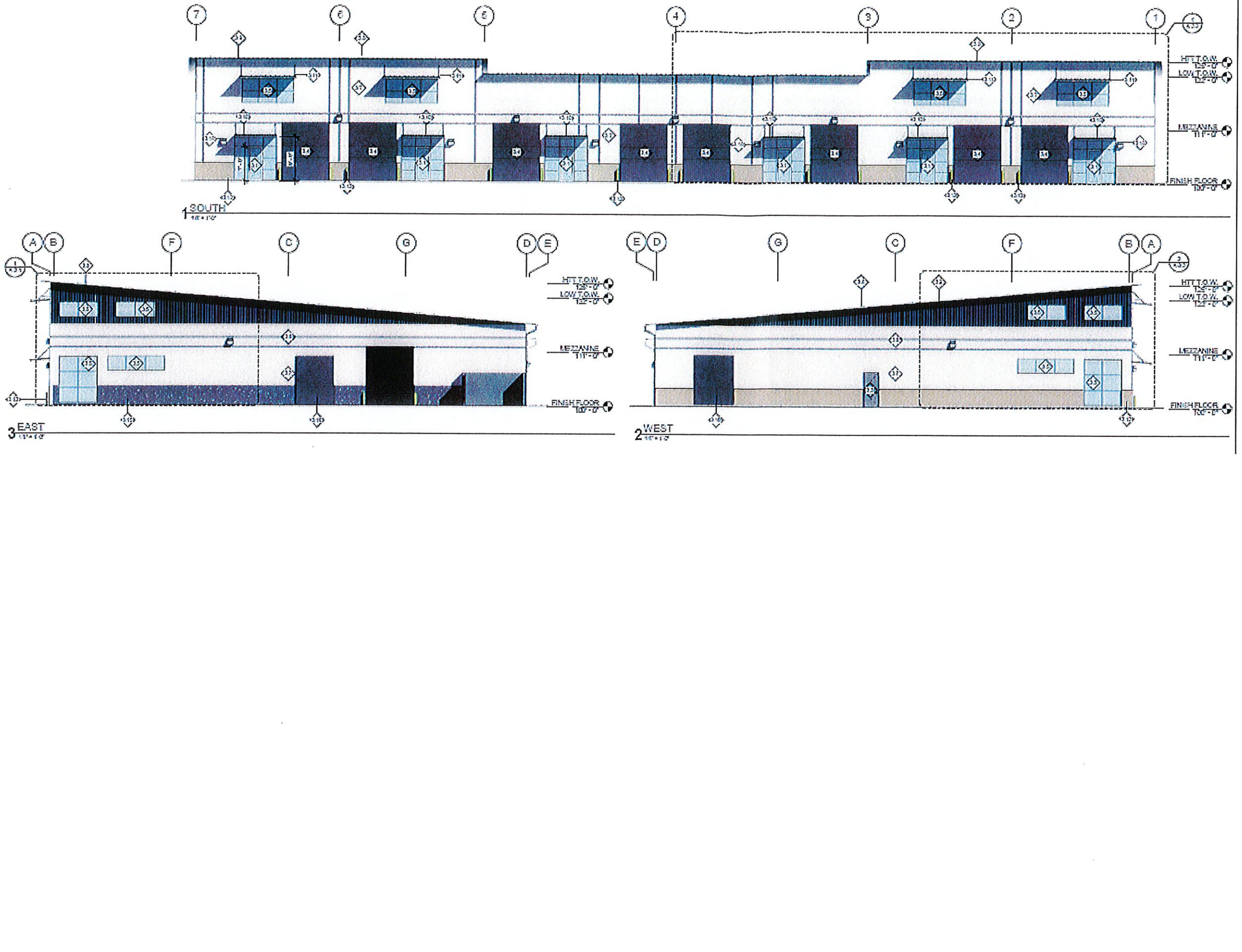
ORG. DATE - 04-14-2022

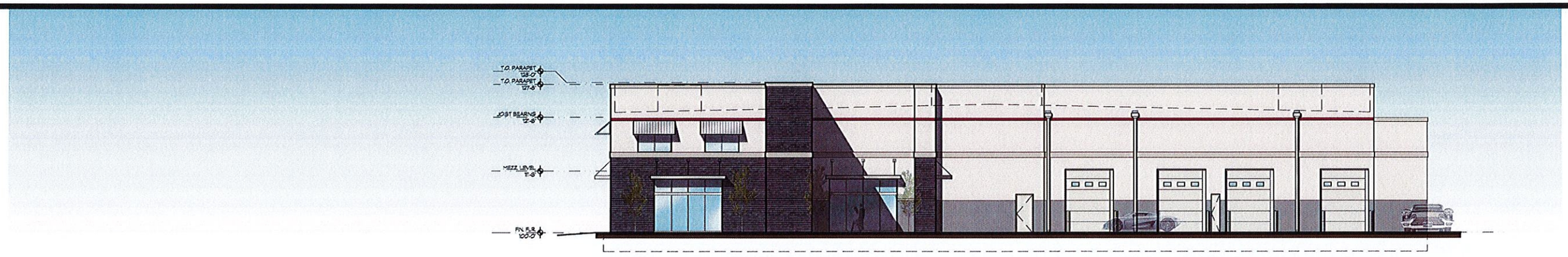
H:\2022\TXA220027.00\02ENGINEERING\DRAWINGS\EXHIBITS\PD EXHIBITS\EXHIBIT C-PD CONCEPT PLAN.dwg—LAYOUT: CONCEPT
MVP

3.12	STONE VENEER BASE
3.13	CONCRETE FILLED STEEL BOLLARD
3.14	LARGE REVEAL, PAINTED. REFER TO 3/ A-4.3
3.15	PAINTED PORTION OF HTT WALL
3.16	METAL TRELLIS, "GREEN2GREEN" OR APPROVED EQ.
3.18	EXTERIOR WALL- PACK LIGHT, REFER TO ELECTRICAL DRAWINGS



4 NORTH


1 SOUTH
HT T.O.W. 125'-0"
LOW T.O.W. 122'-0"
MEZZANINE 111'-0"
FINISH FLOOR 100'-0"
3 EAST
2 WEST

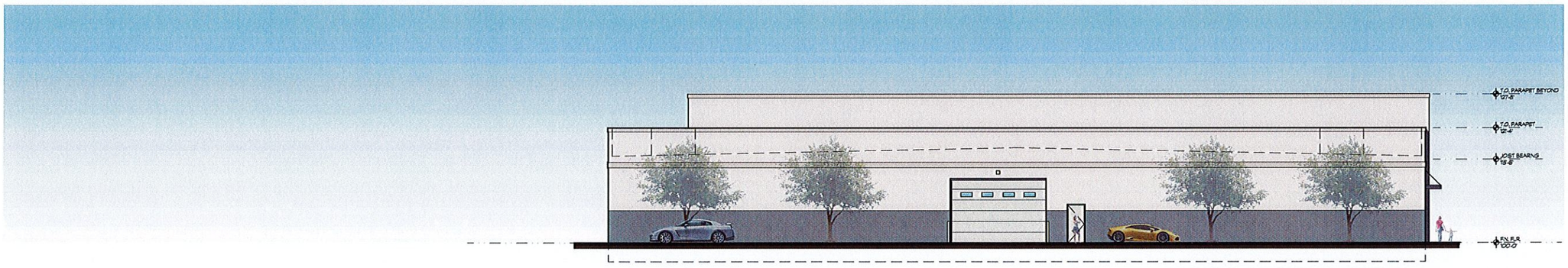


Building "A" North Elevation

Scale: 1/8" = 1'-0"

Building "A" West Elevation

Scale: 1/8" = 1'-0"



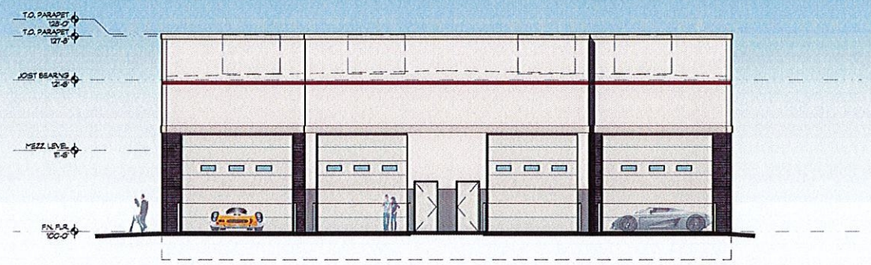
Building "A" South Elevation

Scale: 1/8" = 1'-0"

Building "A" East Elevation

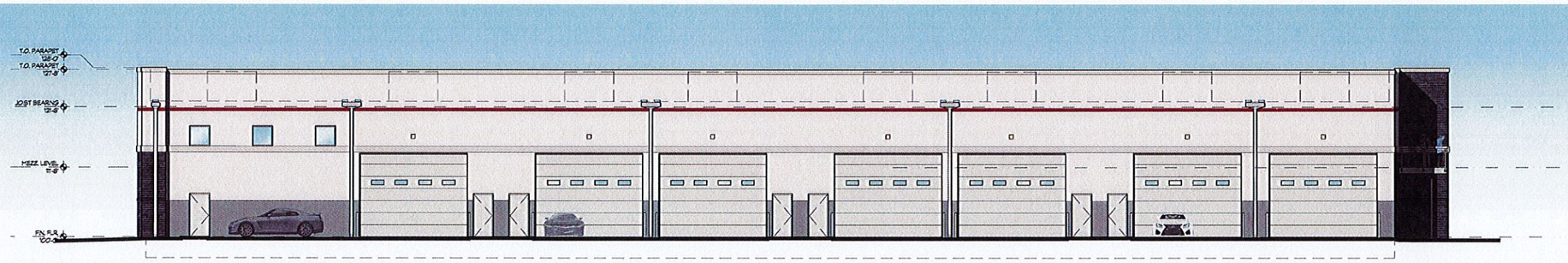
Scale: 1/8" = 1'-0"

Seitz Architects, Inc.
2231 Ridge Road, Suite 201, Rockwall, Texas 75087



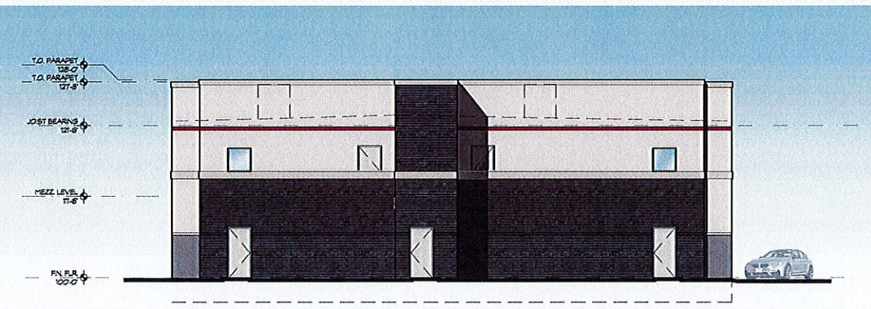
Building "C" North Elevation

Scale: 1/8" = 1'-0"



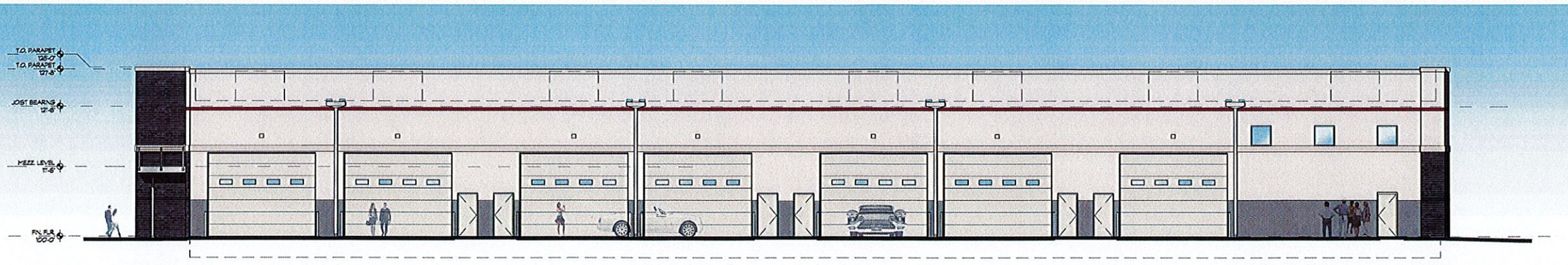
Building "C" West Elevation

Scale: 1/8" = 1'-0"



Building "C" South Elevation

Scale: 1/8" = 1'-0"



Building "C" East Elevation

Scale: 1/8" = 1'-0"

Seitz Architects, Inc.
2231 Ridge Road, Suite 201, Rockwall, Texas 75087

Garages
OF TEXAS
GT

Exhibit B
Planned Development Standards
Zoning Case No. Z22-XXXX

SECTION 1. The City of Rockwall Unified Development Code Zoning Regulations and the Zoning Map of the City of Rockwall ("the City"), Rockwall County, Texas, be amended relating to the use and development of 13.55± acres of land in the William W. Ford Survey, Abstract No. 80 described in the Legal Description attached hereto as Exhibit "A," and incorporated herein by reference, ("the Property") which is presently zoned "AG" Agriculture District and "C" Commercial District by changing the zoning to create a "PD" Planned Development with a base zoning of "C" Commercial District subject to the use and development regulations set forth in Section 2 of this Ordinance.

SECTION 2. The Property shall be developed and used in accordance with the applicable provisions of the City of Rockwall Unified Development Code ("UDC") except to the extent modified by the Development Regulations set forth below:

A. BASE ZONING DISTRICT: The Property shall be developed and used in accordance with "C" Commercial District zoning regulations except as provided herein.

B. CONCEPT PLAN: The Property shall be developed in general conformance with the PD Concept Plan attached hereto as Exhibit "C" and incorporated herein by reference ("the PD Concept Plan"). Minor modifications to private streets and building locations that do not alter the general alignment shown on the Concept Plan may be made at the time of Site Plan approval.

C. LANDSCAPING: Landscaping shall be provided in accordance with the applicable provisions of the City of Rockwall Unified Development Code ("UDC") except as follows:

(1) The required landscape buffer abutting a residential land use shall be 10'.
(2) The screening requirement shall be met by providing natural screening in place of a screening wall via. landscape plantings.

D. BUILDING ELEVATIONS: The buildings constructed and/or reconstructed on the Property shall be developed in general conformance with the Building Elevations (style and materials) attached hereto as Exhibit "E" and incorporated herein by reference.

E. SETBACKS: Setbacks shall be provided in accordance with the applicable provisions of the City of Rockwall Unified Development Code ("UDC") except as follows:

(1) The minimum provided building separation for sprinklered buildings shall be 10'.

F. PARKING: Parking shall be provided in accordance with the applicable provisions of the City of Rockwall Unified Development Code ("UDC") except as follows:

(1) The required parking for the Flex Office land use shall be 3 parking spaces per every 1,000 SF of gross floor area.
(2) The required parking for the Mini-Warehouse land use shall be 1 parking space per every 1,500 SF of gross floor area.

G. PERMITTED USES: Permitted uses shall be provided in accordance with the applicable provisions of the City of Rockwall Unified Development Code ("UDC") except as follows:

(1) The Mini-Warehouse use shall be a permitted use, including for rent and for sale garage storage facilities.
(2) The Outdoor Storage and/or Outside Display use shall be allowed in accordance with the City of Rockwall Unified Development Code standards as a permissible use.

H. OPEN SPACE: Open space shall be provided in accordance with the applicable provisions of the City of Rockwall Unified Development Code ("UDC") except as follows:

(1) Detention and retention ponds shall be counted towards open space requirements.

I. DESIGN REGULATIONS: Mini-warehouse design regulations shall be provided in accordance with the applicable provisions of the City of Rockwall Unified Development Code ("UDC") except as follows:

(1) The maximum site area shall be 14 acres.
(2) The maximum unit height shall be 2-stories and no greater than 36 feet.
(3) Direct access shall be allowed from FM-3097 Horizon Road.
(4) Natural screening via. tree plantings shall be allowed in place of perimeter screening walls.
(5) Perimeter gates shall be incorporated that limit access to the garage storage facilities for the for-sale individually owned units only. Special access for fire and police personnel shall be provided as required in the City of Rockwall Unified Development Code.
(6) Private businesses shall be allowed to operate in the individual garage storage facilities.
(7) Outdoor storage shall be allowed in accordance with the City of Rockwall Unified Development Code Outdoor Storage standards.
(8) The residential unit as an accessory to the permitted use shall have no minimum or maximum square footage.

PROJECT COMMENTS

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

DATE: 4/22/2022

PROJECT NUMBER:	Z2022-019	CASE MANAGER:	Ryan Miller
PROJECT NAME:	Zoning Change from AG to PD (Garages of Texas)	CASE MANAGER PHONE:	972-772-6441
SITE ADDRESS/LOCATIONS:	5879 HORIZON RD, ROCKWALL, 75032	CASE MANAGER EMAIL:	rmiller@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Fred Gans of CDC Equities, LLC for the approval of a Zoning Change from an Agricultural (AG) District and Commercial (C) District to a Planned Development District for limited Light Industrial (LI) District land uses on a 13.55-acre tract of land identified as Lots 8R, 9R & 10 of the Rainbow Acres Subdivision, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Commercial (C) District, addressed as 5879, 5917 & 5981 FM-3097 [Horizon Road], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	04/22/2022	Approved w/ Comments

04/22/2022: Z2022-019; Zoning Change (AG to PD) for Garages of Texas
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 and Commercial (C) District to a Planned Development District for limited Commercial (C) District land uses on a 13.55-acre tract of land identified as Lots 8R, 9R & 10 of the Rainbow Acres Subdivision, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Commercial (C) District, addressed as 5879, 5917 & 5981 FM-3097 [Horizon Road].
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
M.3 For reference, include the case number (Z2022-019) in the lower right-hand corner of all pages on future submittals.
I.4 According to the OURHometown Vision 2040 Comprehensive Plan the subject property is located within the Southwest Residential District and is designated for Commercial/Retail land uses. Based on the Planned Development District having an underlying zoning of Commercial (C) District this would conform to the Future Land Use Map contain in the OURHometown Vision 2040 Comprehensive Plan.
I.5 According to Subsection 02.03, Minimum Standards for Non-Residential Planned Development Districts, of Article 10, Planned Development District Regulations, of the Unified Development Code (UDC), "Unless otherwise specified in the Planned Development (PD) District ordinance, the minimum standards for all non-residential development shall conform to the minimum standards for overlay districts, which are outlined in Subsection 06.02, General Overlay District Standards, of Article 05, District Development Standards. In cases where the standards differ by overlay district, the most restrictive standard shall apply."
M.6 Based on I.5 above, please make the following changes to the Concept Plan:

(1) Change the landscape buffer along Horizon Road to a minimum of a 20-foot landscape buffer.
(2) Show a minimum of a six (6) foot sidewalk along Horizon Road.
(3) Change the parking requirement to 1/300 SF for Office Space and 1/1,000 SF for Warehouse Space. The mini-warehouse land use shall require three (3) parking spaces plus one (1) parking space per 100 units; however, if the intent is to allow offices in these units then the parking requirement will need to conform to the 1/300 SF.
(4) Please indicate the number of mini-warehouse units proposed.
(5) The minimum distance between buildings without a fire rated wall in a commercial district is 15-feet. Please make this change on the concept plan or indicate that buildings closer than 15-feet will incorporate a fire rated wall.
(6) Change the landscape buffer adjacent to the eastern property line to 20-feet to reflect the minimum residential adjacency standards. This adjacency should incorporate a berm and three (3) tiered screening (i.e. one [1] row of canopy trees, one [1] row of accent trees or large shrubs, and one [1] row of lower level shrubs) with a wrought iron fence;

however, staff has reduced the standard in the PD Ordinance to require canopy trees on 20-foot centers along the entire adjacency.

M.7 Based on the City's standards and previous Planned Development District ordinances, staff made the following changes to the proposed Density and Dimensional District Standards:

(1) Subsection E.2(1), Permitted Uses. Staff has changed the Commercial (C) District land uses to include Mini-Warehouse and Warehouse as permitted by-right land uses; however, staff has included Conditional Land Use Standards tied to the requirements of the Unified Development Code (UDC) for the Mini-Warehouse land use. In addition, the Warehouse Use is required to be accessory to an office land use. Staff also restricted certain land uses that are allowed in the Commercial (C) District, which do not relate to the project or that are negative when considering the adjacencies of the subject property.
(2) Subsection E.2(3), Architectural and Building Standards. The building elevations provided generally conform to the General Commercial District Standards; however, based on the requirements of the Unified Development Code (UDC) staff has included a condition that building facades that front onto or have visibility from Horizon Road (FM-3097) meet the General Overlay District Standards.
(3) Subsection E.2(4)(a), Landscape Buffer and Sidewalk (Horizon Road). The landscape buffer required by the General Overlay District is a minimum of 20-feet. In addition, it requires a berm and a minimum of three (3) canopy trees and four (4) accent trees per 100-linear feet. This was added to the Planned Development District ordinance.
(4) Subsection E.2(4)(a), Landscape Areas Adjacent to the Easter Property Line. The residential adjacency standards require a 20-foot landscape buffer and a six (6) foot masonry wall adjacent to this property line. Alternatively, the code allows a berm and three (3) tiered screening with a wrought iron fence. Staff has changed it to allow a ten (10) foot berm with shrubs and canopy trees planed on 20-foot centers.

M.8 Please review the attached Draft Ordinance prior to the April 26, 2022 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than May 3, 2022.
I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on May 3, 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 May 10, 2022 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on April 26, 2022.
I.10 The projected City Council meeting dates for this case will be May 16, 2022 (1st Reading) and June 6, 2022 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	04/21/2022	Approved w/ Comments

04/21/2022: The following items are informational for the engineering design phase.
General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.

Drainage Items:
- Detention is required. No detention allowed in the floodplain. No walls are allowed in detention ponds.
- Areas of 20 acres or more draining to a single detention pond must use the unit hydrograph method. Review fees apply.
- Manning's C-value is per zoning type.
- Dumpster areas to drain to oil/water separator and then to the storm lines.
- No grate inlets allowed...only curb and wye/drop inlets allowed.
Detention pond outfall to have a easement and channel for concentrated flow to the creek.

Water and Wastewater Items:
- Must loop a minimum 8" water line on site.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)

- Minimum public sewer is 8".
- Sewer pro-rata $432.74/acre

Roadway Paving Items:
- Parking to be 20'x9' facing the building or nose-to-nose.
- No dead-end parking allowed.
- Drive isles to be 24' wide.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane to be in a platted easement.
- 120' ROW for FM 3097 - Dedicate half 60'. Can be put in ROW reserve.
- Traffic Impact Analysis is required along with review fees.
- TXDOT and City driveway spacing must be adhered to along FM 3097.

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	04/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ryan Miller	04/22/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/19/2022	Approved

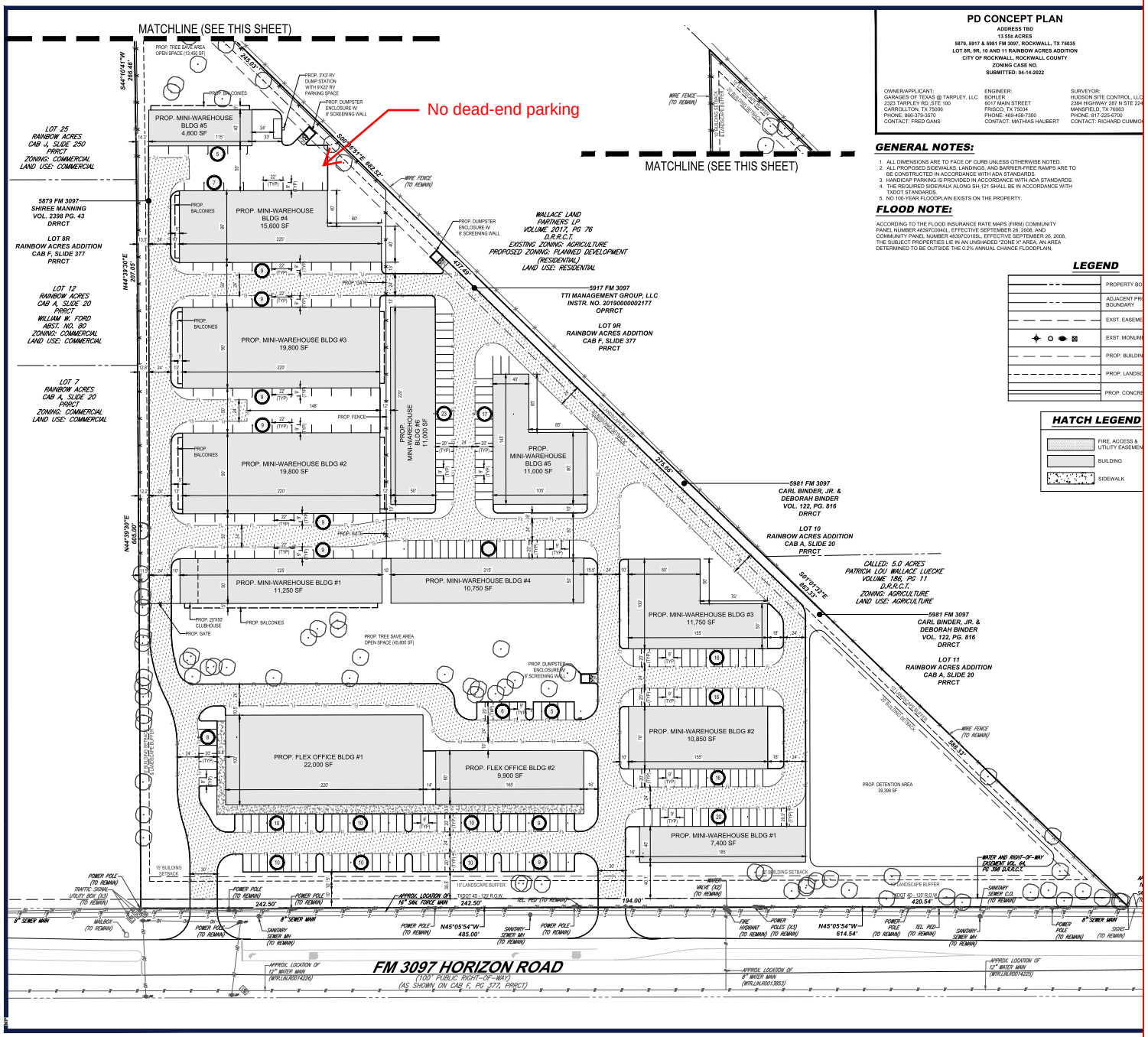
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	04/22/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/18/2022	Approved

No Comments



General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.

Drainage Items:
- Detention is required. No detention allowed in the floodplain. No walls are allowed in detention ponds.
- Areas of 20 acres or more draining to a single detention pond must use the unit hydrograph method. Review fees apply.
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- Dumpster areas to drain to oil/water separator and then to the storm lines.
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Detention pond outfall to have a easement and channel for concentrated flow to the creek.

Water and Wastewater Items:
- Must loop a minimum 8" water line on site.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Minimum public sewer is 8".
- Sewer pro-rata $432.74/acre

Roadway Paving Items:
- Parking to be 20'x9' facing the building or nose-to-nose.
- No dead-end parking allowed.
- Drive isles to be 24' wide.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane to be in a platted easement.
- 120' ROW for FM 3097 - Dedicate half 60'. Can be put in ROW reserve.
- Traffic Impact Analysis is required along with review fees.
- TXDOT and City driveway spacing must be adhered to along FM 3097.

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

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	5879, 5917 and 5981 FM 3097, Rockwall, Texas 75032				
SUBDIVISION	Rainbow Acres	LOT	8R,9R,10,11	BLOCK	
GENERAL LOCATION	Site located across from County Club Drive, along FM 3097				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG (Agricultural District)	CURRENT USE	Residential		
PROPOSED ZONING	PD (Planned Development District)	PROPOSED USE	Commercial/Retail		
ACREAGE	13.55± acres	LOTS [CURRENT]	4	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 CALEND AR WILL RESULT IN THE DENIAL OF YOUR CASE.*

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

☐ OWNER		☑ APPLICANT	CDC Equities, LLC and/or assigns
CONTACT PERSON		CONTACT PERSON	Fred Gans
ADDRESS		ADDRESS	2323 Tarpley Rd., Suite 100
CITY, STATE & ZIP		CITY, STATE & ZIP	Carrollton, TX 75006
PHONE		PHONE	866-379-3570
E-MAIL		E-MAIL	fgans@cornerstonedev.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Fred A. Gans [*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 INF ORMATION."

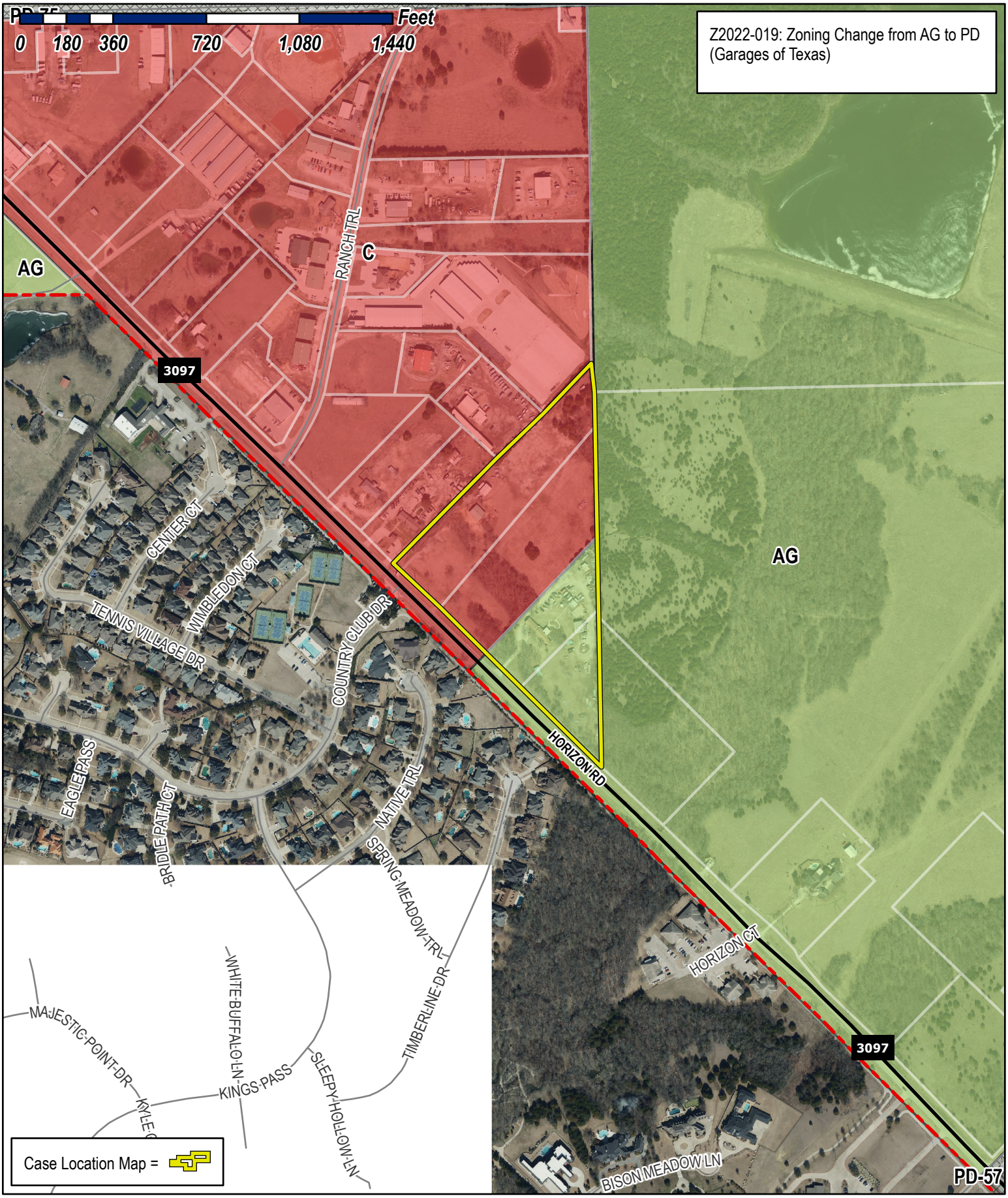
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 7th *DAY OF* April *, 20*22

OWNER'S SIGNATURE Fred A. Gans

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jennifer Hemingway

NOTARY PUBLIC STATE OF TEXAS
JENNIFER HEMINGWAY
My Notary ID # 125050889
Expires September 10, 2024

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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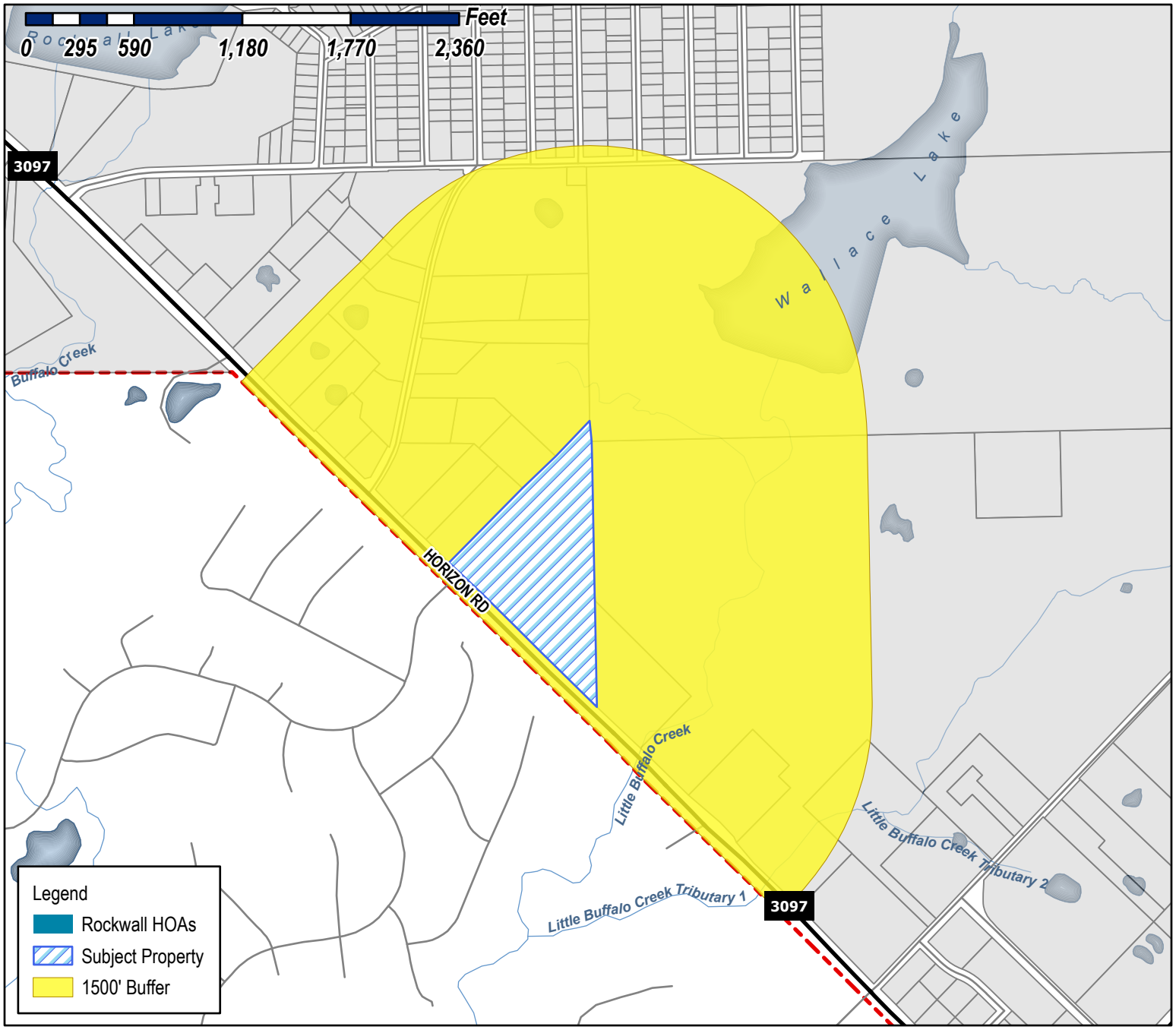
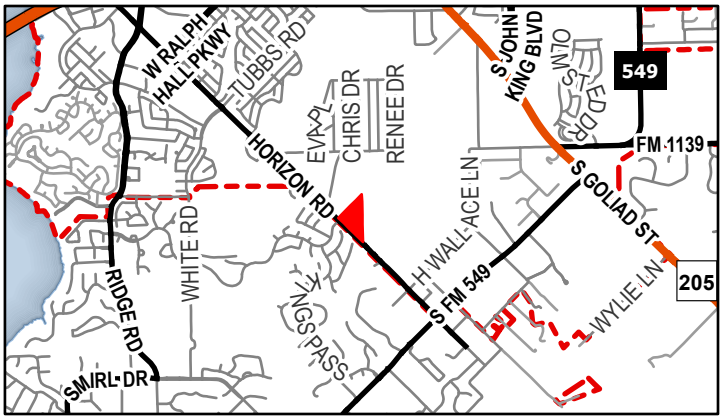


Case Number: Z2022-019
Case Name: Zoning Change from AG to PD
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 5879, 5917, & 5981 FM 3097



Date Saved: 4/14/2022
For Questions on this Case Call (972) 771-7745

City of Rockwall

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Rockwall, Texas 75087
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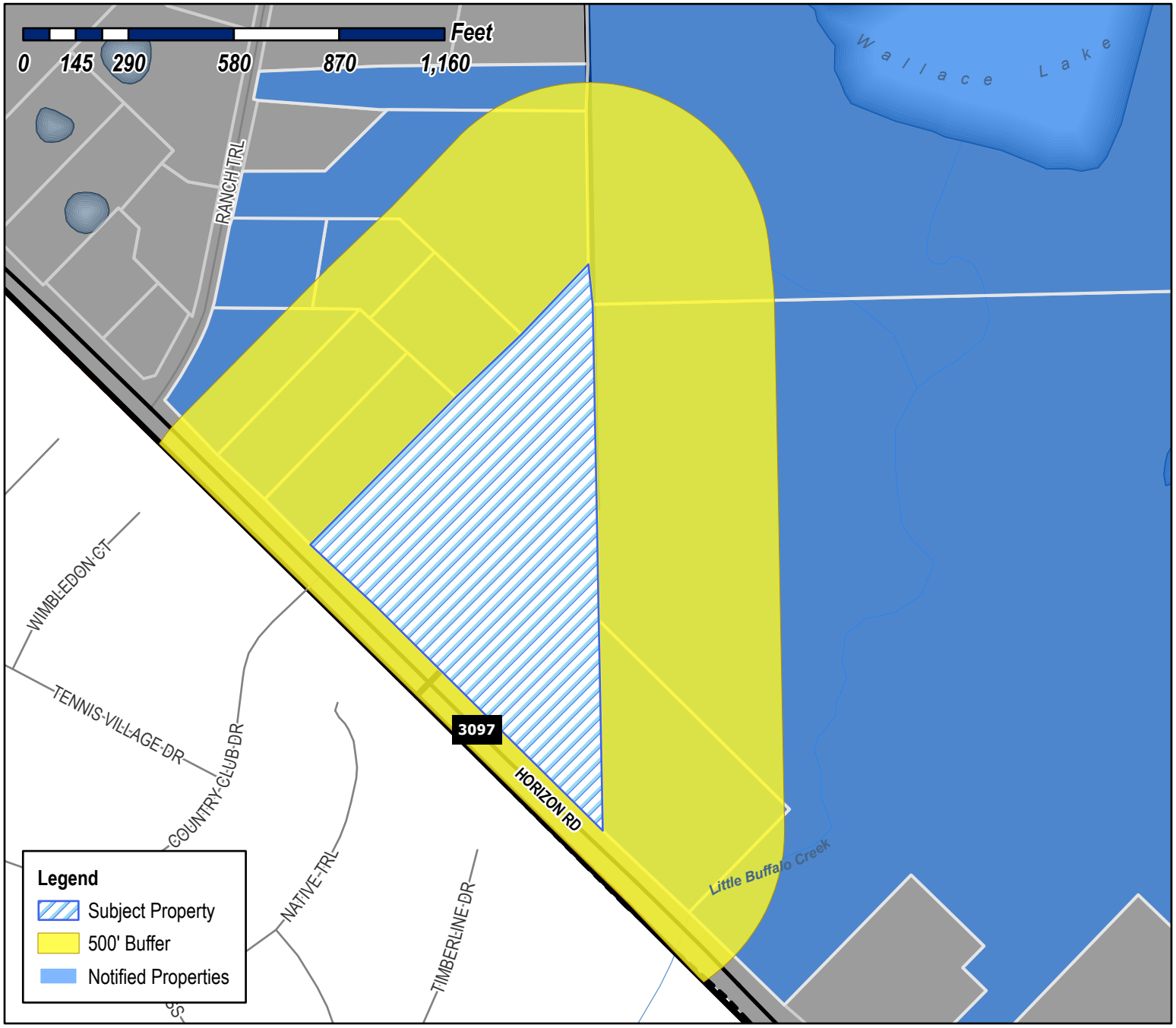

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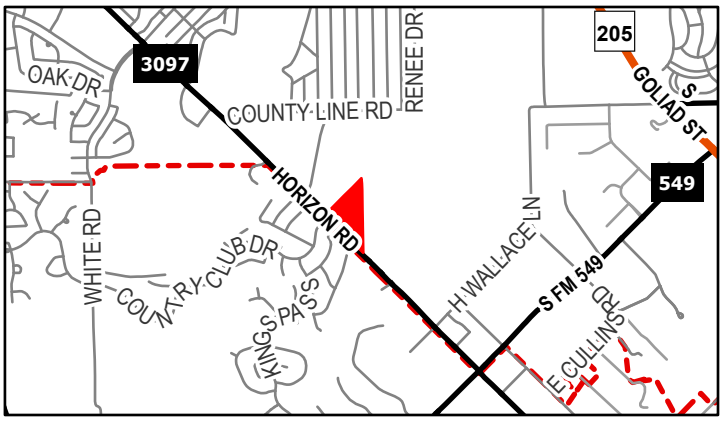

Date Saved: 4/14/2022
For Questions on this Case Call (972) 771-7745

LUECKE PATRICIA L MRS
1110 OAKMONT DR
RICHARDSON, TX 75081

TTI MANAGEMENT GROUP LLC
1435 QUAIL RUN RD
ROCKWALL, TX 75087

2-W BROTHERS LLC
207 RANCH TRL
ROCKWALL, TX 75032

DOMINGUEZ SALVADOR AND
DIANA DOMINGUEZ
209 RANCH TRL
ROCKWALL, TX 75032

EPIC ROCKWALL VENTURES LLC
315 RANCH TR
ROCKWALL, TX 75032

HARDIN DENNIS & JOLYNN JONES
34 LAKEWAY DR
HEATH, TX 75032

KUMAR ATUL
3508 MCFARLIN BLVD
DALLAS, TX 75205

AGARWAL ASHWANI K & RACHNA
3508 MCFARLIN BLVD
DALLAS, TX 75205

DOMINGUEZ SALVADOR AND
DIANA DOMINGUEZ
420 LYNNE DR
ROCKWALL, TX 75032

HORIZON ROAD SELF STORAGE LLC
5763 S STATE HWY 205 #100
ROCKWALL, TX 75032

KUMAR ATUL
5811 FM 3097
ROCKWALL, TX 75032

HARDIN DENNIS & JOLYNN JONES
5853 FM 3097
ROCKWALL, TX 75032

MCCOY SHIREE DAY
5879 FM 3097
ROCKWALL, TX 75032

TTI MANAGEMENT GROUP LLC
5917 FM 3097
ROCKWALL, TX 75032

BINDER CARL JR
5981 FM 3097
ROCKWALL, TX 75032

WALLACE LAND PARTNERS L P
6271 HORIZON RD
ROCKWALL, TX 75032

DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

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

PLATTING APPLICATION SUBMITTAL REQUIREMENTS [ALL PLAT TYPES]

[ ] *PLAT TYPE.*

- [ ] *MINOR/AMENDING PLAT.*
- [ ] *MASTER PLAT.*
- [ ] *PRELIMINARY PLAT.*
- [ ] *FINAL PLAT.*
- [ ] *REPLAT.*
- [ ] *VACATION PLAT.*

Staff requires two (2), 18" x 24" copies be submitted at the time the application is submitted. See *Folding Requirements* in this development packet.

[ ] *DIGITAL COPY OF THE PLAT.* The following is required with all plat submittals:

- [ ] *ONE (1) PDF COPY OF THE PLAT*
- [ ] *ONE (1) SURVEY BOUNDARY CLOSURE REPORT.*

** AFTER APPROVAL STAFF WILL REQUIRE ONE (1) AUTOCAD/ESRI (DWG, DXF, OR SHP FILE FORMAT) FILE*

[ ] *TREESCAPE PLAN [IF APPLICABLE].*

[ ] *LANDSCAPE PLAN [IF APPLICABLE].*

[ ] *APPLICATION AND APPLICATION FEE.*

SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS

[ ] *PLAN SET.* A plan set is composed of the following items (failure to submit all of the items required *shall constitute an incomplete application*):

- [ ] *SITE PLAN.*
- [ ] *LANDSCAPE PLAN.*
- [ ] *TREESCAPE PLAN.*
- [ ] *PHOTOMETRIC PLAN.*
- [ ] *BUILDING ELEVATIONS.*

Staff requires the submittal of two (2) complete plan sets and one (1) digital copy in .pdf format with a site plan application. All sheets submitted to staff shall be 24" x 36", arranged into sets, and be folded to a 9" x 12" *Tri-Fold* with the project title or identifier facing out.

[ ] *PHYSICAL BUILDING MATERIAL SAMPLE BOARD (11" x 17").* See the *Material Sample Board Design Guidelines* in this development packet. Individual material samples or sample boards that are larger than *11" x 17"* will *not* be accepted.

[ ] *VARIANCE REQUEST LETTER.* The letter must indicate the variance being requested, the reason for the variance, *and the two (2) required compensatory measures being offered to off-set the variance* in accordance with the requirements of the UDC.

[ ] *APPLICATION AND APPLICATION FEE.*

ZONING CHANGE APPLICATION SUBMITTAL REQUIREMENTS

[☑] *LEGAL DESCRIPTION.* A legal description consists of written words that delineate a specific piece of real property. A legal description may be a metes and bounds description or, if the property is platted, a copy of the plat may be submitted to verify the lot and block survey system.

[☑] *ZONING EXHIBIT OR CONCEPT PLAN.* A zoning exhibit is generally a survey, plat, concept plan or other visual description of the property [Specific Use Permit (SUP) exhibits can be a site plan or building elevations; check with staff for prior to submitting an application for what is appropriate]. Staff requires two (2), 24" x 36" copies and one digital copy (PDF preferred) be submitted at the time the application is submitted. All submittals should be folded individually so that the project title or identifier is facing out. *In order to reduce the applicant's costs and to conserve paper, staff may accept other sheet sizes for a submittal if an appropriate scale and level of detail is maintained. Check with staff prior to submitting a small or larger drawing size.*

[☑] *LETTER OF EXPLANATION.* A letter from the applicant or property owner explaining the purpose of the zoning application.

[☑] *APPLICATION AND APPLICATION FEE.*

IT IS IMPORTANT TO YOU AS AN APPLICANT TO RETURN A FULLY COMPLETED APPLICATION PACKAGE. INCOMPLETE APPLICATION PACKAGES WILL NOT BE ACCEPTED BY STAFF AND WILL BE RETURNED TO APPLICANTS. DUE TO THE PASSAGE OF HB3167, APPLICATIONS AND APPLICATION PACKAGES WILL ONLY BE ACCEPTED ON THE SUBMITTAL DATE AND EARLY AND/OR LATE APPLICATIONS WILL BE RETURNED.

6017 Main Street
Frisco, TX 75034
469.458.7300

Concept Plan Informational Statement
Planned Development Application

Submitted on behalf of:
Garages of Texas Rockwall
2323 Tarpley Rd., Suite 100
Carrollton, TX 75006
214-738-3958
Mr. Mark Scott
mscott@garagesoftexas.com

Submitted by:
Bohler Engineering TX, LLC
6017 Main Street
Frisco, TX 75034
469-458-7300
Mr. Mathias Haubert, P.E.
mhaubert@bohlereng.com

Submitted to:
The City of Rockwall, Texas
Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087
Attn: Henry Lee

April 12, 2022

The Garages of Texas Rockwall is pleased to submit this Concept Plan Informational Statement along with our application to The City of Rockwall in support of a Planned Development application. This application, if approved, will allow for a commercial development on approximately 13.55± acres, located 2,900± LF southeast of the intersection of FM-3097 and Country Line Rd.

The project parcel is currently zoned (AG) Agriculture District and (C) Commercial District. The proposed (PD) Planned Development Zoning would have a base zoning district of (C) Commercial. All adjacent properties are zoned (AG) Agriculture, (PD) Planned Development (Residential) District, or (C) Commercial District, so the proposed use will be compatible with the adjacent properties. The proposed development is intended to be completed in one phase.

The City's Comprehensive Plan calls for the project parcel to be (CR) Commercial/Retail future land use. The proposed land use would be directly in compliance with what The City of Rockwall envisions for future development. With an approved Planned Development Concept Plan, the 13.55± acre commercial development will provide stable jobs in a convenient location off of FM-3097 for the local residents in the area and travelers. Our team strongly believes that the Planned Development will assist with the growth of the City of Rockwall.

The entire development team looks forward to working with The City of Rockwall to make this vision for the parcel a reality and respectfully request support of Planned Development application.

Respectfully,

Mathias Haubert, P.E.

LOCATION MAP

SCALE: N.T.S.

RAINBO ACRES
SURVEYED DESCRIPTION

Being a 13.541 acre tract of land situate in the W.W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, and a portion of a 70.06 acre tract of land described by deed conveyed to J. A. Wilkerson, Jr. dated March 29, 1941, from J. H. Weddington, recorded in Vol. 36, Page 522, Deed Records, Rockwall County, Texas (D.R.R.C.T.), said 13.541 acre tract of land being more particularly described as follows:

Lots 8R & 9R, Replat of Rainbo Acres Addition, Lots 8 and 9, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slides 377 and 378, Plat Records, Rockwall County, Texas (P.R.R.C.T.);

Together with, Lots 10 and 11 of Rainbo Acres Subdivision as shown by Plat recorded in Cabinet A, Slide 20, Plat Records of Rockwall County, Texas (P.R.R.C.T.), and being further described by metes and bound as follows:

BEGINNING at a 1/2" iron rod found being common to the westerly corner of said Lot 8R Rainbo Acres Addition and the southerly corner of Lot 7 shown in said Cabinet A, Slide 20, said iron rod also being on the northeasterly right-of-way line of F.M. 3097 Horizon Road (a 100 foot width public right-of-way);

Thence departing said right-of-way line, North 44°39'29" East, along the line common with the northwesterly line of said Lot 8R and the southeasterly line of Lots 7 & 12 of said Rainbo Acres Subdivision, Cabinet A, Slide 20, 812.02 feet to a 1/2" iron rod found for the easterly corner of said Lot 12 and the southerly corner of Lot 25, in accordance with the Replat of Rainbo Acres, Inst.#20210000007850, Plat Records, Rockwall County, Texas (P.R.R.C.T.);

Thence North 44°10'42" East, along the line common with the northwesterly line of said Lot 8R and the southeasterly line of said Lot 25, 266.49 feet to a 1/2" iron rod found for the northerly corner of said Lot 8R and the easterly corner of said Lot 25, said point being on the westerly line of a tract of land described by deed to Wallace Land Partners, recorded in Vol. 2017, Page 76, Deed Records, Rockwall County, Texas (D.R.R.C.T.);

Thence South 00°36'51" East, along the line common with the westerly line of said Wallace Land Partners and the easterly line of said Lots 8R & 9R, 682.52 feet to a 1/2" iron rod found for the easterly corner of said Lot 9R and the northerly corner of said Lot 10, Rainbo Acres Subdivision, said point being on the westerly line of said Wallace Land Partners tract;

Thence South 00°58'38" East, along the line common with the westerly line of said Wallace Land Partners, the westerly line of a tract of land described by deed to Patricia Lou Wallace Luecke, recorded in Vol. 186, Page 11, Deed Records, Rockwall County, Texas (D.R.R.C.T.) and the easterly line of said Lots 10 & 11, Rainbo Acres Subdivision, 862.18 feet to a 1/2" iron rod found for the southerly corner of said Lot 11 and the westerly corner of said Patricia Lou Wallace Luecke tract, said point being on the northeasterly right-of-way line of F.M. 3097 Horizon Road (a 100 foot width public right-of-way);

Thence North 45°05'54" West, along the line common with said northeasterly right-of-way line and the southwesterly line of said Lots 11 & 10, Rainbo Acres Subdivision and said Lots 9R & 8R, Rainbo Acres Addition, 1099.06 feet to the **POINT OF BEGINNING** and containing 13.541 acres of land, more or less.

Reference bearing basis being grid north, Texas state plane coordinates, north central zone, NAD83 (adjustment 2011, epoch date 2010), determined by GPS observations.

FOR REVIEW ONLY

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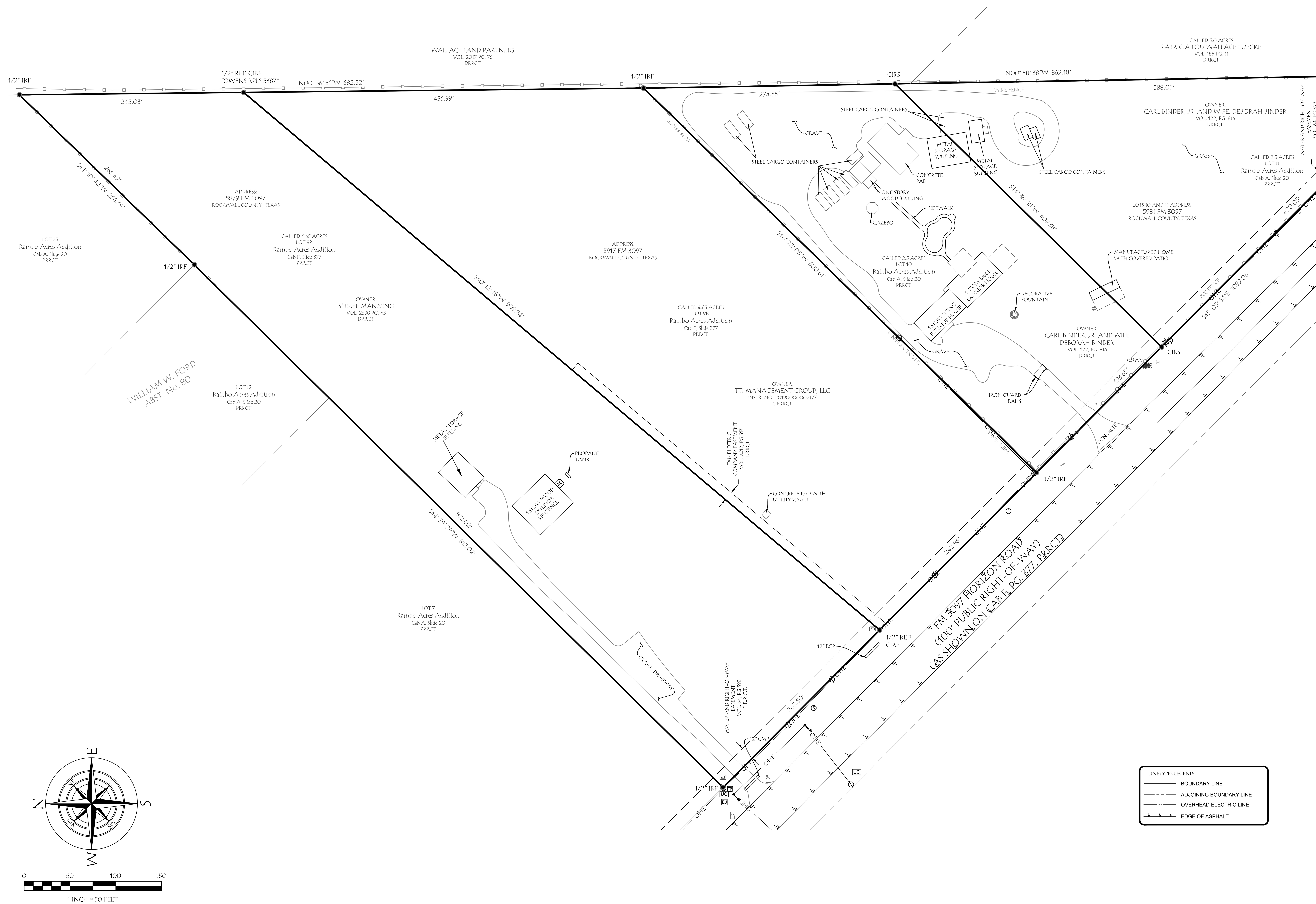

LINETYPES LEGEND:
- BOUNDARY LINE
- ADJOINING BOUNDARY LINE
- OVERHEAD ELECTRIC LINE
- EDGE OF ASPHALT

ABBREVIATION LEGEND:

CIRS	CAPPED IRON ROD SET WITH CAP STAMPED "HSC, LLC"
POB	POINT OF BEGINNING
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
VOL.	VOLUME
PG.	PAGE
CC#	COUNTY CLERK NUMBER
D.R.E.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
P.R.E.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.E.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
E.E.	ELECTRIC EASEMENT
A.E.	ACCESS EASEMENT
S.E.	STREET EASEMENT

SYMBOLS LEGEND:
- SANITARY SEWER MANHOLE
- UTILITY CABINET
- MAILBOX
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- WATER VALVE
- WATER METER
- GUY ANCHOR
- POWER POLE
- STREET LIGHT POLE
- AIR CONDITIONER
- SIGN
- HSC MONUMENT TO BE SET
- X MARK
- BOUNDARY MONUMENT
- MONUMENT FOUND FOR REFERENCE
- NO MONUMENT FOUND OR SET

NUMBER	REVISIONS	DATE	BY

SHEET NO. 1 of 2

HUDSON
SITE CONTROL, LLC
LAND SURVEYING - CONSTRUCTION LAYOUT
2384 HIGHWAY 287 N STE 224 MANSFIELD, TEXAS 76063
OFFICE - 817.225.6700 FAX - 817.225.6701
T.B.P.E.L.S. FIRM NO. 10194185

LOTS 8R, 9R, 10 AND 11
RAINBO ACRES
ELLIS COUNTY, TEXAS
ALTA/NSPS LAND TITLE SURVEY

This drawing and all related media, written or or electronic, were prepared by Hudson Site Control, LLC except as noted otherwise therein, as instruments of service, and shall remain the property of HSC, LLC. The information hereon shall be used only by the client to whom the services are rendered. Any other use of said documents, including (without limitation) any reproduction or alteration, is strictly prohibited, and the user shall hold harmless and indemnify HSC, LLC from all liabilities which may arise from such unauthorized use. Such use shall sever any liabilities which may arise from the use or result of any such unauthorized use or changes.

DATE: APRIL 12, 2022
PROJECT MGR. GH
PROJECT TECH. LR
PROJECT NO. 22-048

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COMMITMENT NUMBER 1001-352837-RTT - SCHEDULE A

LEGAL DESCRIPTION OF LAND:

LOT 8R, REPLAT OF RAINBO ACRES ADDITION, LOTS 8 AND 9, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET F, SLIDES 377 AND 378, PLAT RECORDS, ROCKWALL COUNTY, TEXAS.

COMMITMENT NUMBER 1001-352837-RTT - SCHEDULE B - ITEM 10 (EXCEPTIONS FROM COVERAGE)

A. RIGHTS OF PARTIES IN POSSESSION (OWNER'S TITLE POLICY ONLY).

NOT A SURVEY MATTER.

B. RIGHTS, IF ANY, OF THIRD PARTIES WITH RESPECT TO ANY PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A PUBLIC OR PRIVATE ROAD.

NOT A SURVEY MATTER.

C. ALL VISIBLE AND APPARENT EASEMENTS OR USES AND ALL UNDERGROUND EASEMENTS OR USES, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE. (MAY BE AMENDED OR DELETED UPON APPROVAL OF SURVEY.)

NOT ADDRESSED BY SURVEYOR.

D. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.

NOT A SURVEY MATTER.

E. ANY AND ALL EASEMENTS, BUILDING LINES, CONDITIONS, COVENANTS AND/OR RESTRICTIONS THAT MAY BE SET OUT OR SHOWN IN VOL 1, PAGE 20 AND CABINET A, SLIDE 20, MAP/PLAT RECORDS, ROCKWALL COUNTY, TEXAS.

DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.

F. EASEMENT GRANTED BY W.D. WILKERSON, INDEPENDENT EXECUTOR OF THE ESTATE OF J.A. WILKERSON TO RCH WATER SUPPLY CORPORATION, FILED 12/13/1961, RECORDED IN VOLUME 64, PAGE 398, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS.

DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.

G. EASEMENT GRANTED BY J.A. WILKERSON TO PRESENT AND FUTURE OWNERS, FILED 10/23/1962, RECORDED IN VOLUME 66, PAGE 270, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS.

DOES NOT AFFECT SUBJECT TRACT, NOT SHOWN HEREON.

H. MUNICIPAL UTILITY DISTRICT, WATER DISTRICT AND/OR PROPERTY IMPROVEMENT DISTRICT (PID) PLAN(S), IF ANY.

THIS DOCUMENT REFLECTS OBSERVED PERMANENT IMPROVEMENTS EXISTING ON THE SUBJECT PROPERTY AT TIME OF SURVEY.

CUMULATIVE LEGAL DESCRIPTION

BEING CALLED 14.3 ACRES OF LAND SITUATED IN THE W. W. FORD SURVEY, ABSTRACT NO. 80, AND BEING FURTHER DESCRIBED AS ALL OF LOTS 8R, 9R, 10, AND 11, RANBO ACRES, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS RECORDED IN CABINET A, SLIDE 20, AND CABINET F, SLIDE 377, PLAT RECORDS, ROCKWALL COUNTY, TEXAS.

COMMITMENT NUMBER 1001-350944-RTT - SCHEDULE A - EXHIBIT "A"

LOT 9R, REPLAT OF RAINBO ACRES ADDITION, LOTS 8 AND 9, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET F, SLIDE 377, PLAT RECORDS, ROCKWALL COUNTY, TEXAS.

COMMITMENT NUMBER 1001-350944-RTT - SCHEDULE B - ITEM 10 (EXCEPTIONS FROM COVERAGE)

A. RIGHTS OF PARTIES IN POSSESSION (OWNER'S TITLE POLICY ONLY).

NOT A SURVEY MATTER.

B. RIGHTS, IF ANY, OF THIRD PARTIES WITH RESPECT TO ANY PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A PUBLIC OR PRIVATE ROAD. (MAY BE AMENDED OR DELETED UPON APPROVAL OF SURVEY.)

NOT A SURVEY MATTER.

C. ALL VISIBLE AND APPARENT EASEMENTS OR USES AND ALL UNDERGROUND EASEMENTS OR USES, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE. (MAY BE AMENDED OR DELETED UPON APPROVAL OF SURVEY.)

NOT ADDRESSED BY SURVEYOR.

D. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.

NOT A SURVEY MATTER.

E. ANY AND ALL EASEMENTS, BUILDING LINES, CONDITIONS, COVENANTS AND/OR RESTRICTIONS THAT MAY BE SET OUT OR SHOWN IN CABINET F, SLIDE 377, MAP/PLAT RECORDS, ROCKWALL COUNTY, TEXAS.

DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.

F. EASEMENT GRANTED BY ROSE HOLLAND, EXECUTOR, TO TXU ELECTRIC COMPANY, FILED 02/04/2002, RECORDED IN VOLUME 2412, PAGE 313, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS.

DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.

G. AFFIDAVIT TO THE PUBLIC EXECUTED BY SHIREE MANNING FOR ON-SITE WASTE WATER SYSTEM, FILED 09/10/2002, RECORDED IN VOLUME 2658, PAGE 44, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS

DOCUMENT DESCRIBES SUBJECT PROPERTY, BUT DOES NOT CONTAIN A DESCRIPTION, NOT SHOWN HEREON.

H. 10' TXU ELECTRIC ESMT AS SHOWN ON SURVEY OF OWENS LAND SURVEYING, CERTIFIED BY FRANK R OWENS, #5387, DATED MAY 29,2018.

DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.

COMMITMENT NUMBER 1001-357550-RTT - SCHEDULE A - EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN ROCKWALL COUNTY, TEXAS AND BEING IN THE W.W. FORD SURVEY, A PART OF A 70.06 ACRE TRACT CONVEYED TO J. A. WILKERSON, JR. BY DEED DATED MARCH 29, 1941, FROM J. H. WEDDINGTON, RECORDED IN VOL. 36, PAGE 522, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING TRACTS 10 AND 11 OF RAINBO ACRES SUBDIVISION AS SHOWN BY PLAT OF RECORD IN VOL. 1, PAGE 20, MAP RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH CORNER OF THE ORIGINAL 100 ACRE TRACT, THE SOUTH CORNER OF TRACT 11;

THENCE NORTH 45 DEG. 00 MIN. WEST, WITH THE CENTER LINE OF A COUNTY ROAD, 661.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 45 DEG. 00 MIN. EAST, WITH THE NORTH LINE OF TRACT 10, 649.56 FEET TO AN IRON ROD FOR CORNER; THENCE SOUTH 00 DEG. 30 MIN. EAST, 926.74 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 4.928 ACRES OF LAND, MORE OR LESS.

COMMITMENT NUMBER 1001-357550-RTT - SCHEDULE B - ITEM 10 (EXCEPTIONS FROM COVERAGE)

A. RIGHTS OF PARTIES IN POSSESSION (OWNER'S TITLE POLICY ONLY).

NOT A SURVEY MATTER.

B. RIGHTS, IF ANY, OF THIRD PARTIES WITH RESPECT TO ANY PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A PUBLIC OR PRIVATE ROAD. (MAY BE AMENDED OR DELETED UPON APPROVAL OF SURVEY.)

NOT A SURVEY MATTER.

C. ALL VISIBLE AND APPARENT EASEMENTS OR USES AND ALL UNDERGROUND EASEMENTS OR USES, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE. (MAY BE AMENDED OR DELETED UPON APPROVAL OF SURVEY.)

NOT ADDRESSED BY SURVEYOR.

D. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.

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DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.

G. EASEMENT GRANTED BY J.A. WILKERSON TO PRESENT AND FUTURE OWNERS, FILED 10/23/1962, RECORDED IN VOLUME 66, PAGE 270, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS.

DOES NOT AFFECT SUBJECT TRACT, NOT SHOWN HEREON.

SURVEYOR'S NOTES

1. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THE FOLLOWING COMMITMENTS FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE GUARANTY COMPANY:

COMMITMENT NO. 1001-352837-RTT, EFFECTIVE DATE: NOVEMBER 3, 2021, ISSUED: NOVEMBER 22, 2021.

COMMITMENT NO. 1001-350944-RTT, EFFECTIVE DATE: OCTOBER 20, 2021, ISSUED: JANUARY 18, 2021.

COMMITMENT NO. 1001-357550-RTT, EFFECTIVE DATE: JANUARY 26, 2022, ISSUED: APRIL 05, 2022.

THE EASEMENTS, RIGHTS-OF-WAY OR OTHER EXCEPTIONS NOTED HEREON ARE ACCORDING TO SCHEDULE "B" THEREIN. THE SURVEYOR HAS NOT ABSTRACTED THE PROPERTY.

2. REFERENCE BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (ADJUSTMENT 2011, EPOCH DATE 2010), DETERMINED BY GPS OPSERVATIONS.

3. ALL SUBJECT PROPERTY CORNERS FOUND AS DESCRIBED, UNLESS OTHERWISE NOTED AS SET.

4. CORNERS CALLED "CIRS" ARE 5/8 INCH CAPPED IRON RODS SET STAMPED "HSC, LLC" IF NOTED.

5. ACCORDING TO THE FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL NUMBER 48397C0040L, EFFECTIVE SEPTEMBER 26, 2008, AND COMMUNITY PANEL NUMBER 48397C0105L, EFFECTIVE SEPTEMBER 26, 2008, THE SUBJECT PROPERTIES LIE IN AN UNSHADED "ZONE X" AREA, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

6. THIS SURVEY REFLECTS THE ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE, OR ABANDONED. FURTHER, THE SURVEYOR DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL THE UNDERGROUND UTILITIES, OR OTHER BURIED FEATURES, BUT HAS MADE AN ATTEMPT TO LOCATE THOSE VISIBLE OR INDICATED AS ACCURATELY AS POSSIBLE.

7. AT THE TIME OF THE ON-THE-GROUND SURVEY, NO CONSTRUCTION WAS OBSERVED ON THE SUBJECT PROPERTIES (TABLE"A" ITEM #16).

8. THE USE OF THE WORD "CERTIFY OR CERTIFICATE" USED HEREON CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.

9. UTILITIES SHOWN WERE OBSERVED ABOVE GROUND AT THE TIME OF SURVEY.

SURVEYOR'S CERTIFICATE

TO: REPUBLIC TITLE OF TEXAS, INC., FIRST AMERICAN TITLE GUARANTY COMPANY, CDC EQUITIES, LLC, CDC EQUITIES, LLC, A TEXAS NON-PROFIT CORPORATION, SHIREE MANNING, TTI MANAGEMENT GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND CARL BINDER, JR. & WIFE, DEBORAH BINDER.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 14, 2022.

DATE OF MAP OR PLAT: APRIL 12, 2022

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

_____

RICHARD M. CUMMOCK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 6416

DATE:

SHEET NO. 2 of 2

REVISIONS	DATE	BY

HUDSON SITE CONTROL, LLC
LAND SURVEYING - CONSTRUCTION LAYOUT
2384 HIGHWAY 287 N STE 224 MANSFIELD, TEXAS 76063
OFFICE - 817.225.6700 FAX - 817.225.6701
T.B.P.E.L.S. FIRM NO. 10094185

LOTS 8R, 9R, 10 AND 11
RAINBO ACRES
ELLIS COUNTY, TEXAS
ALTA/NSPS LAND TITLE SURVEY

This drawing and all related media, either or both graphical and textual, prepared by Hudson Site Control, LLC (HSC) are related exclusively to the subject property as described herein and the property of HSC, LLC. The information herein was prepared for the sole use of the client for whom the services are rendered. Any other use or reproduction of this drawing and/or the information and professional opinions contained herein for any purpose whatsoever, is strictly prohibited without the written consent of HSC, LLC which may refer to any such unauthorized use as a violation of its rights as an instrument of service and which may refer to the use or reuse as grounds for any and all damages which may accrue to HSC, LLC as a result of any such unauthorized use or reuse.

DATE: APRIL 12, 2022
PROJECT MGR. MC
PROJECT TECH. GHP
PROJECT NO. 22-046

HSC_LLC DRAWINGS K:\Hudson Site Control\22-046 -rv- Rockwall Garages\032222 - ALTA Survey\22-046 Rockwall Garages ALTA Survey.dwg

PD CONCEPT PLAN

ADDRESS TBD
13.55± ACRES
5879, 5917 & 5981 FM 3097, ROCKWALL, TX 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO.
SUBMITTED: 04-14-2022

OWNER/APPLICANT:	ENGINEER:	SURVEYOR:
GARAGES OF TEXAS @ TARPLEY, LLC	BOHLER	HUDSON SITE CONTROL, LLC
2323 TARPLEY RD.,STE 100	6017 MAIN STREET	2384 HIGHWAY 287 N STE 224
CARROLLTON, TX 75006	FRISCO, TX 75034	MANSFIELD, TX 76063
PHONE: 866-379-3570	PHONE: 469-458-7300	PHONE: 817-225-6700
CONTACT: FRED GANS	CONTACT: MATHIAS HAUBERT	CONTACT: RICHARD CUMMOCK

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL PROPOSED SIDEWALKS, LANDINGS, AND BARRIER-FREE RAMPS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS.
3. HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
4. THE REQUIRED SIDEWALK ALONG SH-121 SHALL BE IN ACCORDANCE WITH TXDOT STANDARDS.
5. NO 100-YEAR FLOODPLAIN EXISTS ON THE PROPERTY.

FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL NUMBER 48397C0040L, EFFECTIVE SEPTEMBER 26, 2008, AND COMMUNITY PANEL NUMBER 48397C0105L, EFFECTIVE SEPTEMBER 26, 2008, THE SUBJECT PROPERTIES LIE IN AN UNSHADED "ZONE X" AREA, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LOCATION MAP

SCALE: N.T.S.

LEGEND

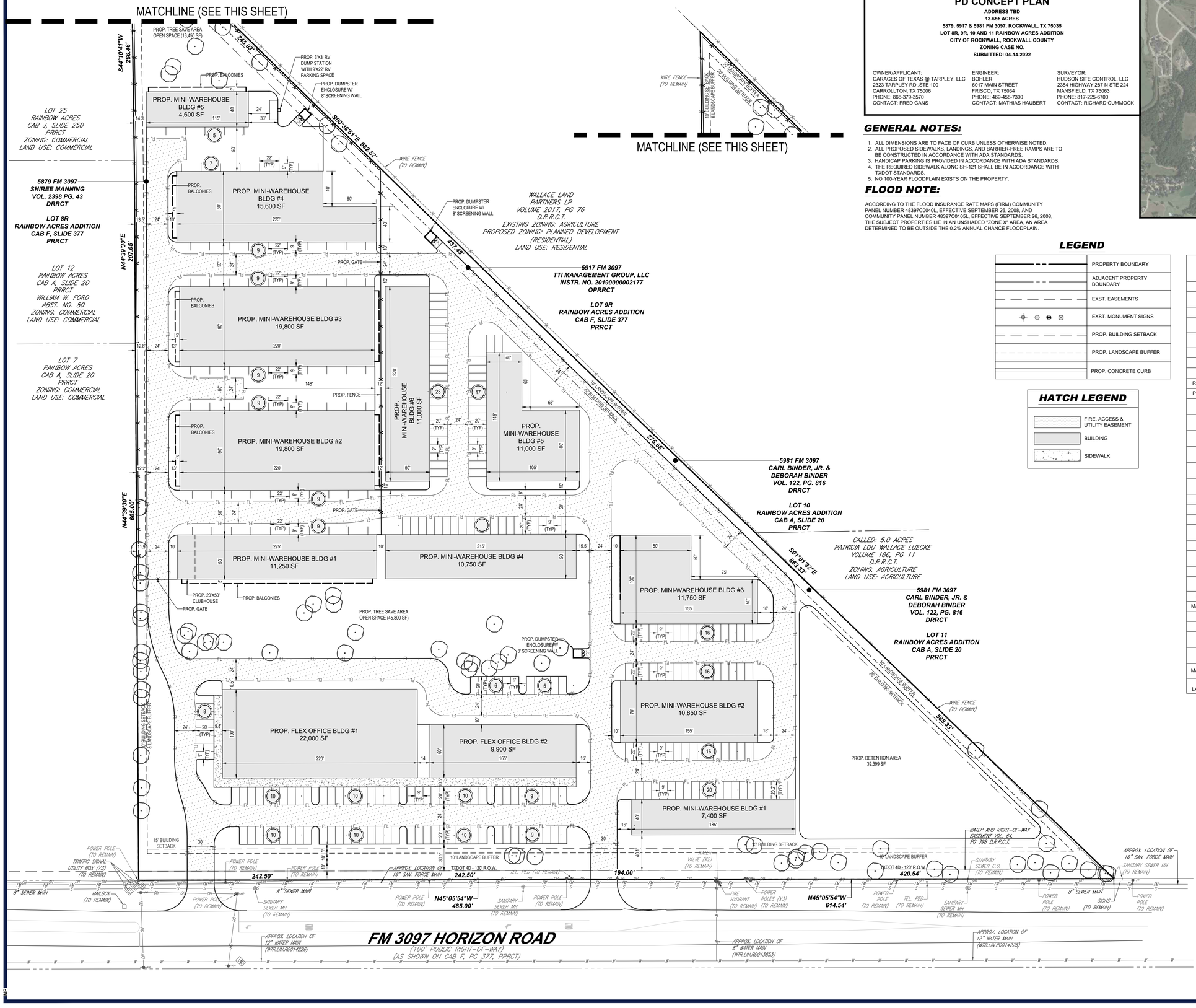
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXST. EASEMENTS
	EXST. MONUMENT SIGNS
	PROP. BUILDING SETBACK
	PROP. LANDSCAPE BUFFER
	PROP. CONCRETE CURB

HATCH LEGEND

	FIRE, ACCESS & UTILITY EASEMENT
	BUILDING
	SIDEWALK

SITE DATA SUMMARY TABLE

LEGAL	
GROSS ACREAGE	13.55 ACRES 590,200 SF
EXISTING ZONING	AG - AGRICULTURAL DISTRICT
PROPOSED ZONING	PD - PLANNED DEVELOPMENT DISTRICT
PROPOSED BASE ZONING DISTRICT	C - COMMERCIAL DISTRICT
EXISTING LAND USE	RESIDENTIAL
PROPOSED LAND USE	MINI-WAREHOUSE & FLEX OFFICE
PARKING	
REQUIRED PARKING (FLEX OFFICE)	(3 SPACES/1,000 SF) = 97 SPACES
PROVIDED PARKING (FLEX OFFICE)	97 SPACES
REQUIRED ADA PARKING (FLEX OFFICE)	4 SPACES (1 VAN, 3 STANDARD)
PROVIDED ADA PARKING (FLEX OFFICE)	4 SPACES (1 VAN, 3 STANDARD)
REQUIRED PARKING (MINI-WAREHOUSES)	(1 SPACE/1,500 SF) = 90 SPACES
PROVIDED PARKING (MINI-WAREHOUSES)	181 SPACES
REQUIRED ADA PARKING (MINI-WAREHOUSES)	6 SPACES (1 VAN, 5 STANDARD)
PROVIDED ADA PARKING (MINI-WAREHOUSES OFFICE)	6 SPACES (1 VAN, 5 STANDARD)
SETBACKS	
FRONT YARD SETBACK	15'
REAR YARD SETBACK	10'
REAR YARD SETBACK (ADJACENT TO RESIDENTIAL)	20'
SIDE YARD SETBACK	10'
SIDE YARD SETBACK (ADJACENT TO RESIDENTIAL)	20'
BUILDING	
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MAXIMUM BUILDING COVERAGE	60%
MAXIMUM FLOOR-AREA-RATIO (FAR)	4:1
MAXIMUM HEIGHT	MAX. 60'
LANDSCAPING	
LANDSCAPE BUFFER (ABUTTING PUBLIC R.O.W.)	10'
LANDSCAPE BUFFER (ABUTTING RESIDENTIAL)	10'
MAXIMUM IMPERVIOUS PARKING (%)	85%-90%
MINIMUM REQUIRED LANDSCAPING/OPEN SPACE AREAS	20%



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
INDUSTRIAL DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE BOHLER CIVIL DESIGN AND CONTENT OF THIS PLAN IS PROPRIETARY AND SHALL NOT BE EXPOSED OR USED FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.
© BOHLER, PE

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TXA220027.00
DRAWN BY:	MVP
CHECKED BY:	MJH
DATE:	04/14/2022
CAD I.D.:	SD0

PROJECT:

ROCKWALL PLANNED DEVELOPMENT

FOR

Garages of Texas

ADDRESS TBD
13.55± ACRES
5879, 5917 & 5981 FM 3097,
ROCKWALL, TX 75035
LOT 8R, 9R, 10 AND 11
RAINBOW ACRES ADDITION
CITY OF ROCKWALL,
ROCKWALL COUNTY

BOHLER
6017 MAIN STREET
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

SHEET TITLE:

PD CONCEPT PLAN

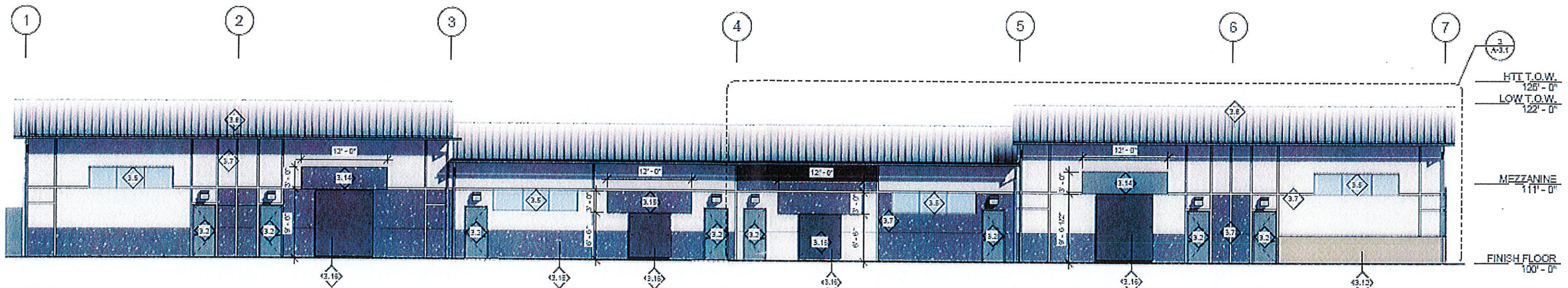
SHEET NUMBER:

01

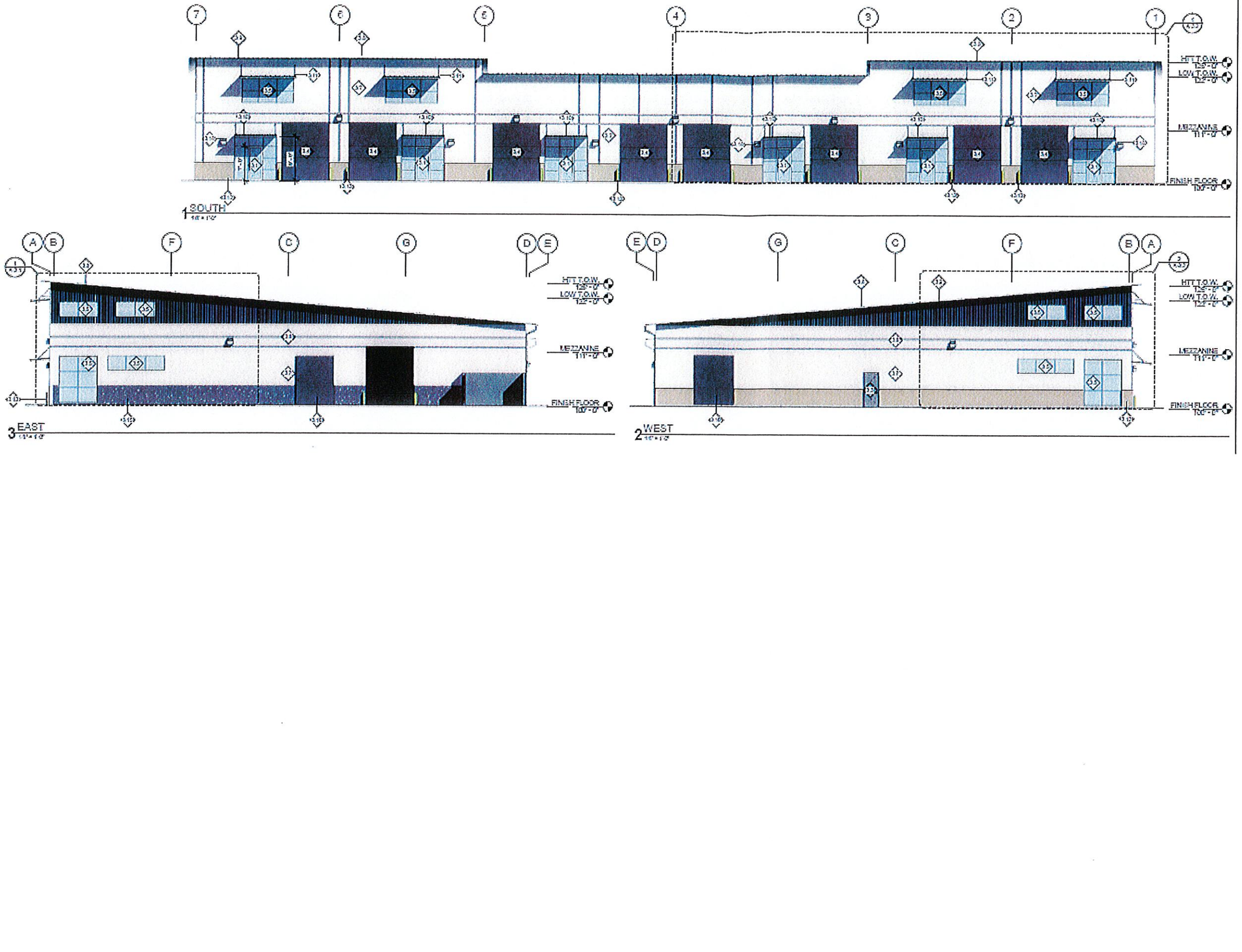
ORG. DATE - 04-14-2022

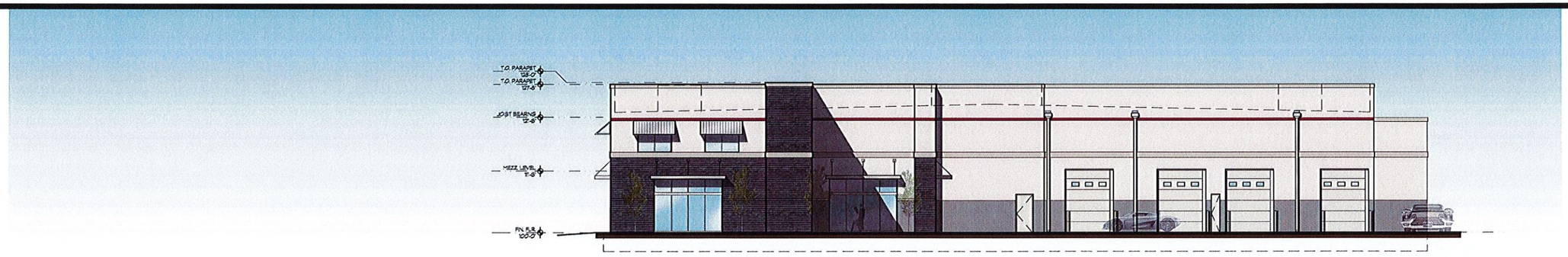
H:\2022\TXA220027.00\02ENGINEERING\DRAWINGS\EXHIBITS\PD EXHIBITS\EXHIBIT C-PD CONCEPT PLAN---LAYOUT: CONCEPT
MVP

3.12	STONE VENEER BASE
3.13	CONCRETE FILLED STEEL BOLLARD
3.14	LARGE REVEAL, PAINTED. REFER TO 3/ A-4.3
3.15	PAINTED PORTION OF HTT WALL
3.16	METAL TRELLIS, "GREEN2GREEN" OR APPROVED EQ.
3.18	EXTERIOR WALL- PACK LIGHT, REFER TO ELECTRICAL DRAWINGS



4 NORTH


1 SOUTH
HT T.O.W. 125'-0"
LOW T.O.W. 122'-0"
MEZZANINE 111'-0"
FINISH FLOOR 100'-0"
3 EAST
2 WEST

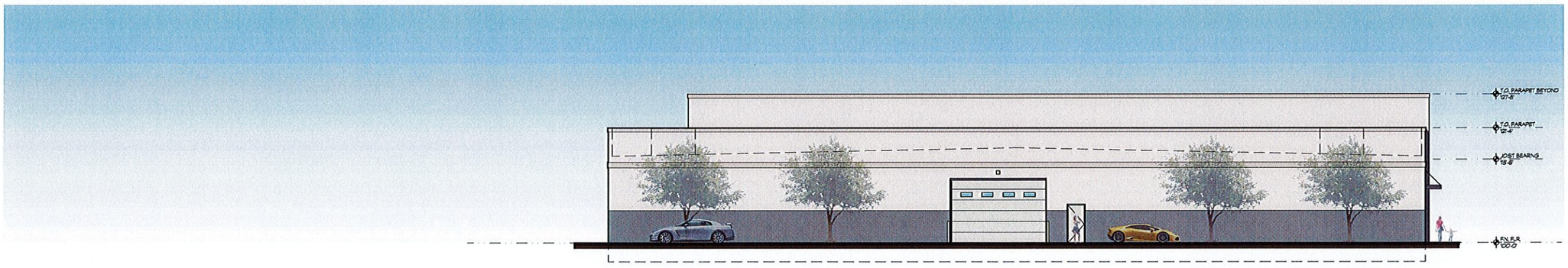


Building "A" North Elevation

Scale: 1/8" = 1'-0"

Building "A" West Elevation

Scale: 1/8" = 1'-0"



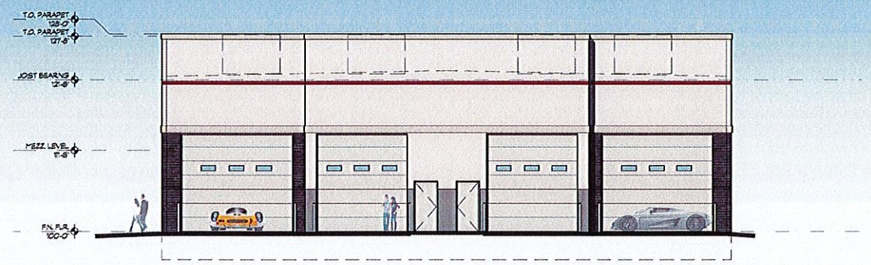
Building "A" South Elevation

Scale: 1/8" = 1'-0"

Building "A" East Elevation

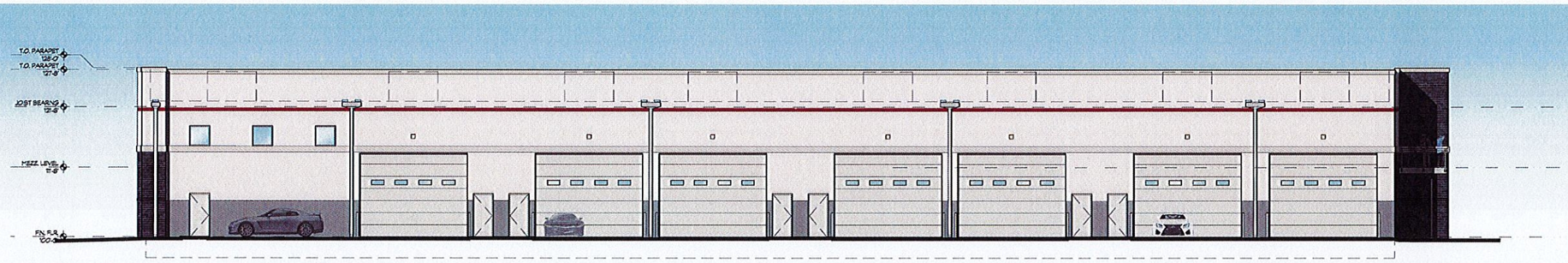
Scale: 1/8" = 1'-0"

Seitz Architects, Inc.
2231 Ridge Road, Suite 201, Rockwall, Texas 75087



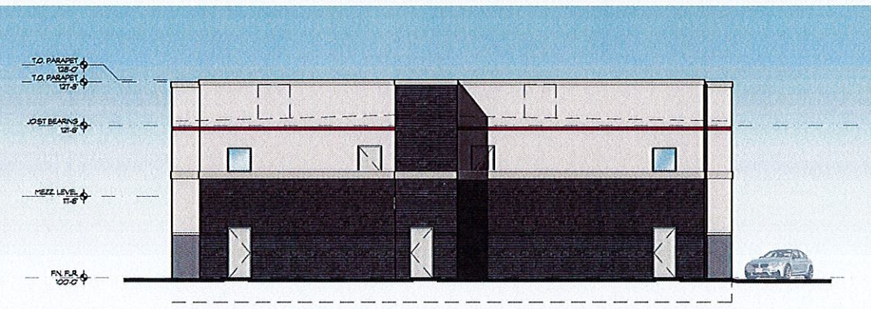
Building "C" North Elevation

Scale: 1/8" = 1'-0"



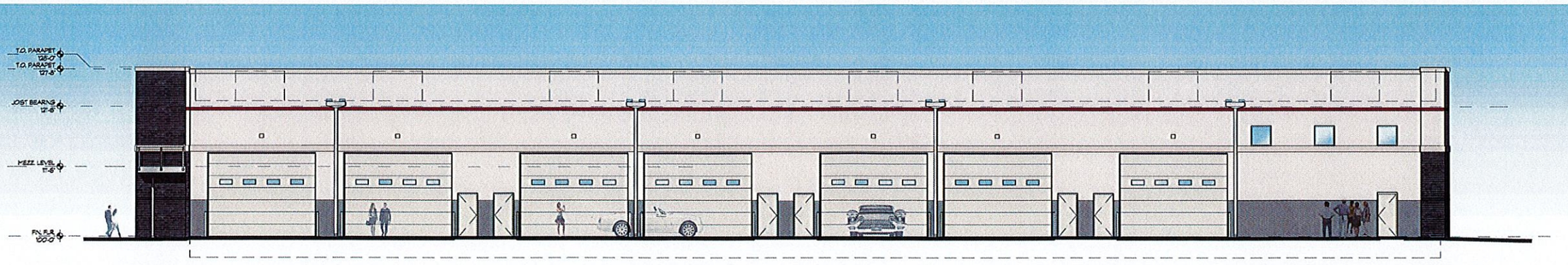
Building "C" West Elevation

Scale: 1/8" = 1'-0"



Building "C" South Elevation

Scale: 1/8" = 1'-0"



Building "C" East Elevation

Scale: 1/8" = 1'-0"

Seitz Architects, Inc.
2231 Ridge Road, Suite 201, Rockwall, Texas 75087

Garages
OF TEXAS
GT

Exhibit B
Planned Development Standards
Zoning Case No. Z22-XXXX

SECTION 1. The City of Rockwall Unified Development Code Zoning Regulations and the Zoning Map of the City of Rockwall ("the City"), Rockwall County, Texas, be amended relating to the use and development of 13.55± acres of land in the William W. Ford Survey, Abstract No. 80 described in the Legal Description attached hereto as Exhibit "A," and incorporated herein by reference, ("the Property") which is presently zoned "AG" Agriculture District and "C" Commercial District by changing the zoning to create a "PD" Planned Development with a base zoning of "C" Commercial District subject to the use and development regulations set forth in Section 2 of this Ordinance.

SECTION 2. The Property shall be developed and used in accordance with the applicable provisions of the City of Rockwall Unified Development Code ("UDC") except to the extent modified by the Development Regulations set forth below:

A. BASE ZONING DISTRICT: The Property shall be developed and used in accordance with "C" Commercial District zoning regulations except as provided herein.

B. CONCEPT PLAN: The Property shall be developed in general conformance with the PD Concept Plan attached hereto as Exhibit "C" and incorporated herein by reference ("the PD Concept Plan"). Minor modifications to private streets and building locations that do not alter the general alignment shown on the Concept Plan may be made at the time of Site Plan approval.

C. LANDSCAPING: Landscaping shall be provided in accordance with the applicable provisions of the City of Rockwall Unified Development Code ("UDC") except as follows:

(1) The required landscape buffer abutting a residential land use shall be 10'.
(2) The screening requirement shall be met by providing natural screening in place of a screening wall via. landscape plantings.

D. BUILDING ELEVATIONS: The buildings constructed and/or reconstructed on the Property shall be developed in general conformance with the Building Elevations (style and materials) attached hereto as Exhibit "E" and incorporated herein by reference.

E. SETBACKS: Setbacks shall be provided in accordance with the applicable provisions of the City of Rockwall Unified Development Code ("UDC") except as follows:

(1) The minimum provided building separation for sprinklered buildings shall be 10'.

F. PARKING: Parking shall be provided in accordance with the applicable provisions of the City of Rockwall Unified Development Code ("UDC") except as follows:

(1) The required parking for the Flex Office land use shall be 3 parking spaces per every 1,000 SF of gross floor area.
(2) The required parking for the Mini-Warehouse land use shall be 1 parking space per every 1,500 SF of gross floor area.

G. PERMITTED USES: Permitted uses shall be provided in accordance with the applicable provisions of the City of Rockwall Unified Development Code ("UDC") except as follows:

(1) The Mini-Warehouse use shall be a permitted use, including for rent and for sale garage storage facilities.
(2) The Outdoor Storage and/or Outside Display use shall be allowed in accordance with the City of Rockwall Unified Development Code standards as a permissible use.

H. OPEN SPACE: Open space shall be provided in accordance with the applicable provisions of the City of Rockwall Unified Development Code ("UDC") except as follows:

(1) Detention and retention ponds shall be counted towards open space requirements.

I. DESIGN REGULATIONS: Mini-warehouse design regulations shall be provided in accordance with the applicable provisions of the City of Rockwall Unified Development Code ("UDC") except as follows:

(1) The maximum site area shall be 14 acres.
(2) The maximum unit height shall be 2-stories and no greater than 36 feet.
(3) Direct access shall be allowed from FM-3097 Horizon Road.
(4) Natural screening via. tree plantings shall be allowed in place of perimeter screening walls.
(5) Perimeter gates shall be incorporated that limit access to the garage storage facilities for the for-sale individually owned units only. Special access for fire and police personnel shall be provided as required in the City of Rockwall Unified Development Code.
(6) Private businesses shall be allowed to operate in the individual garage storage facilities.
(7) Outdoor storage shall be allowed in accordance with the City of Rockwall Unified Development Code Outdoor Storage standards.
(8) The residential unit as an accessory to the permitted use shall have no minimum or maximum square footage.

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 AND COMMERCIAL (C) DISTRICT TO A PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR LIMITED COMMERCIAL (C) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 13.55-ACRE TRACT OF LAND IDENTIFIED AS LOTS 8R, 9R, & 10 OF THE RAINBOW ACRES SUBDIVSION, 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 Fred Gans of CDC Equities, LLC for a change in zoning from an Agricultural (AG) District and Commercial (C) District to a Planned Development District for limited Commercial (C) District land uses for a 13.55-acre tract of land identified as Lots 8R, 9R, & 10 of the Rainbow Acres Subdivision, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Commercial (C) 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 *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 3. That development of any buildings on the *Subject Property* shall generally be in accordance with the *Concept Building Elevations*, depicted in *Exhibit 'D'* of this ordinance,

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attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

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

SECTION 5. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein;

SECTION 6. 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 7. 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 8. 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 9. 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 6TH DAY OF JUNE, 2022.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

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1st Reading: *May 16, 2022*

2nd Reading: *June 6, 2022*

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Exhibit 'A':
Legal Description

BEING a 13.541-acre tract of land situate in the W.W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, and a portion of a 70.06-acre tract of land described by deed conveyed to J. A. Wilkerson, Jr. dated March 29, 1941, from J. H. Weddington, recorded in Vol. 36, Page 522, Deed Records, Rockwall County, Texas (D.R.R.C.T.), said 13.541-acre tract of land being more particularly described as follows:

Lots 8R & 9R, Replat of Rainbo Acres Addition, Lots 8 and 9, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slides 377 and 378, Plat Records, Rockwall County, Texas (P.R.R.C.T.);

Together with, Lots 10 and 11 of Rainbo Acres Subdivision as shown by Plat recorded in Cabinet A, Slide 20, Plat Records of Rockwall County, Texas (P.R.R.C.T.), and being further described by metes and bound as follows:

BEGINNING at a ½" iron rod found being common to the westerly corner of said Lot 8R Rainbo Acres Addition and the southerly corner of Lot 7 shown in said Cabinet A, Slide 20, said iron rod also being on the northeasterly right-of-way line of F.M. 3097 Horizon Road (a 100 foot width public right-of-way);

THENCE departing said right-of-way line, North 44°39'29" East, along the line common with the northwesterly line of said Lot 8R and the southeasterly line of Lots 7 & 12 of said Rainbo Acres Subdivision, Cabinet A, Slide 20, 812.02 feet to a ½" iron rod found for the easterly corner of said Lot 12 and the southerly corner of Lot 25, in accordance with the Replat of Rainbo Acres, Inst.#20210000007850, Plat Records, Rockwall County, Texas (P.R.R.C.T.);

THENCE North 44°10'42" East, along the line common with the northwesterly line of said Lot 8R and the southeasterly line of said Lot 25, 266.49 feet to a ½" iron rod found for the northerly corner of said Lot 8R and the easterly corner of said Lot 25, said point being on the westerly line of a tract of land described by deed to Wallace Land Partners, recorded in Vol. 2017, Page 76, Deed Records, Rockwall County, Texas (D.R.R.C.T.);

THENCE South 00°36'51" East, along the line common with the westerly line of said Wallace Land Partners and the easterly line of said Lots 8R & 9R, 682.52 feet to a ½" iron rod found for the easterly corner of said Lot 9R and the northerly corner of said Lot 10, Rainbo Acres Subdivision, said point being on the westerly line of said Wallace Land Partners tract;

THENCE South 00°58'38" East, along the line common with the westerly line of said Wallace Land Partners, the westerly line of a tract of land described by deed to Patricia Lou Wallace Luecke, recorded in Vol. 186, Page 11, Deed Records, Rockwall County, Texas (D.R.R.C.T.) and the easterly line of said Lots 10 & 11, Rainbo Acres Subdivision, 862.18 feet to a ½" iron rod found for the southerly corner of said Lot 11 and the westerly corner of said Patricia Lou Wallace Luecke tract, said point being on the northeasterly right-of-way line of F.M. 3097 Horizon Road (a 100 foot width public right-of-way);

THENCE North 45°05'54" West, along the line common with said northeasterly right-of-way line and the southwesterly line of said Lots 11 & 10, Rainbo Acres Subdivision and said Lots 9R & 8R, Rainbo Acres Addition, 1099.06 feet to the *POINT OF BEGINNING* and containing 13.541 acres of land, more or less.

Reference bearing basis being grid north, Texas state plane coordinates, north central zone, NAD83 (adjustment 2011, epoch date 2010), determined by GPS observations.

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Exhibit 'B':
Survey

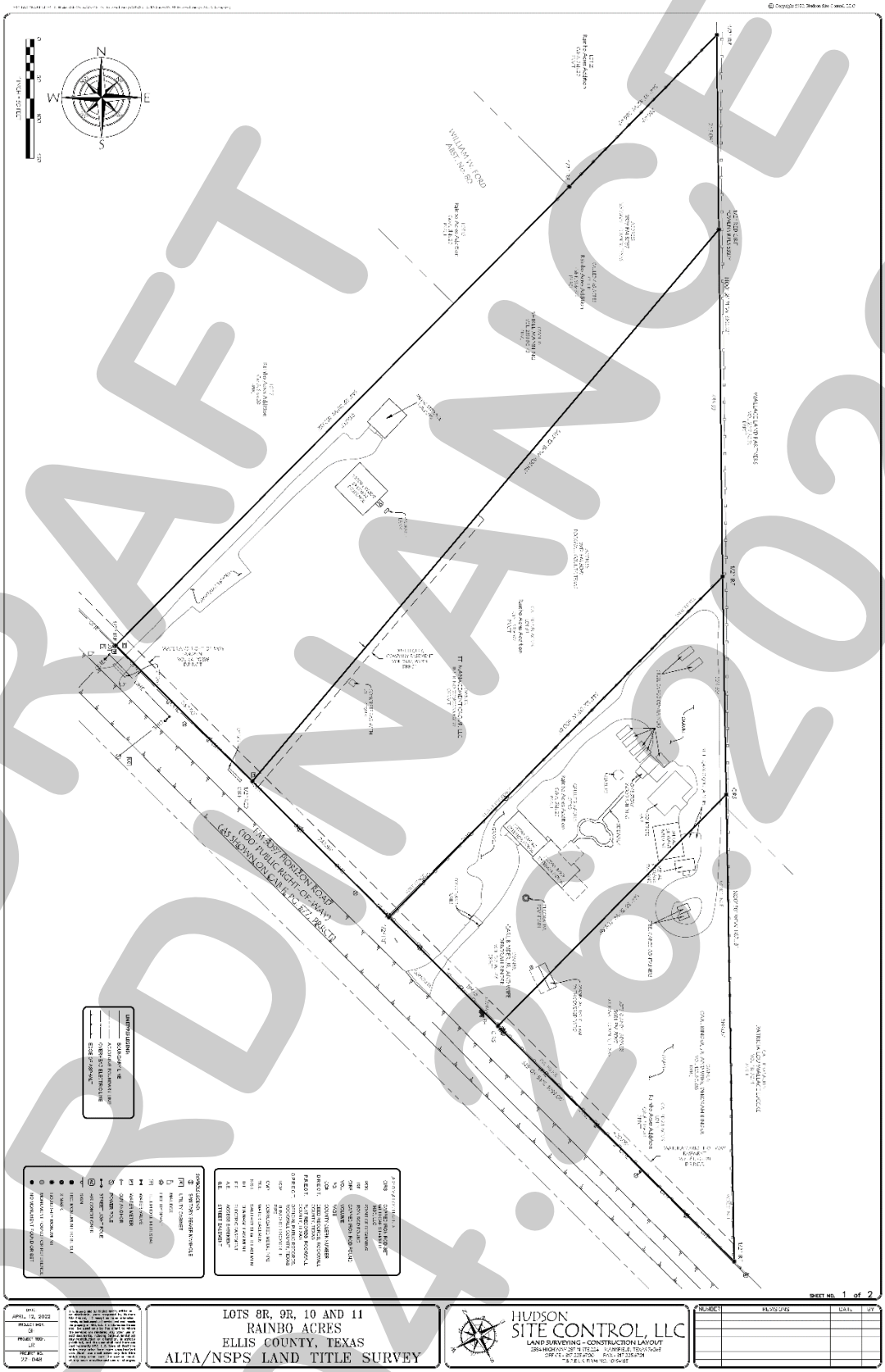

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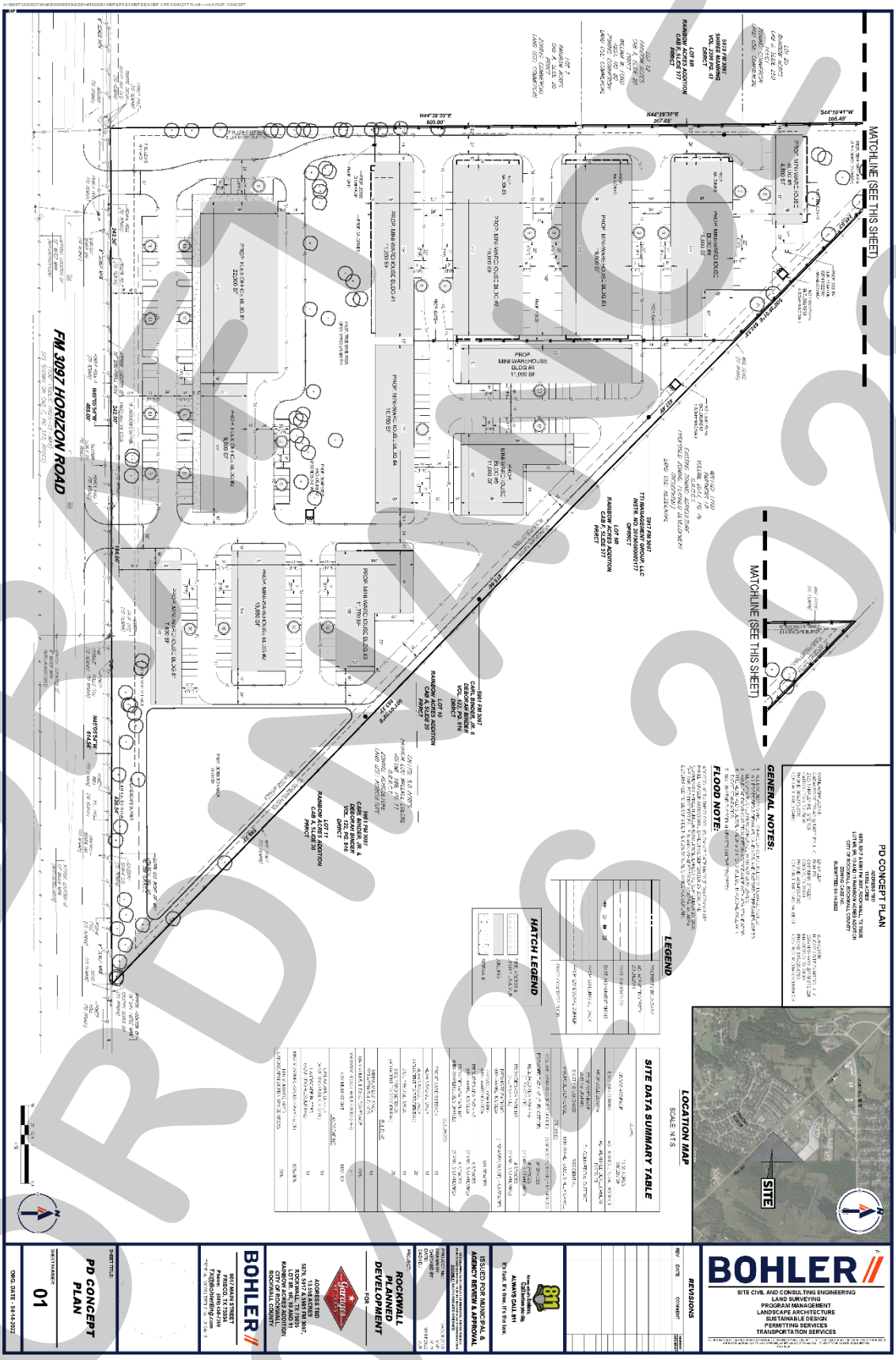
Exhibit 'C':
Concept Plan



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08-15-2022

Exhibit 'D':
Concept Building Elevations

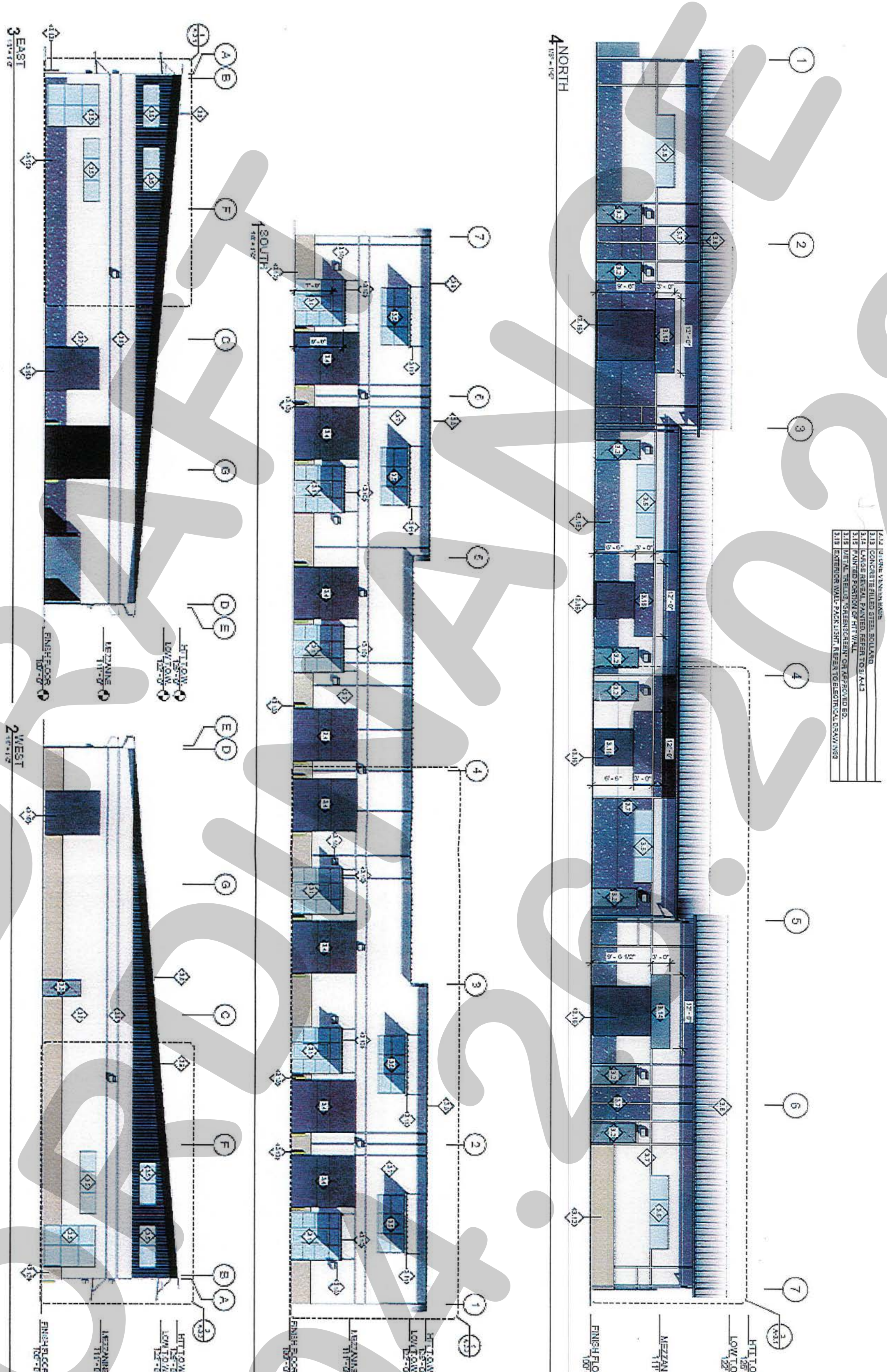

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Exhibit 'D':
Concept Building Elevations

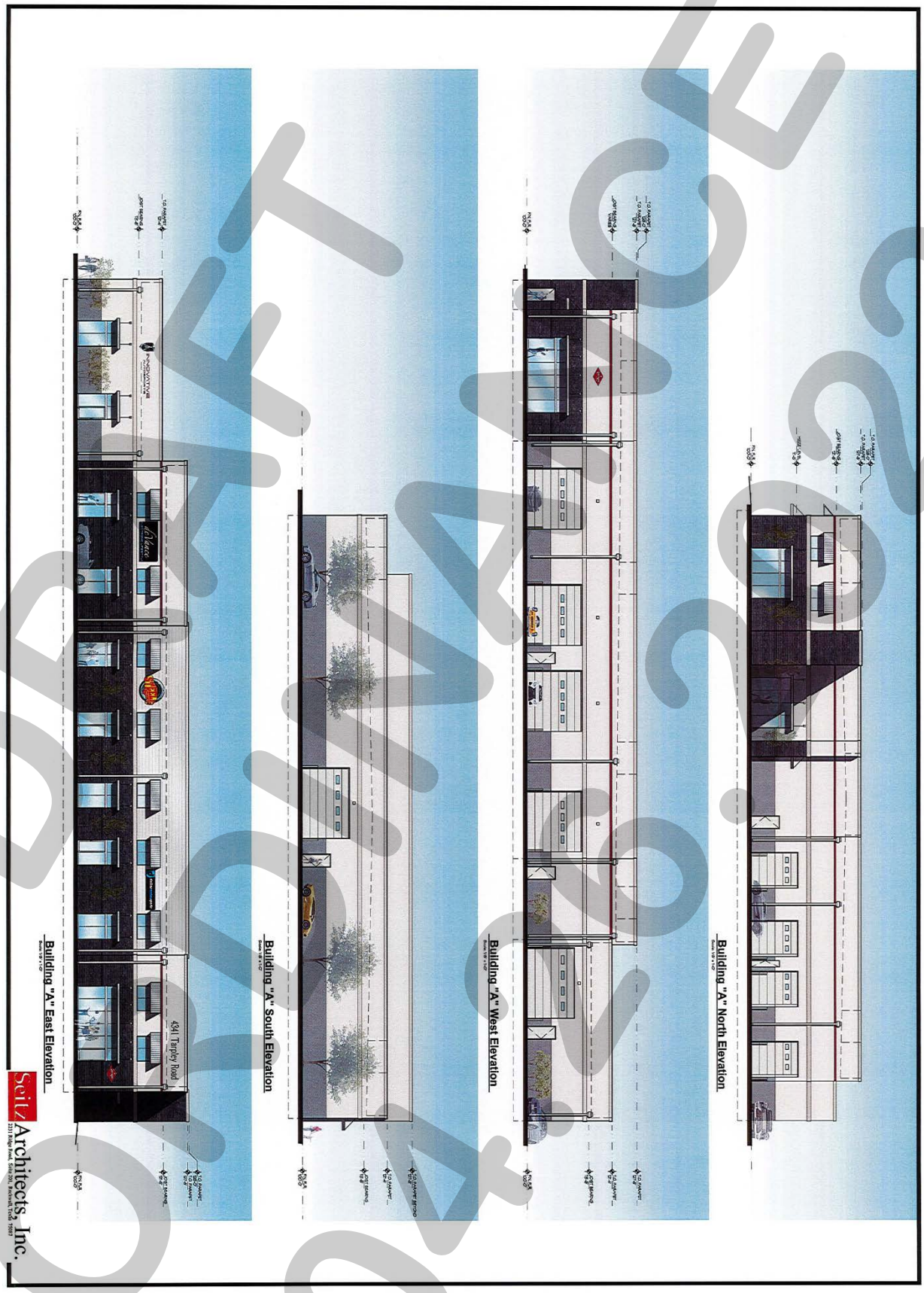

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Exhibit 'D':
Concept Building Elevations

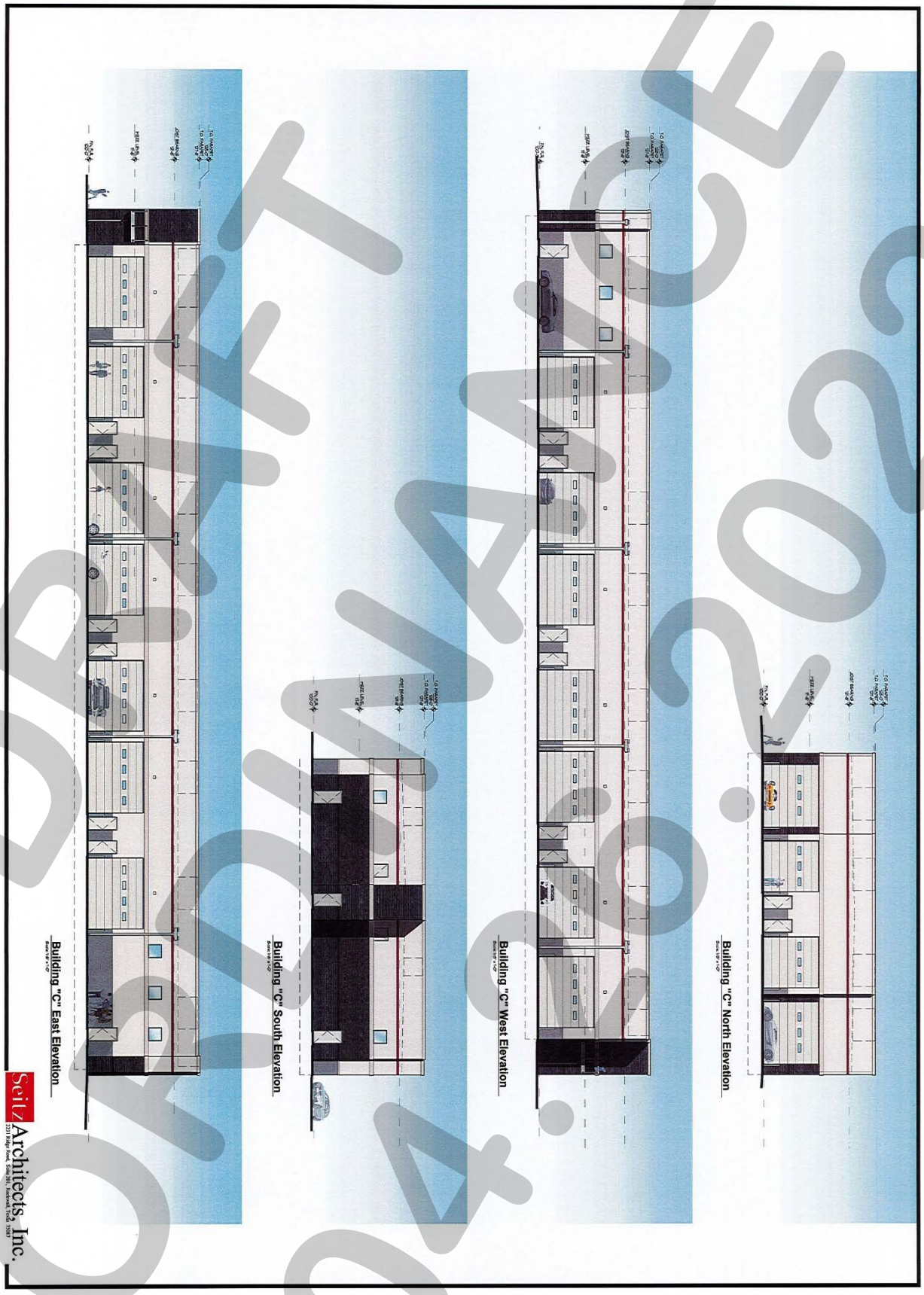

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Exhibit 'D':
Concept Building Elevations

DRAFT 08/16/2022

Exhibit 'E':
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 Commercial (C) 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.

E.1 PURPOSE.

The purpose of this Planned Development District is to provide provisions that control the development of a *Mini-Warehouse Facility* and *Office/Warehouse Buildings* on the subject property.

E.2 LAND USE AND DEVELOPMENT STANDARDS.

(1) *Permitted Uses*. Unless specifically provided for by this Planned Development District Ordinance, only those uses permitted within the Commercial (C) District, as stipulated by Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, the following conditions shall apply:

(a) The following land uses shall be permitted *By-Right*:

- Mini-Warehouse[1]
- Warehouse[2]

Notes:

[(1)]: The following *Conditional Land Use Standards* are required with the establishment of this land use:

(1) A minimum of two (2) additional parking spaces shall be required for an on-site manager (*i.e. caretaker, resident, or otherwise*).
(2) The front, side and rear building setback areas shall be landscaped. Landscaping should be clustered, creating interesting relief from the large industrial nature of the buildings. This will be reviewed at the time of site plan for conformance.
(3) The commercial operation of rental trucks and trailers shall be prohibited.
(4) Businesses shall be permitted to operate in the individual units; however, the business shall conform to the permitted uses as specified in this Planned Development District Ordinance.
(5) No outside storage of any kind shall be allowed.
(6) Lighting standards shall be limited to 20-feet.
(7) The caretaker's quarters as an accessory use to the mini-warehouse shall not exceed 1,600 SF.

[(2)]: As an accessory use to an office.

(b) The following land uses shall be expressly *Prohibited*:

- Agricultural Uses on Unplatted Land
- Animal Boarding/Kennel without Outside Pens
- Animal Clinic for Small Animals without Outdoor Pens
- Animal Hospital or Clinic
- Community Garden
- Urban Farm

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- Covenant, Monastery, or Temple
- Limited Service Hotel
- Full-Service Hotel
- Residence Hotel
- Motel
- Assisted Living Facility
- Blood Plasma Donor Center
- Cemetery/Mausoleum
- Church/House of Worship
- College, University, or Seminary
- Convalescent Care Facility/Nursing Home
- Congregate Care Facility/Elderly Housing
- Daycare Facility
- Emergency Ground Ambulance Services
- Government Facility
- Hospice
- Hospital
- Public Library
- Mortuary or Funeral Chapel
- Local Post Office
- Regional Post Office
- Public or Private School
- Financial Institution with a Drive-Through
- Temporary Carnival, Circus, or Amusement Ride
- Indoor Commercial Amusement/Recreation
- Outdoor Commercial Amusement/Recreation
- Public or Private Community or Recreation Club as an Accessory Use
- Private Country Club
- Golf Driving Range
- Temporary Fundraising Events by Non-Profit
- Indoor Gun Club with Skeet or Target Range
- Health Club or Gym
- Private Club, Lodge or Fraternal Organization
- Private Sports Arena, Stadium, and/or Track
- Tennis Courts (*i.e. Not Accessory to a Public or Private Country Club*)
- Theater
- Antique/Collectible Store
- Astrologer, Hypnotist, or Psychic
- Banquet Facility/Event Hall
- Portable Beverage Service Facility
- Brew Pub
- Business School
- Catering Service
- Temporary Christmas Tree Sales Lot and/or Similar
- Copy Center
- Craft/Micro Brewery, Distillery and/or Winery
- Incidental Display
- Food Trucks/Trailers
- Garden Supply/Plant Nursery
- General Personal Service
- Hair Salon and/or Manicurist
- Laundromat with Dropoff/Pickup Services
- Self Service Laundromat

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- Massage Therapist
- Private Museum or Art Gallery
- Night Club, Discotheque, or Dance Hall
- Pawn Shop
- Permanent Cosmetics
- Pet Shop
- Temporary Real Estate Sales Office
- Rental Store without Outside Storage and/or Display
- Restaurant with less than 2,000 SF with Drive-Through or Drive-In
- Restaurant with less than 2,000 SF without Drive-Through or Drive-In
- Restaurant with 2,000 SF or more with Drive-Through or Drive-In
- Restaurant with 2,000 SF or more without Drive-Through or Drive-In
- Retail Store with Gasoline Sales that has Two (2) or less Dispensers (*i.e. a Maximum of Four [4] Vehicles*)
- Retail Store with Gasoline Sales that has more than Two (2) Dispensers
- Secondhand Dealer
- Tailor, Clothing, and/or Apparel Shop
- Bail Bond Service
- Building and Landscape Material with Outside Storage
- Electrical, Watch, Clock, Jewelry and/or Similar Repair
- Furniture Upholstery/Refinishing and Resale
- Rental, Sales and Service of Heavy Machinery and Equipment
- Locksmith
- Shoe and Boot Repair and Sales
- Trade School
- Minor Automotive Repair Garage
- Automobile Rental
- New or Used Boat and Trailer Dealership
- Full Service Car Wash and Auto Detail
- Self Service Car Wash
- New Motor Vehicle Dealership for Cars and Light Trucks
- Used Motor Vehicle Dealership for Cars and Light Trucks
- Commercial Parking
- Recreational Vehicle (RV) Sales and Service
- Service Station
- Temporary Asphalt or Concrete Batch Plant
- Mining and Extraction of Sand, Gravel, Oil and/or Other Materials
- Commercial Antenna
- Antenna for an Amateur Radio
- Radio Broadcasting

(2) <u>*Density and Dimensional Requirements*</u>. Unless specifically provided by this Planned Development District ordinance, the density and dimensional standards stipulated by the Commercial (C) 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 following additional standards:

(a) <u>*Building Height*</u>. The building height for all buildings shall be limited to a maximum height of 36-feet.

(3) <u>*Architectural and Building Standards*</u>. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the

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04.26.2022

Commercial (C) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development of the *Subject Property*; however, the buildings shall generally adhere to the *Concept Building Elevations contained in Exhibit 'D'*. In addition, buildings fronting onto or that have visibility from Horizon Road (*FM-3097*) shall meet the *General Overlay District Standards* stipulated by Section 06, *Overlay Districts*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC). These standards shall only apply to the building façades front onto or that have visibility from Horizon Road (*FM-3097*).

(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 (Horizon Road).* A minimum of a 20-foot landscape buffer shall be provided along Horizon Road (*FM-3097*) (*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 20-foot landscape buffer.

(b) *Landscape Areas Adjacent to the Eastern Property Line*. A minimum of a ten (10) foot landscape buffer shall be provided adjacent to the eastern boundary (*i.e. adjacent to Tracts 44-01 & 45-5 of the W. W. Ford Survey, Abstract No. 80*), and shall incorporate ground cover, a *built-up* undulating berm and shrubbery along the entire length of the frontage. Within this buffer the applicant shall provide canopy trees on 20-foot centers along the entire adjacency.

(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.

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CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	May 10, 2022
APPLICANT:	Fred Gans; *CDC Equities, LLC*
CASE NUMBER:	Z2022-019; *Zoning Change (AG & C to PD) for Garages of Texas*

SUMMARY

Hold a public hearing to discuss and consider a request by Fred Gans of CDC Equities, LLC for the approval of a *Zoning Change* from an Agricultural (AG) District and Commercial (C) District to a Planned Development District for limited Commercial (C) District land uses on a 13.55-acre tract of land identified as Lots 8R, 9R & 10 of the Rainbow Acres Subdivision, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Commercial (C) District, addressed as 5879, 5917 & 5981 FM-3097 [*Horizon Road*], and take any action necessary.

BACKGROUND

The subject property was platted as Lots 8, 9 & 10 of the Rainbow Acres Subdivision on October 25, 1962. On May 17, 2004 the subject property was annexed into the City of Rockwall by *Ordinance No. 04-34* [*Case No. A2004-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On September 7, 2004, the subject property was changed from an Agricultural (AG) District to a Commercial (C) District by *Ordinance No. 04-50* [*Case No. Z2004-027*]. On April 26, 2006 Lots 8 & 9 of the Rainbow Acres Subdivision were replatted [*Case No. P2005-037*] as Lots 8R & 9R of the Rainbow Acres Subdivision. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property are: [*1*] a 2,200 SF single-family home constructed in 2002, [*2*] a 1,200 SF detached garage constructed in 2002, [*3*] an 1,810 SF single-family home constructed in 1978, [*4*] a 340 SF barn constructed in 2003, [*5*] a 1,200 SF shop constructed in 2003, [*6*] a 80 SF storage building constructed in 2012, and [*7*] a 1,620 SF barn constructed in 2013. Beyond this no other improvements or zoning changes have been completed on the subject property since it was annexed.

PURPOSE

On April 14, 2022, the applicant -- *Fred Gans of CDC Equities, LLC* -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District and Commercial (C) District to a Planned Development District for limited Commercial (C) District land uses. Specifically, the applicant is proposing to entitle the subject property to allow a *Mini-Warehouse* and *Flex Office/Warehouse* development consisting of 12 buildings with 161,100 SF of building area.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 5879, 5917 & 5981 FM-3097 [*Horizon Road*]. The land uses adjacent to the subject property are as follows:

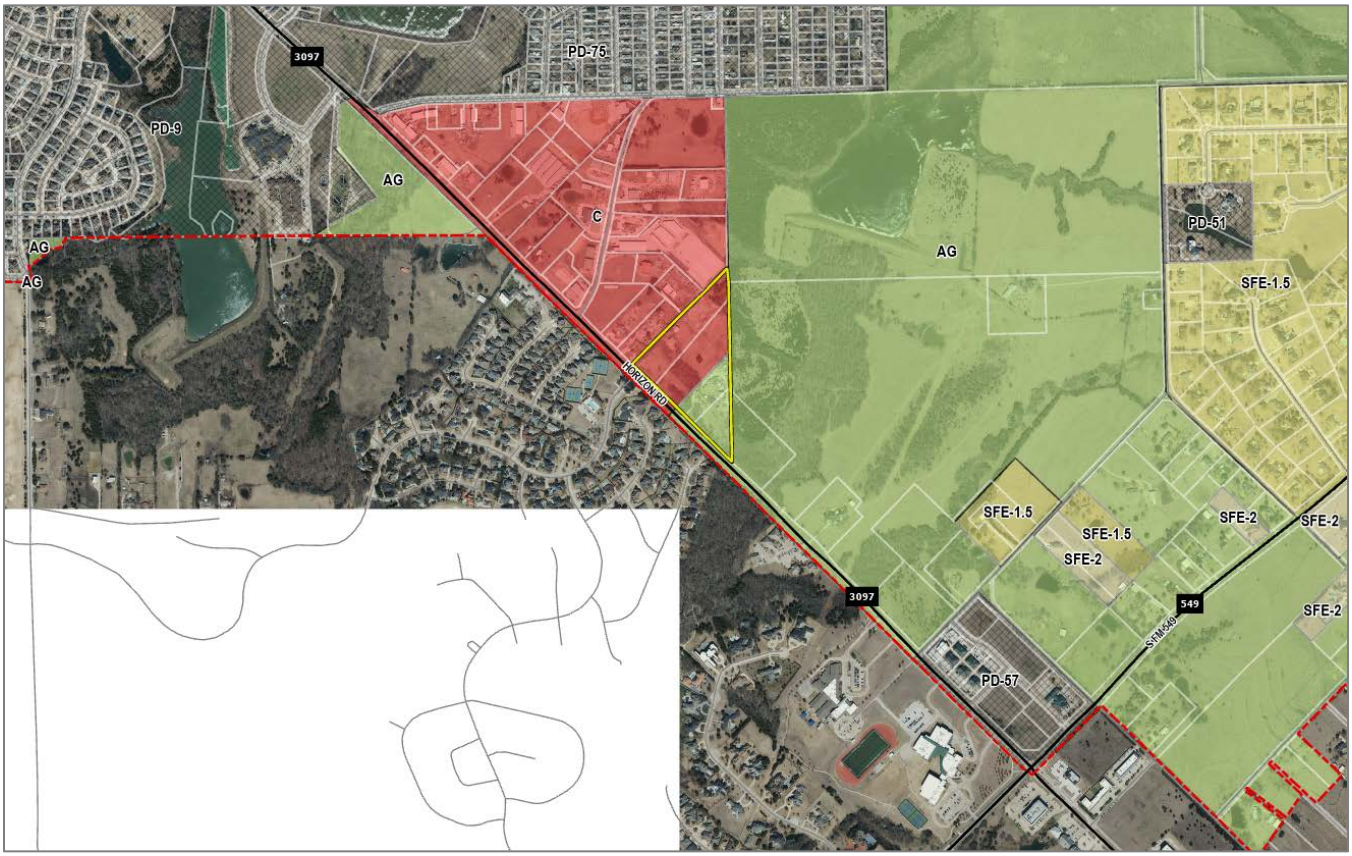
North: Directly north of the subject property is a five (5) acre tract of vacant land (*i.e. Tract 45-5 of the W. W. Ford Survey, Abstract No. 80*). Beyond this is a 123.00-acre tract of vacant land (*i.e. Tract 44-01 of the W. W. Ford Survey, Abstract No. 80*) followed by a 131.39-acre tract of vacant land (*i.e. Tract 43-01 of the W. W. Ford Survey, Abstract No. 80*). All of these properties are zoned Agricultural (AG) District.

South: Directly south of the subject property is Horizon Road [*FM-3097*], which is identified as a TXDOT4D (*Texas Department of Transportation, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are the corporate limits of the City of Rockwall. South of this is the Buffalo Creek Subdivision in the City of Heath.

East: Directly east of the subject property is a five (5) acre tract of vacant land (*i.e. Tract 45-5 of the W. W. Ford Survey, Abstract No. 80*), and a 123.00-acre tract of vacant land (*i.e. Tract 44-01 of the W. W. Ford Survey, Abstract No. 80*). Both of these properties are zoned Agricultural (AG) District. Beyond this are two (2) tracts of land (*i.e. Tracts 45-02 & 45-07 of the W. W. Ford Survey, Abstract No. 80*) with a 2,676 SF single-family home that was constructed in 1981. This property is zoned Single-Family Estate 1.5 (SFE-1.5) District. Beyond this is H. Wallace Lane, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is: [*1*] a 2.29-acre parcel of land (*i.e. Lot 7 of the Rainbow Acres Addition*) with a residential structure that has been converted to non-residential land uses, [*2*] a 2.308-acre parcel of land (*i.e. Lot 21 of the Rainbow Acres Addition*) with a residential structure that has been converted to non-residential land uses, [*3*] a 1.84-acre parcel of land (*i.e. Lot 12-2 of the Rainbow Acres Addition*) with multiple non-residential structures situated on it, [*4*] a 1.50-acre parcel of land (*i.e. Lot 12-1 of the Rainbow Acres Addition*) with a non-residential structure situated on it, and [*5*] a 7.489-acre parcel of land (*i.e. Lot 23 of the Rainbow Acres Addition*) with a mini-warehouse facility situated on it. Beyond this are two (2) vacant parcels of land (*i.e. Lot 12 & 20 of the Rainbow Acres Addition*). All of these properties are zoned Commercial (C) District.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted a concept plan and development standards for the proposed development, which will consist of *Mini-Warehouse* and *Flex Office/Warehouse* land uses. The concept plan shows that the proposed development will consist of 12 buildings. Four (4) of these buildings will be dedicated solely to the *Mini-Warehouse* land use, six (6) of the buildings will allow *Mini-Warehouse* and/or *Flex Office/Warehouse* land uses, and two (2) of the buildings will be dedicated solely to *Flex Office/Warehouse* land uses. In total the applicant is proposing to have a maximum of 58 *Mini-Warehouse* units, 42 *Mini-Warehouse* and/or *Flex Office/Warehouse* units, and 11 *Flex Office/Warehouse* units. This will all be situated within 161,100 SF of building area. While the Planned Development District does allow the applicant the ability to establish Commercial (C)

District land uses within these buildings, the applicant has consented to limiting the land uses allowed on the subject property. Specifically, staff has included land use prohibitions on: [*1*] certain retail/restaurant land uses that would be incompatible with the proposed development (*e.g. craft winery, restaurant of any size, pawn shop, etc.*), [*2*] land uses that are considered parking intensive (*e.g. automobile rental, minor automotive repair garage, etc.*), [*3*] assembly land uses (*e.g. house of worship, hotel, etc.*), and [*4*] land uses that would be incompatible with the potential residential development on the adjacent property to the east (*e.g.. Recreational Vehicle Sales, New or Used Boat Trailer, Outside Storage, etc.*).

With regard to the *Mini-Warehouse* land use, the applicant has indicated that the proposed land use will not function like a standard *Mini-Warehouse*. Specifically, these units will function as luxury garages that allow owners to customize these spaces and incorporate personal spaces in the units (*e.g. living rooms, theater rooms, kitchens, etc.*). These units are a for sale product and are individually deeded. This is one (1) of the reasons the applicant is requesting to allow the incorporation of small businesses into these units. Since the City's *Conditional Land Use Standards* for the *Mini-Warehouse* land use do not sufficiently regulate what the applicant is proposing, the only vehicle to accommodate this land use was a Planned Development District. According to Subsection 01.01, *Purpose*, of Article 10, *Planned Development Regulations*, of the Unified Development Code (UDC), "PD Districts are intended provide for the development of land as an integral unit for single or mixed use in accordance with the PD Concept Plan that may include uses, regulations, and other requirements that vary from this Unified Development Code (UDC) or from other ordinances, rules, or regulations of the City."

INFRASTRUCTURE

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

(1) *Roadways*. According to the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan, Horizon Road [*FM-3097*] is identified as a TXDOT4D (*i.e. Texas Department of Transportation, four [4] lane, divided roadway*), which requires 120-feet of right-of-way. The applicant will be required to verify the width of the existing right-of-way and ensure that a minimum of 60-feet from the centerline has been dedicated on the subject property.

(2) *Water*. The applicant will be required to construct an eight (8) inch water line loop through the site, tapping into the 12-inch line on the southside of the right-of-way from Horizon Road [*FM-3097*].

(3) *Wastewater*. The applicant will be required to tap into the eight (8) inch wastewater line that runs along the front property line of the subject property. In addition, the applicant will be required to pay an existing sewer pro-rata of $432.74 per acre.

(4) *Drainage*. Detention will be required per the City's *Engineering Standards of Design and Construction Manual*. The applicant will also be required to perform a Wetlands and Waters of the United States (WOTUS) study for the existing ponds on the subject property.

CONFORMANCE TO THE CITY'S CODES

According to Subsection 02.03, *Minimum Standards for Non-Residential Planned Development Districts*, of Article 10, *Planned Development Regulations*, of the Unified Development Code (UDC), "…the minimum standards for all non-residential development shall conform to the minimum standards for overlay districts, which are outlined in Subsection 06.02, *General Overlay Districts Standards*, of Article 05, *District Development Standards*." In this case, staff has prepared the Planned Development District ordinance in accordance with the *General Overlay District Standards* and all applicable City code requirements; however, it should be noted that the development standards contained within the Planned Development District ordinance deviate from the requirements of the Unified Development Code (UDC), the Municipal Code of Ordinances, and the Engineering Department's *Standards of Design and Construction Manual* in the following ways:

(1) *Landscape Buffers Abutting Residential*. According to Subsection 05.01, *Landscape Buffers*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(a) minimum of a 20-foot wide landscape buffer shall be required along the entire length of any non-residential lot that abuts a residentially zoned or used property." Currently, the property located directly east of the subject property is a vacant tract of land zoned Agricultural (AG) District. Despite being vacant, the Agricultural (AG) District is consider to be a residential zoning district. In addition, this property is designated for *Low Density Residential* land uses on the Future Land Use Map contained in the OURHometown Vision 2040

Comprehensive Plan. Based on this the applicant's request would be subject to the 20-foot landscape buffer requirements outline above. In lieu of this buffer, the applicant is proposing a ten (10) foot landscape buffer along the eastern property line. In proposing this buffer, the applicant has pointed out that no building will be located within 30-feet of the eastern property line, and the only the reason for this request is to allow a 24-foot firelane to extend around the backside of the buildings adjacent to the eastern property line.

(2) *Screening from Residential Adjacency*. According to Subsection 05.02, *Landscape Screening*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(a)ny non-residential or multi-family land use or parking area that has a side or rear contiguous to any residentially zoned or used property shall be screened with a masonry fence a minimum of six (6) feet in height with canopy trees planted on 20-foot centers … As an alternative, the Planning and Zoning Commission may approve an alternative screening method that incorporates a wrought iron fence and three (3) tiered screening (*i.e. [1] small to mid-sized shrubs, large shrubs or accent trees, and canopy trees or [2] evergreen trees and canopy trees)* along the entire length of the adjacency …" In this case, the draft ordinance requires ground cover, shrubbery and canopy trees planted on 20-foot centers. While this does not exactly conform to the alternatives listed in Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) it does appear to meet the intent of the screening standards. Staff should also point out that the applicant has stated that they intend to leave as many of the existing trees along this property line as possible. This should provide additional screening of the non-residential land use. Staff should also note that the Planned Development District ordinance prohibits outside storage.

(3) *Masonry*. According to the *General Overlay District Standards* of Article 05, *District Development Standards*, of the Unified Development Code (UDC), each building's exterior façade should consist of 90% primary (*or masonry*) materials with a minimum of 20% natural or quarried stone being utilized. In this case, the applicant has provided conceptual building elevations and a conceptual rendering showing the proposed development. These conceptual plans do not appear to fully meet this standard. Based on this the applicant has consented to incorporating a requirement that states that all buildings that face onto Horizon Road [*FM-3097*] will adhere to the masonry requirements of the *General Overlay District Standards*.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *Southwest Residential District* and is designated for *Commercial/Retail* land uses. The *District Strategies* for the *Southwest Residential District* designate the subject property as a *Transitional Area* or an area "…currently transitioning from interim land uses and building types to more permanent structures with conforming land uses. These areas should be given special consideration with regard to requests that further the establishment of uses and structures that will improve the property values of the adjacent properties …" In this case, the proposed concept plan would establish a conforming development that would have a positive impact on the adjacent properties and remove two (2) existing older structures at 5879 & 5981 Horizon Road [*FM-3097*]. Based on this the applicant's request appears to conform with the OURHometown Vision 2040 Comprehensive Plan; however, all zoning changes are discretionary decisions for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On April 25, 2022, staff mailed 16 notices to property owners and occupants within 500-feet of the subject property. There were no Homeowner's Association (HOA) 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 not received any notices concerning the case.

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 and Commercial (C) District to a Planned Development District for limited Commercial (C) District land uses, then staff would propose the following conditions of approval:

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

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

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 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	5879, 5917 and 5981 FM 3097, Rockwall, Texas 75032				
SUBDIVISION	Rainbow Acres	LOT	8R,9R,10,11	BLOCK	
GENERAL LOCATION	Site located across from County Club Drive, along FM 3097				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG (Agricultural District)	CURRENT USE	Residential		
PROPOSED ZONING	PD (Planned Development District)	PROPOSED USE	Commercial/Retail		
ACREAGE	13.55± acres	LOTS [CURRENT]	4	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 CALEND AR WILL RESULT IN THE DENIAL OF YOUR CASE.*

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

☐ OWNER		☑ APPLICANT	CDC Equities, LLC and/or assigns
CONTACT PERSON		CONTACT PERSON	Fred Gans
ADDRESS		ADDRESS	2323 Tarpley Rd., Suite 100
CITY, STATE & ZIP		CITY, STATE & ZIP	Carrollton, TX 75006
PHONE		PHONE	866-379-3570
E-MAIL		E-MAIL	fgans@cornerstonedev.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Fred A. Gans [*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 INF ORMATION."

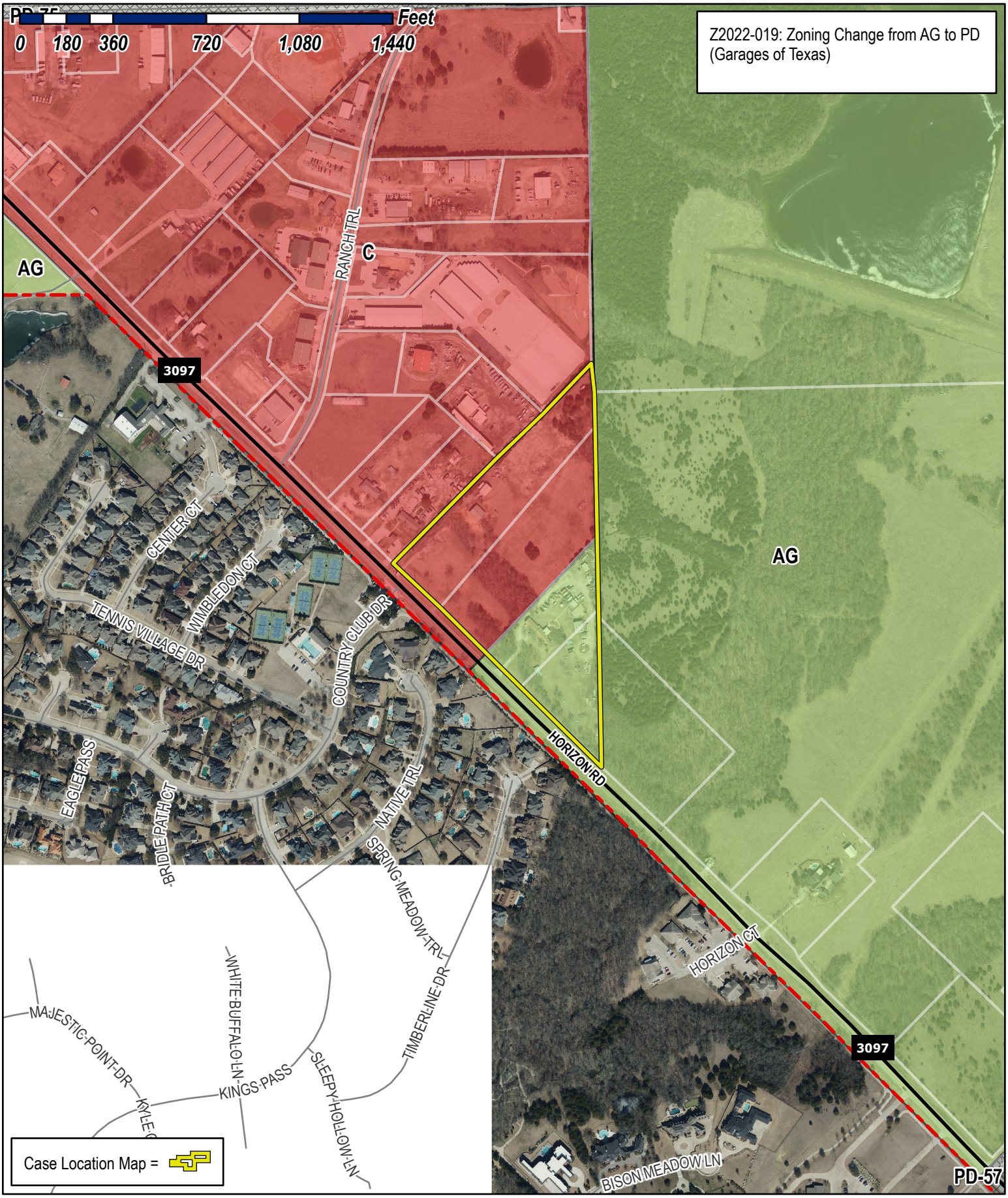
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 7th *DAY OF* April *, 20*22

OWNER'S SIGNATURE Fred A. Gans

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jennifer Hemingway

NOTARY PUBLIC STATE OF TEXAS
JENNIFER HEMINGWAY
My Notary ID # 125050889
Expires September 10, 2024

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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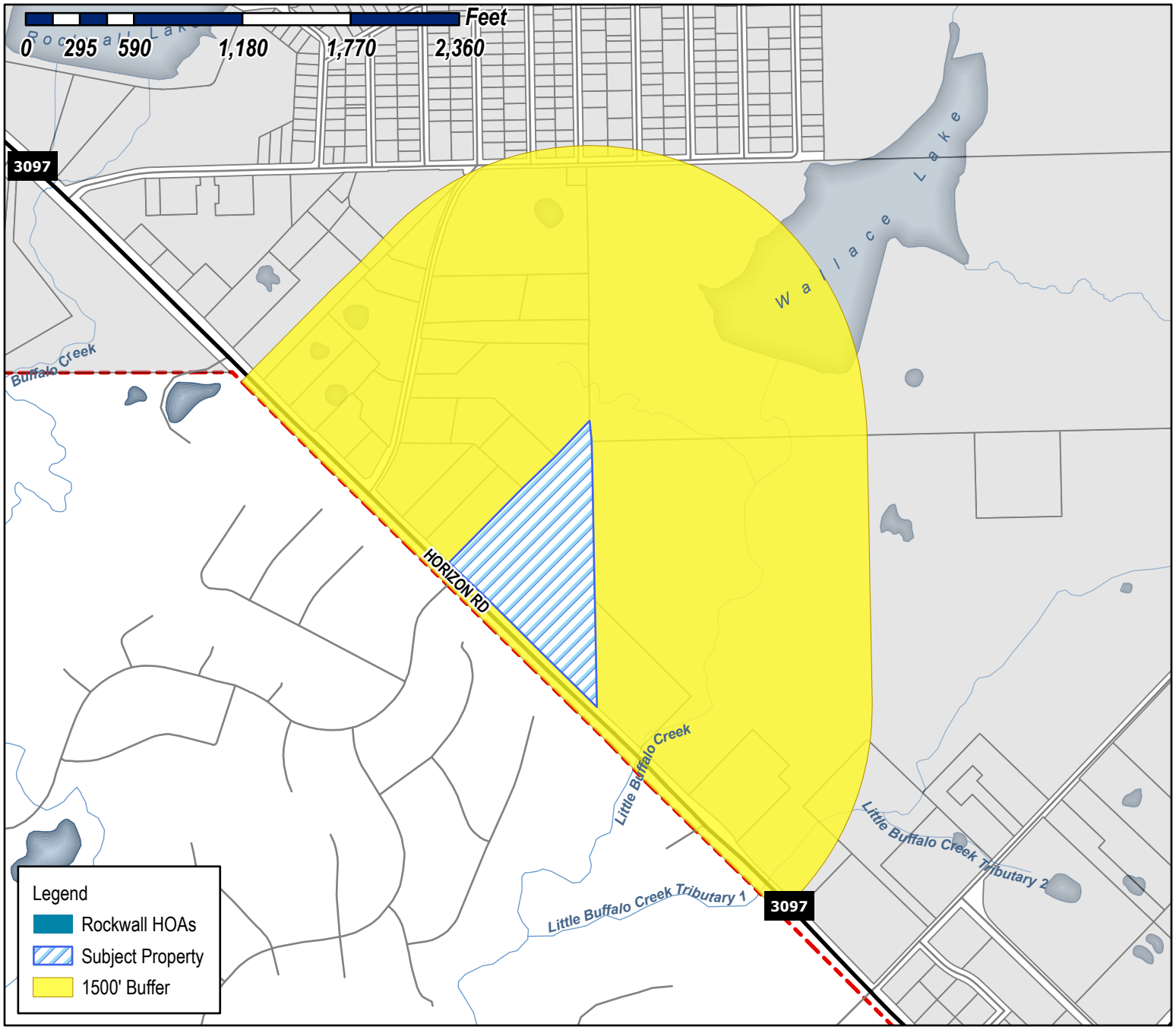
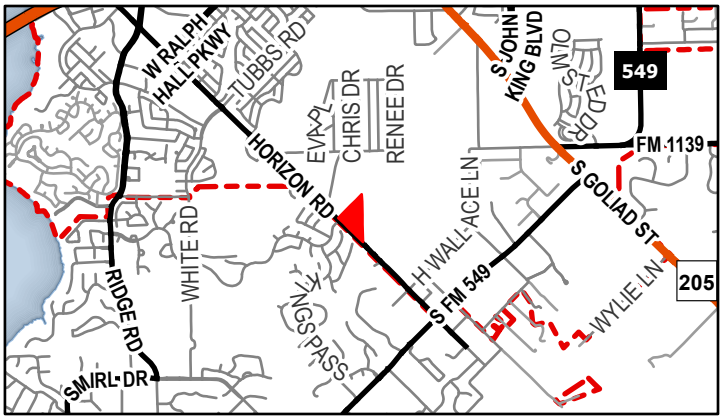


Case Number: Z2022-019
Case Name: Zoning Change from AG to PD
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 5879, 5917, & 5981 FM 3097



Date Saved: 4/14/2022
For Questions on this Case Call (972) 771-7745

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Rockwall, Texas 75087
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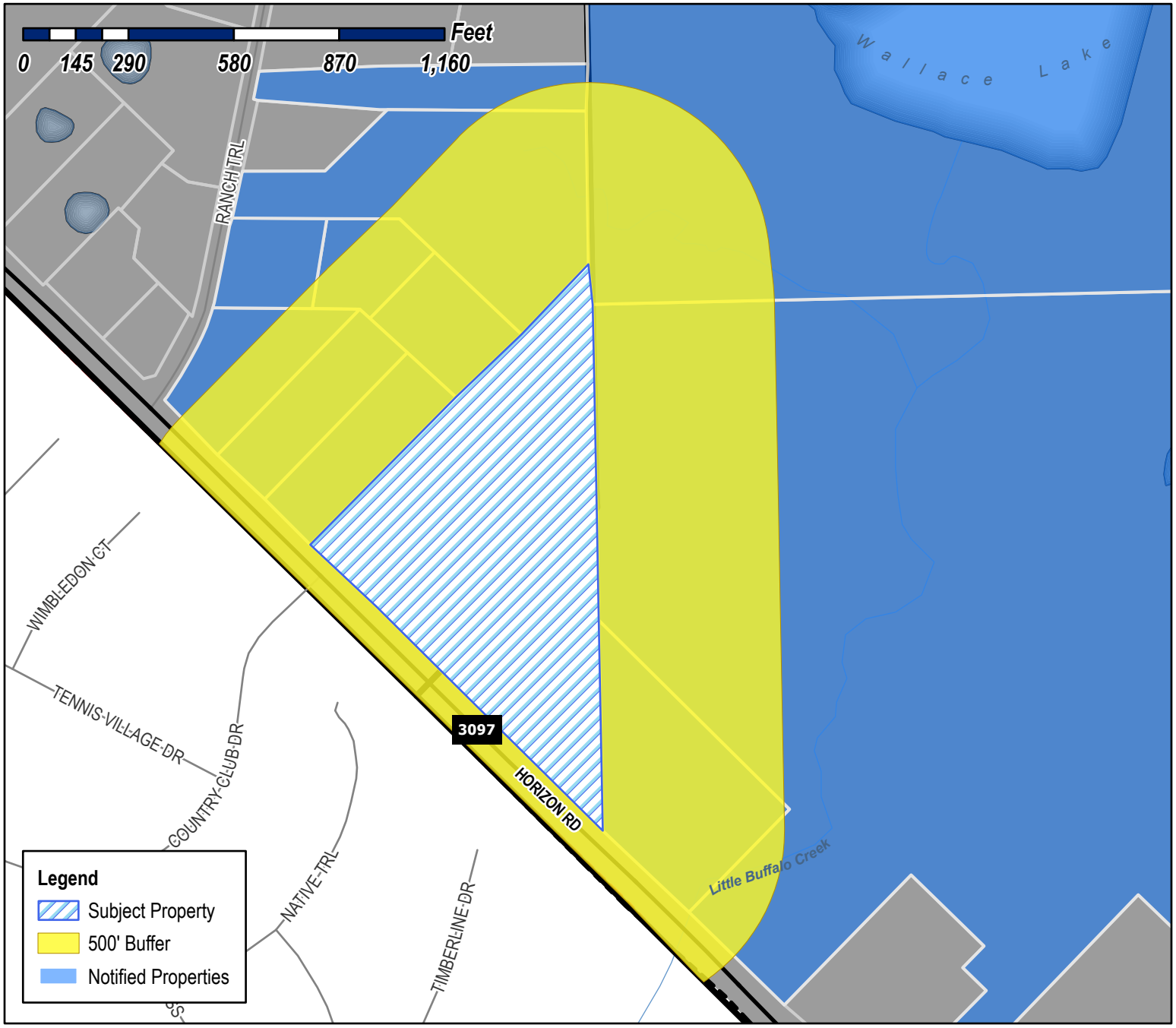

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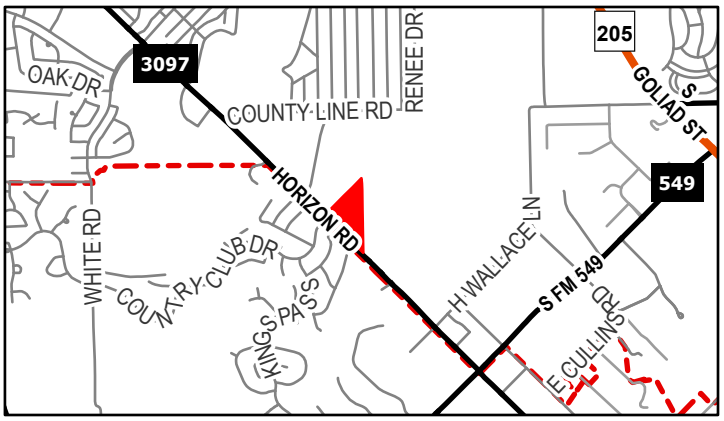


Date Saved: 4/14/2022
For Questions on this Case Call (972) 771-7745

LUECKE PATRICIA L MRS
1110 OAKMONT DR
RICHARDSON, TX 75081

TTI MANAGEMENT GROUP LLC
1435 QUAIL RUN RD
ROCKWALL, TX 75087

2-W BROTHERS LLC
207 RANCH TRL
ROCKWALL, TX 75032

DOMINGUEZ SALVADOR AND
DIANA DOMINGUEZ
209 RANCH TRL
ROCKWALL, TX 75032

EPIC ROCKWALL VENTURES LLC
315 RANCH TR
ROCKWALL, TX 75032

HARDIN DENNIS & JOLYNN JONES
34 LAKEWAY DR
HEATH, TX 75032

KUMAR ATUL
3508 MCFARLIN BLVD
DALLAS, TX 75205

AGARWAL ASHWANI K & RACHNA
3508 MCFARLIN BLVD
DALLAS, TX 75205

DOMINGUEZ SALVADOR AND
DIANA DOMINGUEZ
420 LYNNE DR
ROCKWALL, TX 75032

HORIZON ROAD SELF STORAGE LLC
5763 S STATE HWY 205 #100
ROCKWALL, TX 75032

KUMAR ATUL
5811 FM 3097
ROCKWALL, TX 75032

HARDIN DENNIS & JOLYNN JONES
5853 FM 3097
ROCKWALL, TX 75032

MCCOY SHIREE DAY
5879 FM 3097
ROCKWALL, TX 75032

TTI MANAGEMENT GROUP LLC
5917 FM 3097
ROCKWALL, TX 75032

BINDER CARL JR
5981 FM 3097
ROCKWALL, TX 75032

WALLACE LAND PARTNERS L P
6271 HORIZON RD
ROCKWALL, TX 75032

6017 Main Street
Frisco, TX 75034
469.458.7300

Concept Plan Informational Statement
Planned Development Application

Submitted on behalf of:
Garages of Texas Rockwall
2323 Tarpley Rd., Suite 100
Carrollton, TX 75006
214-738-3958
Mr. Mark Scott
mscott@garagesoftexas.com

Submitted by:
Bohler Engineering TX, LLC
6017 Main Street
Frisco, TX 75034
469-458-7300
Mr. Mathias Haubert, P.E.
mhaubert@bohlereng.com

Submitted to:
The City of Rockwall, Texas
Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087
Attn: Henry Lee

April 12, 2022

The Garages of Texas Rockwall is pleased to submit this Concept Plan Informational Statement along with our application to The City of Rockwall in support of a Planned Development application. This application, if approved, will allow for a commercial development on approximately 13.55± acres, located 2,900± LF southeast of the intersection of FM-3097 and Country Line Rd.

The project parcel is currently zoned (AG) Agriculture District and (C) Commercial District. The proposed (PD) Planned Development Zoning would have a base zoning district of (C) Commercial. All adjacent properties are zoned (AG) Agriculture, (PD) Planned Development (Residential) District, or (C) Commercial District, so the proposed use will be compatible with the adjacent properties. The proposed development is intended to be completed in one phase.

The City's Comprehensive Plan calls for the project parcel to be (CR) Commercial/Retail future land use. The proposed land use would be directly in compliance with what The City of Rockwall envisions for future development. With an approved Planned Development Concept Plan, the 13.55± acre commercial development will provide stable jobs in a convenient location off of FM-3097 for the local residents in the area and travelers. Our team strongly believes that the Planned Development will assist with the growth of the City of Rockwall.

The entire development team looks forward to working with The City of Rockwall to make this vision for the parcel a reality and respectfully request support of Planned Development application.

Respectfully,

Mathias Haubert, P.E.

LOCATION MAP

SCALE: N.T.S.

RAINBO ACRES
SURVEYED DESCRIPTION

Being a 13.541 acre tract of land situate in the W.W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, and a portion of a 70.06 acre tract of land described by deed conveyed to J. A. Wilkerson, Jr. dated March 29, 1941, from J. H. Weddington, recorded in Vol. 36, Page 522, Deed Records, Rockwall County, Texas (D.R.R.C.T.), said 13.541 acre tract of land being more particularly described as follows:

Lots 8R & 9R, Replat of Rainbo Acres Addition, Lots 8 and 9, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slides 377 and 378, Plat Records, Rockwall County, Texas (P.R.R.C.T.);

Together with, Lots 10 and 11 of Rainbo Acres Subdivision as shown by Plat recorded in Cabinet A, Slide 20, Plat Records of Rockwall County, Texas (P.R.R.C.T.), and being further described by metes and bound as follows:

BEGINNING at a 1/2" iron rod found being common to the westerly corner of said Lot 8R Rainbo Acres Addition and the southerly corner of Lot 7 shown in said Cabinet A, Slide 20, said iron rod also being on the northeasterly right-of-way line of F.M. 3097 Horizon Road (a 100 foot width public right-of-way);

Thence departing said right-of-way line, North 44°39'29" East, along the line common with the northwesterly line of said Lot 8R and the southeasterly line of Lots 7 & 12 of said Rainbo Acres Subdivision, Cabinet A, Slide 20, 812.02 feet to a 1/2" iron rod found for the easterly corner of said Lot 12 and the southerly corner of Lot 25, in accordance with the Replat of Rainbo Acres, Inst.#20210000007850, Plat Records, Rockwall County, Texas (P.R.R.C.T.);

Thence North 44°10'42" East, along the line common with the northwesterly line of said Lot 8R and the southeasterly line of said Lot 25, 266.49 feet to a 1/2" iron rod found for the northerly corner of said Lot 8R and the easterly corner of said Lot 25, said point being on the westerly line of a tract of land described by deed to Wallace Land Partners, recorded in Vol. 2017, Page 76, Deed Records, Rockwall County, Texas (D.R.R.C.T.);

Thence South 00°36'51" East, along the line common with the westerly line of said Wallace Land Partners and the easterly line of said Lots 8R & 9R, 682.52 feet to a 1/2" iron rod found for the easterly corner of said Lot 9R and the northerly corner of said Lot 10, Rainbo Acres Subdivision, said point being on the westerly line of said Wallace Land Partners tract;

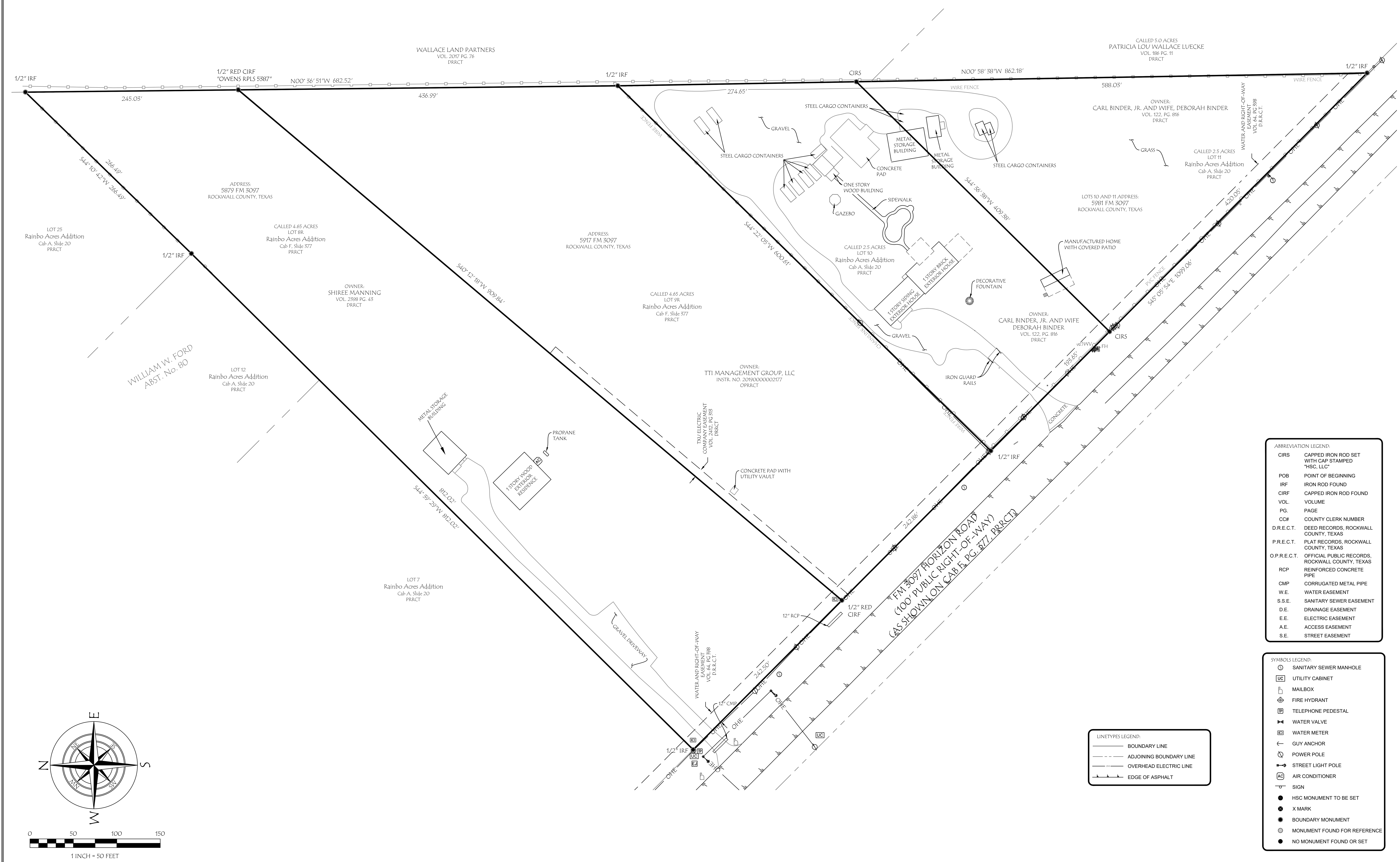
Thence South 00°58'38" East, along the line common with the westerly line of said Wallace Land Partners, the westerly line of a tract of land described by deed to Patricia Lou Wallace Luecke, recorded in Vol. 186, Page 11, Deed Records, Rockwall County, Texas (D.R.R.C.T.) and the easterly line of said Lots 10 & 11, Rainbo Acres Subdivision, 862.18 feet to a 1/2" iron rod found for the southerly corner of said Lot 11 and the westerly corner of said Patricia Lou Wallace Luecke tract, said point being on the northeasterly right-of-way line of F.M. 3097 Horizon Road (a 100 foot width public right-of-way);

Thence North 45°05'54" West, along the line common with said northeasterly right-of-way line and the southwesterly line of said Lots 11 & 10, Rainbo Acres Subdivision and said Lots 9R & 8R, Rainbo Acres Addition, 1099.06 feet to the **POINT OF BEGINNING** and containing 13.541 acres of land, more or less.

Reference bearing basis being grid north, Texas state plane coordinates, north central zone, NAD83 (adjustment 2011, epoch date 2010), determined by GPS observations.

FOR REVIEW ONLY

© Copyright 2022, Hudson Site Control, LLC



LINETYPES LEGEND:

- BOUNDARY LINE
- ADJOINING BOUNDARY LINE
- OVERHEAD ELECTRIC LINE
- EDGE OF ASPHALT

ABBREVIATION LEGEND:

CIRS	CAPPED IRON ROD SET WITH CAP STAMPED "HSC, LLC"
POB	POINT OF BEGINNING
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
VOL.	VOLUME
PG.	PAGE
CC#	COUNTY CLERK NUMBER
D.R.E.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
P.R.E.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.E.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
E.E.	ELECTRIC EASEMENT
A.E.	ACCESS EASEMENT
S.E.	STREET EASEMENT

SYMBOLS LEGEND:

- SANITARY SEWER MANHOLE
- UTILITY CABINET
- MAILBOX
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- WATER VALVE
- WATER METER
- GUY ANCHOR
- POWER POLE
- STREET LIGHT POLE
- AIR CONDITIONER
- SIGN
- HSC MONUMENT TO BE SET
- X MARK
- BOUNDARY MONUMENT
- MONUMENT FOUND FOR REFERENCE
- NO MONUMENT FOUND OR SET

NUMBER	REVISIONS	DATE	BY

HUDSON SITE CONTROL, LLC
LAND SURVEYING - CONSTRUCTION LAYOUT
2384 HIGHWAY 287 N STE 224 MANSFIELD, TEXAS 76063
OFFICE - 817.225.6700 FAX - 817.225.6701
T.B.P.E.L.S. FIRM NO. 10194185

LOTS 8R, 9R, 10 AND 11 RAINBO ACRES
ELLIS COUNTY, TEXAS
ALTA/NSPS LAND TITLE SURVEY

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DATE: APRIL 12, 2022
PROJECT MGR. GH
PROJECT TECH. LR
PROJECT NO. 22-048

HSC, LLC DRAWING NO. K:\Hudson Site Control\22-048 - 6s - Rockwall Garages\032222 - ALTA Survey\22-048 Rockwall Garages ALTA Survey.dwg

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COMMITMENT NUMBER 1001-352837-RTT - SCHEDULE A

LEGAL DESCRIPTION OF LAND:

LOT 8R, REPLAT OF RAINBO ACRES ADDITION, LOTS 8 AND 9, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET F, SLIDES 377 AND 378, PLAT RECORDS, ROCKWALL COUNTY, TEXAS.

COMMITMENT NUMBER 1001-352837-RTT - SCHEDULE B - ITEM 10 (EXCEPTIONS FROM COVERAGE)

A. RIGHTS OF PARTIES IN POSSESSION (OWNER'S TITLE POLICY ONLY).

NOT A SURVEY MATTER.

B. RIGHTS, IF ANY, OF THIRD PARTIES WITH RESPECT TO ANY PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A PUBLIC OR PRIVATE ROAD.

NOT A SURVEY MATTER.

C. ALL VISIBLE AND APPARENT EASEMENTS OR USES AND ALL UNDERGROUND EASEMENTS OR USES, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE. (MAY BE AMENDED OR DELETED UPON APPROVAL OF SURVEY.)

NOT ADDRESSED BY SURVEYOR.

D. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.

NOT A SURVEY MATTER.

E. ANY AND ALL EASEMENTS, BUILDING LINES, CONDITIONS, COVENANTS AND/OR RESTRICTIONS THAT MAY BE SET OUT OR SHOWN IN VOL 1, PAGE 20 AND CABINET A, SLIDE 20, MAP/PLAT RECORDS, ROCKWALL COUNTY, TEXAS.

DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.

F. EASEMENT GRANTED BY W.D. WILKERSON, INDEPENDENT EXECUTOR OF THE ESTATE OF J.A. WILKERSON TO RCH WATER SUPPLY CORPORATION, FILED 12/13/1961, RECORDED IN VOLUME 64, PAGE 398, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS.

DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.

G. EASEMENT GRANTED BY J.A. WILKERSON TO PRESENT AND FUTURE OWNERS, FILED 10/23/1962, RECORDED IN VOLUME 66, PAGE 270, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS.

DOES NOT AFFECT SUBJECT TRACT, NOT SHOWN HEREON.

H. MUNICIPAL UTILITY DISTRICT, WATER DISTRICT AND/OR PROPERTY IMPROVEMENT DISTRICT (PID) PLAN(S), IF ANY.

THIS DOCUMENT REFLECTS OBSERVED PERMANENT IMPROVEMENTS EXISTING ON THE SUBJECT PROPERTY AT TIME OF SURVEY.

CUMULATIVE LEGAL DESCRIPTION

BEING CALLED 14.3 ACRES OF LAND SITUATED IN THE W. W. FORD SURVEY, ABSTRACT NO. 80, AND BEING FURTHER DESCRIBED AS ALL OF LOTS 8R, 9R, 10, AND 11, RANBO ACRES, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS RECORDED IN CABINET A, SLIDE 20, AND CABINET F, SLIDE 377, PLAT RECORDS, ROCKWALL COUNTY, TEXAS.

COMMITMENT NUMBER 1001-350944-RTT - SCHEDULE A - EXHIBIT "A"

LOT 9R, REPLAT OF RAINBO ACRES ADDITION, LOTS 8 AND 9, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET F, SLIDE 377, PLAT RECORDS, ROCKWALL COUNTY, TEXAS.

COMMITMENT NUMBER 1001-350944-RTT - SCHEDULE B - ITEM 10 (EXCEPTIONS FROM COVERAGE)

A. RIGHTS OF PARTIES IN POSSESSION (OWNER'S TITLE POLICY ONLY).

NOT A SURVEY MATTER.

B. RIGHTS, IF ANY, OF THIRD PARTIES WITH RESPECT TO ANY PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A PUBLIC OR PRIVATE ROAD. (MAY BE AMENDED OR DELETED UPON APPROVAL OF SURVEY.)

NOT A SURVEY MATTER.

C. ALL VISIBLE AND APPARENT EASEMENTS OR USES AND ALL UNDERGROUND EASEMENTS OR USES, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE. (MAY BE AMENDED OR DELETED UPON APPROVAL OF SURVEY.)

NOT ADDRESSED BY SURVEYOR.

D. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.

NOT A SURVEY MATTER.

E. ANY AND ALL EASEMENTS, BUILDING LINES, CONDITIONS, COVENANTS AND/OR RESTRICTIONS THAT MAY BE SET OUT OR SHOWN IN CABINET F, SLIDE 377, MAP/PLAT RECORDS, ROCKWALL COUNTY, TEXAS.

DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.

F. EASEMENT GRANTED BY ROSE HOLLAND, EXECUTOR, TO TXU ELECTRIC COMPANY, FILED 02/04/2002, RECORDED IN VOLUME 2412, PAGE 313, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS.

DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.

G. AFFIDAVIT TO THE PUBLIC EXECUTED BY SHIREE MANNING FOR ON-SITE WASTE WATER SYSTEM, FILED 09/10/2002, RECORDED IN VOLUME 2658, PAGE 44, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS

DOCUMENT DESCRIBES SUBJECT PROPERTY, BUT DOES NOT CONTAIN A DESCRIPTION, NOT SHOWN HEREON.

H. 10' TXU ELECTRIC ESMT AS SHOWN ON SURVEY OF OWENS LAND SURVEYING, CERTIFIED BY FRANK R OWENS, #5387, DATED MAY 29,2018.

DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.

COMMITMENT NUMBER 1001-357550-RTT - SCHEDULE A - EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN ROCKWALL COUNTY, TEXAS AND BEING IN THE W.W. FORD SURVEY, A PART OF A 70.06 ACRE TRACT CONVEYED TO J. A. WILKERSON, JR. BY DEED DATED MARCH 29, 1941, FROM J. H. WEDDINGTON, RECORDED IN VOL. 36, PAGE 522, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING TRACTS 10 AND 11 OF RAINBO ACRES SUBDIVISION AS SHOWN BY PLAT OF RECORD IN VOL. 1, PAGE 20, MAP RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH CORNER OF THE ORIGINAL 100 ACRE TRACT, THE SOUTH CORNER OF TRACT 11;

THENCE NORTH 45 DEG. 00 MIN. WEST, WITH THE CENTER LINE OF A COUNTY ROAD, 661.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 45 DEG. 00 MIN. EAST, WITH THE NORTH LINE OF TRACT 10, 649.56 FEET TO AN IRON ROD FOR CORNER; THENCE SOUTH 00 DEG. 30 MIN. EAST, 926.74 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 4.928 ACRES OF LAND, MORE OR LESS.

COMMITMENT NUMBER 1001-357550-RTT - SCHEDULE B - ITEM 10 (EXCEPTIONS FROM COVERAGE)

A. RIGHTS OF PARTIES IN POSSESSION (OWNER'S TITLE POLICY ONLY).

NOT A SURVEY MATTER.

B. RIGHTS, IF ANY, OF THIRD PARTIES WITH RESPECT TO ANY PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A PUBLIC OR PRIVATE ROAD. (MAY BE AMENDED OR DELETED UPON APPROVAL OF SURVEY.)

NOT A SURVEY MATTER.

C. ALL VISIBLE AND APPARENT EASEMENTS OR USES AND ALL UNDERGROUND EASEMENTS OR USES, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE. (MAY BE AMENDED OR DELETED UPON APPROVAL OF SURVEY.)

NOT ADDRESSED BY SURVEYOR.

D. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.

NOT A SURVEY MATTER.

E. ANY AND ALL EASEMENTS, BUILDING LINES, CONDITIONS, COVENANTS AND/OR RESTRICTIONS THAT MAY BE SET OUT OR SHOWN IN VOL 1, PAGE 20 AND CABINET A, SLIDE 20, MAP/PLAT RECORDS, ROCKWALL COUNTY, TEXAS.

DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.

F. EASEMENT GRANTED BY W.D. WILKERSON, INDEPENDENT EXECUTOR OF THE ESTATE OF J.A. WILKERSON TO RCH WATER SUPPLY CORPORATION, FILED 12/13/1961, RECORDED IN VOLUME 64, PAGE 398, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS.

DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.

G. EASEMENT GRANTED BY J.A. WILKERSON TO PRESENT AND FUTURE OWNERS, FILED 10/23/1962, RECORDED IN VOLUME 66, PAGE 270, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS.

DOES NOT AFFECT SUBJECT TRACT, NOT SHOWN HEREON.

SURVEYOR'S NOTES

1. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THE FOLLOWING COMMITMENTS FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE GUARANTY COMPANY:

COMMITMENT NO. 1001-352837-RTT, EFFECTIVE DATE: NOVEMBER 3, 2021, ISSUED: NOVEMBER 22, 2021.

COMMITMENT NO. 1001-350944-RTT, EFFECTIVE DATE: OCTOBER 20, 2021, ISSUED: JANUARY 18, 2021.

COMMITMENT NO. 1001-357550-RTT, EFFECTIVE DATE: JANUARY 26, 2022, ISSUED: APRIL 05, 2022.

THE EASEMENTS, RIGHTS-OF-WAY OR OTHER EXCEPTIONS NOTED HEREON ARE ACCORDING TO SCHEDULE "B" THEREIN. THE SURVEYOR HAS NOT ABSTRACTED THE PROPERTY.

2. REFERENCE BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (ADJUSTMENT 2011, EPOCH DATE 2010), DETERMINED BY GPS OPSERVATIONS.

3. ALL SUBJECT PROPERTY CORNERS FOUND AS DESCRIBED, UNLESS OTHERWISE NOTED AS SET.

4. CORNERS CALLED "CIRS" ARE 5/8 INCH CAPPED IRON RODS SET STAMPED "HSC, LLC" IF NOTED.

5. ACCORDING TO THE FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL NUMBER 48397C0040L, EFFECTIVE SEPTEMBER 26, 2008, AND COMMUNITY PANEL NUMBER 48397C0105L, EFFECTIVE SEPTEMBER 26, 2008, THE SUBJECT PROPERTIES LIE IN AN UNSHADED "ZONE X" AREA, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

6. THIS SURVEY REFLECTS THE ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE, OR ABANDONED. FURTHER, THE SURVEYOR DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL THE UNDERGROUND UTILITIES, OR OTHER BURIED FEATURES, BUT HAS MADE AN ATTEMPT TO LOCATE THOSE VISIBLE OR INDICATED AS ACCURATELY AS POSSIBLE.

7. AT THE TIME OF THE ON-THE-GROUND SURVEY, NO CONSTRUCTION WAS OBSERVED ON THE SUBJECT PROPERTIES (TABLE"A" ITEM #16).

8. THE USE OF THE WORD "CERTIFY OR CERTIFICATE" USED HEREON CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.

9. UTILITIES SHOWN WERE OBSERVED ABOVE GROUND AT THE TIME OF SURVEY.

SURVEYOR'S CERTIFICATE

TO: REPUBLIC TITLE OF TEXAS, INC., FIRST AMERICAN TITLE GUARANTY COMPANY, CDC EQUITIES, LLC, CDC EQUITIES, LLC, A TEXAS NON-PROFIT CORPORATION, SHIREE MANNING, TTI MANAGEMENT GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND CARL BINDER, JR. & WIFE, DEBORAH BINDER.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 14, 2022.

DATE OF MAP OR PLAT: APRIL 12, 2022

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

_____

RICHARD M. CUMMOCK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 6416

DATE:

SHEET NO. 2 of 2

REVISIONS	DATE	BY

HUDSON SITE CONTROL, LLC
LAND SURVEYING - CONSTRUCTION LAYOUT
2384 HIGHWAY 287 N STE 224 MANSFIELD, TEXAS 76063
OFFICE - 817.225.6700 FAX - 817.225.6701
T.B.P.E.L.S. FIRM NO. 10094185

LOTS 8R, 9R, 10 AND 11
RAINBO ACRES
ELLIS COUNTY, TEXAS
ALTA/NSPS LAND TITLE SURVEY

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DATE: APRIL 12, 2022
PROJECT MGR. MC
PROJECT TECH. GHP
PROJECT NO. 22-046

HSC_LLC DRAWINGS K:\Hudson Site Control\22-046 -rv- Rockwall Garages\032222 - ALTA Survey\22-046 Rockwall Garages ALTA Survey.dwg

MATCHLINE (SEE THIS SHEET)

MATCHLINE (SEE THIS SHEET)

PROP. TREE SAVE AREA OPEN SPACE (13,450 SF)

PROP. 3'X3' RV DUMP STATION WITH 9'X22' RV PARKING SPACE

PROP. BALCONIES

PROP. DUMPSTER ENCLOSURE W/ 8' SCREENING WALL

PROP. MINI-WAREHOUSE BLDG #5 4,600 SF (4 UNITS)

15'X50' TURNAROUND

"NO PARKING" SIGN

WIRE FENCE (TO REMAIN)

PROP. MINI-WAREHOUSE BLDG #4 15,600 SF (14 UNITS)

PROP. GATE

PROP. MINI-WAREHOUSE BLDG #3 19,800 SF (16 UNITS)

PROP. MINI-WAREHOUSE WITH OFFICE BLDG #6 - 11,000 SF (7 UNITS)

PROP. FENCE

PROP. MINI-WAREHOUSE BLDG #2 19,800 SF (16 UNITS)

PROP. MINI-WAREHOUSE WITH OFFICE BLDG #5 11,000 SF (6 UNITS)

PROP. MINI-WAREHOUSE BLDG #1 11,250 SF (8 UNITS + 1 CLUBHOUSE)

PROP. MINI-WAREHOUSE WITH OFFICE BLDG #4 10,750 SF (5 UNITS)

PROP. 20'X50' CLUBHOUSE

PROP. TREE SAVE AREA OPEN SPACE (45,800 SF)

PROP. FLEX OFFICE BLDG #1 22,000 SF (6 UNITS)

PROP. FLEX OFFICE BLDG #2 9,900 SF (5 UNITS)

PROP. MINI-WAREHOUSE WITH OFFICE BLDG #3 11,750 SF (9 UNITS)

PROP. MINI-WAREHOUSE WITH OFFICE BLDG #2 10,850 SF (10 UNITS)

PROP. MINI-WAREHOUSE WITH OFFICE BLDG #1 - 7,400 SF (5 UNITS)

PROP. DETENTION AREA 39,399 SF

WALLACE LAND PARTNERS LP VOLUME 2017, PG 76 D.R.R.C.T. EXISTING ZONING: AGRICULTURE PROPOSED ZONING: PLANNED DEVELOPMENT (RESIDENTIAL) LAND USE: RESIDENTIAL

CALLED: 5.0 ACRES PATRICIA LOU WALLACE LUECKE VOLUME 186, PG 11 D.R.R.C.T. ZONING: AGRICULTURE LAND USE: AGRICULTURE

LOT 25 RAINBOW ACRES CAB J, SLIDE 250 PRRCT ZONING: COMMERCIAL LAND USE: COMMERCIAL

5879 FM 3097 SHIREE MANNING VOL. 2398 PG. 43 DRRCT

LOT 8R RAINBOW ACRES ADDITION CAB F, SLIDE 377 PRRCT

LOT 12 RAINBOW ACRES CAB A, SLIDE 20 PRRCT WILLIAM W. FORD ABST. NO. 80 ZONING: COMMERCIAL LAND USE: COMMERCIAL

LOT 7 RAINBOW ACRES CAB A, SLIDE 20 PRRCT ZONING: COMMERCIAL LAND USE: COMMERCIAL

5917 FM 3097 TTI MANAGEMENT GROUP, LLC INSTR. NO. 20190000002177 OPRRCT

LOT 9R RAINBOW ACRES ADDITION CAB F, SLIDE 377 PRRCT

5981 FM 3097 CARL BINDER, JR. & DEBORAH BINDER VOL. 122, PG. 816 DRRCT

LOT 10 RAINBOW ACRES ADDITION CAB A, SLIDE 20 PRRCT

5981 FM 3097 CARL BINDER, JR. & DEBORAH BINDER VOL. 122, PG. 816 DRRCT

LOT 11 RAINBOW ACRES ADDITION CAB A, SLIDE 20 PRRCT

WIRE FENCE (TO REMAIN)

10' LANDSCAPE BUFFER
20' BUILDING SETBACK

15' BUILDING SETBACK & LANDSCAPE BUFFER

15' BUILDING SETBACK
30' LANDSCAPE BUFFER

10' SIDEWALK EASEMENT
10' UTILITY EASEMENT

10' SIDEWALK EASEMENT
10' UTILITY EASEMENT

15' BUILDING SETBACK
30' LANDSCAPE BUFFER

WATER AND RIGHT-OF-WAY EASEMENT VOL. 64, PG. 198, D.R.R.C.T.

TXDOT 4D - 120' R.O.W.

TXDOT 4D - 120' R.O.W.

FM 3097 HORIZON ROAD
(45 MPH SPEED LIMIT)
(100' PUBLIC RIGHT-OF-WAY)
(AS SHOWN ON CAB F, PG 377, PRRCT)

S44°10'41"W 266.46'

S00°36'51"E 682.52'

N44°39'30"E 207.05'

N44°39'30"E 605.00'

S01°01'32"E 803.33'

S88°31'E 417.48'

N45°05'54"W 485.00'

N45°05'54"W 614.54'

245.03'

215.66'

242.50'

242.50'

194.00'

420.54'

424.8'

POWER POLE (TO REMAIN)
TRAFFIC SIGNAL (TO REMAIN)
UTILITY BOX (TO REMAIN)
8" SEWER MAIN
MAILBOX (TO REMAIN)
SANITARY SEWER MH (TO REMAIN)
APPROX. LOCATION OF 16" SAN. FORCE MAIN
APPROX. LOCATION OF 12" WATER MAIN (WTR_LIN_R0014226)
WATER VALVE (TO REMAIN)
FIRE HYDRANT (TO REMAIN)
POWER POLES (X3) (TO REMAIN)
TEL. PED (TO REMAIN)
APPROX. LOCATION OF 8" WATER MAIN (WTR_LIN_R0013853)
SANITARY SEWER C.O. (TO REMAIN)
APPROX. LOCATION OF 12" WATER MAIN (WTR_LIN_R0014225)
SIGNS (TO REMAIN)

50 25 12.5 0 50
1"= 50'

PD CONCEPT PLAN

ADDRESS TBD
13.55± ACRES
5879, 5917 & 5981 FM 3097, ROCKWALL, TX 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019
SUBMITTED: 05-03-2022

OWNER/APPLICANT:
GARAGES OF TEXAS @ TARPLEY, LLC
2323 TARPLEY RD.,STE 100
CARROLLTON, TX 75006
PHONE: 866-379-3570
CONTACT: FRED GANS

ENGINEER:
BOHLER
6017 MAIN STREET
FRISCO, TX 75034
PHONE: 469-458-7300
CONTACT: MATHIAS HAUBERT

SURVEYOR:
HUDSON SITE CONTROL, LLC
2384 HIGHWAY 287 N STE 224
MANSFIELD, TX 76063
PHONE: 817-225-6700
CONTACT: RICHARD CUMMOCK

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL PROPOSED SIDEWALKS, LANDINGS, AND BARRIER-FREE RAMPS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS.
3. HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
4. THE REQUIRED SIDEWALK ALONG FM 3097 SHALL BE IN ACCORDANCE WITH TXDOT STANDARDS.
5. NO 100-YEAR FLOODPLAIN EXISTS ON THE PROPERTY.
6. PROPOSED BUILDINGS THAT ARE CLOSER THAN 15' SHALL INCORPORATE A FIRE RATED WALL.

FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL NUMBER 48397C0040L, EFFECTIVE SEPTEMBER 26, 2008, AND COMMUNITY PANEL NUMBER 48397C0105L, EFFECTIVE SEPTEMBER 26, 2008, THE SUBJECT PROPERTIES LIE IN AN UNSHADED "ZONE X" AREA, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LEGEND

	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXST. EASEMENTS
	PROP. BUILDING SETBACK
	PROP. LANDSCAPE BUFFER
	PROP. CONCRETE CURB

HATCH LEGEND

	FIRE, ACCESS & UTILITY EASEMENT
	BUILDING
	SIDEWALK

LOCATION MAP

SCALE: N.T.S.

SITE DATA SUMMARY TABLE

LEGAL	
GROSS ACREAGE	13.55 ACRES 590,200 SF
EXISTING ZONING	AG - AGRICULTURAL DISTRICT
PROPOSED ZONING	PD - PLANNED DEVELOPMENT DISTRICT
PROPOSED BASE ZONING DISTRICT	C - COMMERCIAL DISTRICT
EXISTING LAND USE	RESIDENTIAL
PROPOSED LAND USE	MINI-WAREHOUSE & FLEX OFFICE
PARKING	
REQUIRED PARKING (FLEX OFFICE)	(1 SPACES/300 SF) = 107 SPACES
PROVIDED PARKING (FLEX OFFICE)	107 SPACES
REQUIRED ADA PARKING (FLEX OFFICE)	5 SPACES (1 VAN, 4 STANDARD)
REQUIRED PARKING (MINI-WAREHOUSE WITH OFFICE)	(1 SPACE/300 SF) = 210 SPACES
PROVIDED PARKING (MINI-WAREHOUSE WITH OFFICE)	228 SPACES
REQUIRED ADA PARKING (MINI-WAREHOUSE WITH OFFICE)	7 SPACES (1 VAN, 6 STANDARD)
REQUIRED PARKING (MINI-WAREHOUSES)	(3 + 1 SPACE/100 UNITS) = 4 SPACES
PROVIDED PARKING (MINI-WAREHOUSES)	65 SPACES
REQUIRED ADA PARKING (MINI-WAREHOUSES)	1 SPACE (1 VAN, 0 STANDARD)
SETBACKS	
FRONT YARD SETBACK	15'
REAR YARD SETBACK	10'
REAR YARD SETBACK (ADJACENT TO RESIDENTIAL)	20'
SIDE YARD SETBACK	10'
SIDE YARD SETBACK (ADJACENT TO RESIDENTIAL)	20'
BUILDING	
MINI-WAREHOUSE UNIT COUNT	58
MINI-WAREHOUSE WITH OFFICE UNIT COUNT	42
FLEX OFFICE UNIT COUNT	11
MINIMUM DISTANCE BETWEEN BUILDINGS*	10'
MAXIMUM BUILDING COVERAGE	60%
MAXIMUM FLOOR-AREA-RATIO (FAR)	4:1
MAXIMUM HEIGHT	36'
LANDSCAPING	
LANDSCAPE BUFFER (ABUTTING PUBLIC R.O.W.)	PER PD
LANDSCAPE BUFFER (ABUTTING RESIDENTIAL)	PER PD
MAXIMUM IMPERVIOUS PARKING (%)	85%-90%
MINIMUM REQUIRED LANDSCAPING/OPEN SPACE AREAS	20%

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
INDUSTRIAL DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: TXA220027.00
DRAWN BY: MVP
CHECKED BY: MJH
DATE: 05/03/2022
CAD I.D.: SD0

PROJECT:

ROCKWALL PLANNED DEVELOPMENT

FOR

Garages of Texas

ADDRESS TBD
13.55± ACRES
5879, 5917 & 5981 FM 3097, ROCKWALL, TX 75035
LOT 8R, 9R, 10 AND 11
RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY

BOHLER
6017 MAIN STREET
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

SHEET TITLE:

PD CONCEPT PLAN

SHEET NUMBER:

01

ZONING CASE: Z2022-019

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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 AND COMMERCIAL (C) DISTRICT TO A PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR LIMITED COMMERCIAL (C) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 13.55-ACRE TRACT OF LAND IDENTIFIED AS LOTS 8R, 9R, & 10 OF THE RAINBOW ACRES SUBDIVSION, 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 Fred Gans of CDC Equities, LLC for a change in zoning from an Agricultural (AG) District and Commercial (C) District to a Planned Development District for limited Commercial (C) District land uses for a 13.55-acre tract of land identified as Lots 8R, 9R, & 10 of the Rainbow Acres Subdivision, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Commercial (C) 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 *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 3. That development of any buildings on the *Subject Property* shall generally be in accordance with the *Concept Building Elevations*, depicted in *Exhibit 'D'* of this ordinance,

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attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

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

SECTION 5. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein;

SECTION 6. 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 7. 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 8. 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 9. 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 6TH DAY OF JUNE, 2022.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

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1st Reading: *May 16, 2022*

2nd Reading: *June 6, 2022*

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Exhibit 'A':
Legal Description

BEING a 13.541-acre tract of land situate in the W.W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, and a portion of a 70.06-acre tract of land described by deed conveyed to J. A. Wilkerson, Jr. dated March 29, 1941, from J. H. Weddington, recorded in Vol. 36, Page 522, Deed Records, Rockwall County, Texas (D.R.R.C.T.), said 13.541-acre tract of land being more particularly described as follows:

Lots 8R & 9R, Replat of Rainbo Acres Addition, Lots 8 and 9, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slides 377 and 378, Plat Records, Rockwall County, Texas (P.R.R.C.T.);

Together with, Lots 10 and 11 of Rainbo Acres Subdivision as shown by Plat recorded in Cabinet A, Slide 20, Plat Records of Rockwall County, Texas (P.R.R.C.T.), and being further described by metes and bound as follows:

BEGINNING at a ½" iron rod found being common to the westerly corner of said Lot 8R Rainbo Acres Addition and the southerly corner of Lot 7 shown in said Cabinet A, Slide 20, said iron rod also being on the northeasterly right-of-way line of F.M. 3097 Horizon Road (a 100 foot width public right-of-way);

THENCE departing said right-of-way line, North 44°39'29" East, along the line common with the northwesterly line of said Lot 8R and the southeasterly line of Lots 7 & 12 of said Rainbo Acres Subdivision, Cabinet A, Slide 20, 812.02 feet to a ½" iron rod found for the easterly corner of said Lot 12 and the southerly corner of Lot 25, in accordance with the Replat of Rainbo Acres, Inst.#20210000007850, Plat Records, Rockwall County, Texas (P.R.R.C.T.);

THENCE North 44°10'42" East, along the line common with the northwesterly line of said Lot 8R and the southeasterly line of said Lot 25, 266.49 feet to a ½" iron rod found for the northerly corner of said Lot 8R and the easterly corner of said Lot 25, said point being on the westerly line of a tract of land described by deed to Wallace Land Partners, recorded in Vol. 2017, Page 76, Deed Records, Rockwall County, Texas (D.R.R.C.T.);

THENCE South 00°36'51" East, along the line common with the westerly line of said Wallace Land Partners and the easterly line of said Lots 8R & 9R, 682.52 feet to a ½" iron rod found for the easterly corner of said Lot 9R and the northerly corner of said Lot 10, Rainbo Acres Subdivision, said point being on the westerly line of said Wallace Land Partners tract;

THENCE South 00°58'38" East, along the line common with the westerly line of said Wallace Land Partners, the westerly line of a tract of land described by deed to Patricia Lou Wallace Luecke, recorded in Vol. 186, Page 11, Deed Records, Rockwall County, Texas (D.R.R.C.T.) and the easterly line of said Lots 10 & 11, Rainbo Acres Subdivision, 862.18 feet to a ½" iron rod found for the southerly corner of said Lot 11 and the westerly corner of said Patricia Lou Wallace Luecke tract, said point being on the northeasterly right-of-way line of F.M. 3097 Horizon Road (a 100 foot width public right-of-way);

THENCE North 45°05'54" West, along the line common with said northeasterly right-of-way line and the southwesterly line of said Lots 11 & 10, Rainbo Acres Subdivision and said Lots 9R & 8R, Rainbo Acres Addition, 1099.06 feet to the *POINT OF BEGINNING* and containing 13.541 acres of land, more or less.

Reference bearing basis being grid north, Texas state plane coordinates, north central zone, NAD83 (adjustment 2011, epoch date 2010), determined by GPS observations.

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05.26.22

Exhibit 'B':
Survey

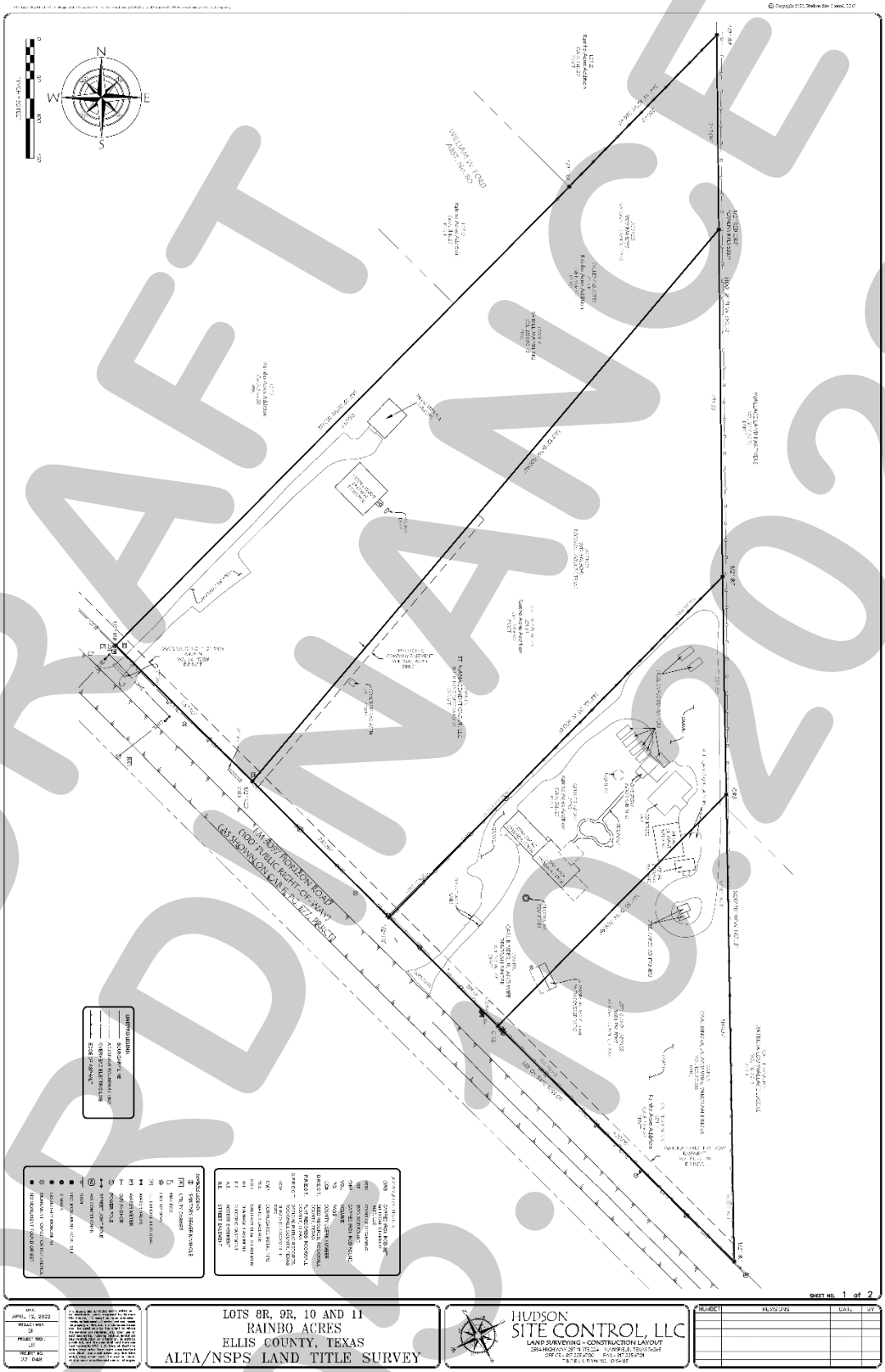

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Exhibit 'C':
Concept Plan

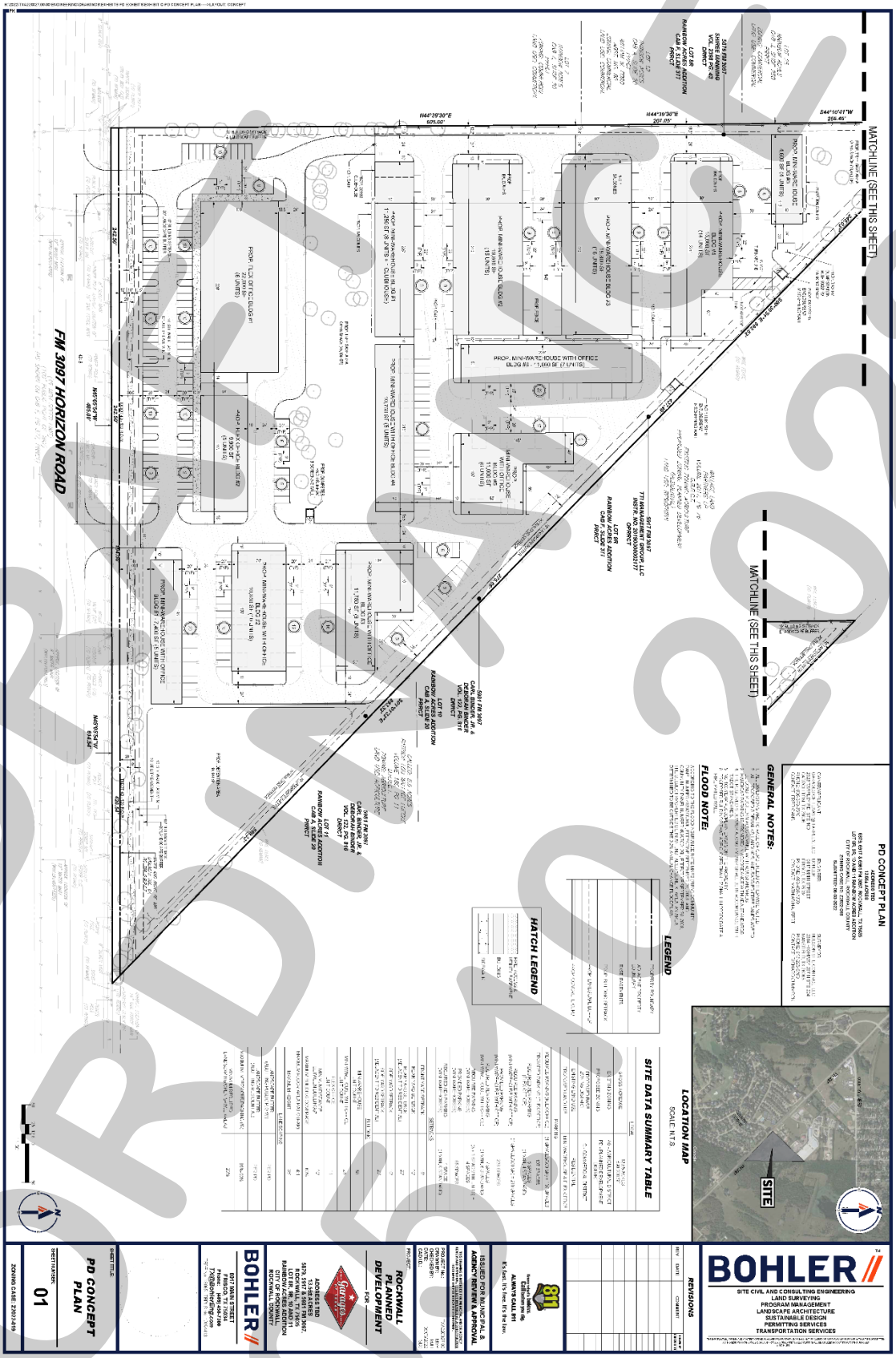

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Exhibit 'D':
Concept Building Elevations

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Exhibit 'E':
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 Commercial (C) 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.

E.1 PURPOSE.

The purpose of this Planned Development District is to provide provisions that control the development of a *Mini-Warehouse Facility* and *Office/Warehouse Buildings* on the subject property.

E.2 LAND USE AND DEVELOPMENT STANDARDS.

(1) *Permitted Uses*. Unless specifically provided for by this Planned Development District Ordinance, only those uses permitted within the Commercial (C) District, as stipulated by Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, the following conditions shall apply:

(a) The following land uses shall be permitted *By-Right*:

- Mini-Warehouse[1]
- Warehouse[2]

Notes:

(1): The following *Conditional Land Use Standards* are required with the establishment of this land use:

(1) A caretakers quarters shall prohibited in conjunction with the *Mini-Warehouse* land use.
(2) The front, side and rear building setback areas shall be landscaped. Landscaping should be clustered, creating interesting relief from the large industrial nature of the buildings. This will be reviewed at the time of site plan for conformance.
(3) The commercial operation of rental trucks and trailers shall be prohibited.
(4) Businesses shall be permitted to operate in the individual units; however, the business shall conform to the permitted uses as specified in this Planned Development District Ordinance.
(5) No outside storage of any kind shall be allowed.
(6) Lighting standards shall be limited to 20-feet.

(2): As an accessory use to an office.

(b) The following land uses shall be expressly *Prohibited*:

- Agricultural Uses on Unplatted Land
- Animal Boarding/Kennel without Outside Pens
- Animal Clinic for Small Animals without Outdoor Pens
- Animal Hospital or Clinic
- Community Garden
- Urban Farm
- Covenant, Monastery, or Temple
- Limited Service Hotel

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- Full-Service Hotel
- Residence Hotel
- Motel
- Assisted Living Facility
- Blood Plasma Donor Center
- Cemetery/Mausoleum
- Church/House of Worship
- College, University, or Seminary
- Convalescent Care Facility/Nursing Home
- Congregate Care Facility/Elderly Housing
- Daycare Facility
- Emergency Ground Ambulance Services
- Government Facility
- Hospice
- Hospital
- Public Library
- Mortuary or Funeral Chapel
- Local Post Office
- Regional Post Office
- Public or Private School
- Financial Institution with a Drive-Through
- Temporary Carnival, Circus, or Amusement Ride
- Indoor Commercial Amusement/Recreation
- Outdoor Commercial Amusement/Recreation
- Public or Private Community or Recreation Club as an Accessory Use
- Private Country Club
- Golf Driving Range
- Temporary Fundraising Events by Non-Profit
- Indoor Gun Club with Skeet or Target Range
- Health Club or Gym
- Private Club, Lodge or Fraternal Organization
- Private Sports Arena, Stadium, and/or Track
- Tennis Courts (*i.e. Not Accessory to a Public or Private Country Club*)
- Theater
- Antique/Collectible Store
- Astrologer, Hypnotist, or Psychic
- Banquet Facility/Event Hall
- Portable Beverage Service Facility
- Brew Pub
- Business School
- Catering Service
- Temporary Christmas Tree Sales Lot and/or Similar
- Copy Center
- Craft/Micro Brewery, Distillery and/or Winery
- Incidental Display
- Food Trucks/Trailers
- Garden Supply/Plant Nursery
- General Personal Service
- Hair Salon and/or Manicurist
- Laundromat with Dropoff/Pickup Services
- Self Service Laundromat
- Massage Therapist
- Private Museum or Art Gallery

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- Night Club, Discotheque, or Dance Hall
- Pawn Shop
- Permanent Cosmetics
- Pet Shop
- Temporary Real Estate Sales Office
- Rental Store without Outside Storage and/or Display
- Restaurant with less than 2,000 SF with Drive-Through or Drive-In
- Restaurant with less than 2,000 SF without Drive-Through or Drive-In
- Restaurant with 2,000 SF or more with Drive-Through or Drive-In
- Restaurant with 2,000 SF or more without Drive-Through or Drive-In
- Retail Store with Gasoline Sales that has Two (2) or less Dispensers (*i.e. a Maximum of Four [4] Vehicles*)
- Retail Store with Gasoline Sales that has more than Two (2) Dispensers
- Secondhand Dealer
- Tailor, Clothing, and/or Apparel Shop
- Bail Bond Service
- Building and Landscape Material with Outside Storage
- Electrical, Watch, Clock, Jewelry and/or Similar Repair
- Furniture Upholstery/Refinishing and Resale
- Rental, Sales and Service of Heavy Machinery and Equipment
- Locksmith
- Shoe and Boot Repair and Sales
- Trade School
- Minor Automotive Repair Garage
- Automobile Rental
- New or Used Boat and Trailer Dealership
- Full Service Car Wash and Auto Detail
- Self Service Car Wash
- New Motor Vehicle Dealership for Cars and Light Trucks
- Used Motor Vehicle Dealership for Cars and Light Trucks
- Commercial Parking
- Recreational Vehicle (RV) Sales and Service
- Service Station
- Temporary Asphalt or Concrete Batch Plant
- Mining and Extraction of Sand, Gravel, Oil and/or Other Materials
- Commercial Antenna
- Antenna for an Amateur Radio
- Radio Broadcasting

(2) *Density and Dimensional Requirements*. Unless specifically provided by this Planned Development District ordinance, the density and dimensional standards stipulated by the Commercial (C) 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 following additional standards:

(a) *Building Height*. The building height for all buildings shall be limited to a maximum height of 36-feet.

(3) *Architectural and Building Standards*. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Commercial (C) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development of the

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Subject Property; however, the buildings shall generally adhere to the *Concept Building Elevations contained in Exhibit 'D'*. In addition, buildings fronting onto or that have visibility from Horizon Road (*FM-3097*) shall meet the *General Overlay District Standards* stipulated by Section 06, *Overlay Districts*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC). These standards shall only apply to the building façades front onto or that have visibility from Horizon Road (*FM-3097*).

(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 (Horizon Road).* A minimum of a 20-foot landscape buffer shall be provided along Horizon Road (*FM-3097*) (*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 20-foot landscape buffer.

(b) *Landscape Areas Adjacent to the Eastern Property Line.* A minimum of a ten (10) foot landscape buffer shall be provided adjacent to the eastern boundary (*i.e. adjacent to Tracts 44-01 & 45-5 of the W. W. Ford Survey, Abstract No. 80*), and shall incorporate ground cover and a shrubbery along the entire length of the frontage. Within this buffer the applicant shall provide canopy trees on 20-foot centers along the entire adjacency.

(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.

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

TO:	Mayor and City Council
DATE:	May 16, 2022
APPLICANT:	Fred Gans; *CDC Equities, LLC*
CASE NUMBER:	Z2022-019; *Zoning Change (AG & C to PD) for Garages of Texas*

SUMMARY

Hold a public hearing to discuss and consider a request by Fred Gans of CDC Equities, LLC for the approval of a *Zoning Change* from an Agricultural (AG) District and Commercial (C) District to a Planned Development District for limited Commercial (C) District land uses on a 13.55-acre tract of land identified as Lots 8R, 9R & 10 of the Rainbow Acres Subdivision, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Commercial (C) District, addressed as 5879, 5917 & 5981 FM-3097 [*Horizon Road*], and take any action necessary.

BACKGROUND

The subject property was platted as Lots 8, 9 & 10 of the Rainbow Acres Subdivision on October 25, 1962. On May 17, 2004 the subject property was annexed into the City of Rockwall by *Ordinance No. 04-34* [*Case No. A2004-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On September 7, 2004, the subject property was changed from an Agricultural (AG) District to a Commercial (C) District by *Ordinance No. 04-50* [*Case No. Z2004-027*]. On April 26, 2006 Lots 8 & 9 of the Rainbow Acres Subdivision were replatted [*Case No. P2005-037*] as Lots 8R & 9R of the Rainbow Acres Subdivision. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property are: [*1*] a 2,200 SF single-family home constructed in 2002, [*2*] a 1,200 SF detached garage constructed in 2002, [*3*] an 1,810 SF single-family home constructed in 1978, [*4*] a 340 SF barn constructed in 2003, [*5*] a 1,200 SF shop constructed in 2003, [*6*] a 80 SF storage building constructed in 2012, and [*7*] a 1,620 SF barn constructed in 2013. Beyond this no other improvements or zoning changes have been completed on the subject property since it was annexed.

PURPOSE

On April 14, 2022, the applicant -- *Fred Gans of CDC Equities, LLC* -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District and Commercial (C) District to a Planned Development District for limited Commercial (C) District land uses. Specifically, the applicant is proposing to entitle the subject property to allow a *Mini-Warehouse* and *Flex Office/Warehouse* development consisting of 12 buildings with 161,100 SF of building area.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 5879, 5917 & 5981 FM-3097 [*Horizon Road*]. The land uses adjacent to the subject property are as follows:

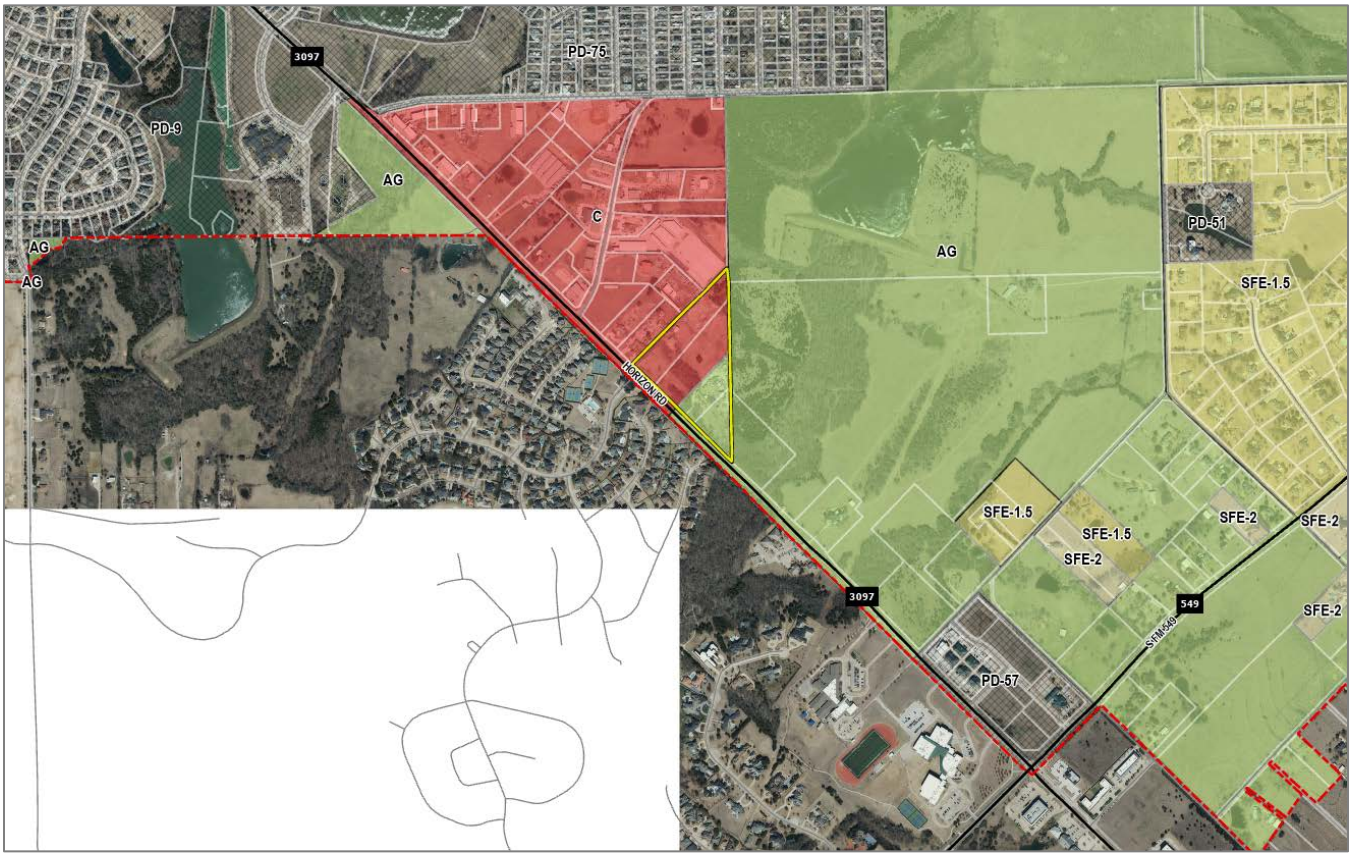
North: Directly north of the subject property is a five (5) acre tract of vacant land (*i.e. Tract 45-5 of the W. W. Ford Survey, Abstract No. 80*). Beyond this is a 123.00-acre tract of vacant land (*i.e. Tract 44-01 of the W. W. Ford Survey, Abstract No. 80*) followed by a 131.39-acre tract of vacant land (*i.e. Tract 43-01 of the W. W. Ford Survey, Abstract No. 80*). All of these properties are zoned Agricultural (AG) District.

South: Directly south of the subject property is Horizon Road [*FM-3097*], which is identified as a TXDOT4D (*Texas Department of Transportation, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are the corporate limits of the City of Rockwall. South of this is the Buffalo Creek Subdivision in the City of Heath.

East: Directly east of the subject property is a five (5) acre tract of vacant land (*i.e. Tract 45-5 of the W. W. Ford Survey, Abstract No. 80*), and a 123.00-acre tract of vacant land (*i.e. Tract 44-01 of the W. W. Ford Survey, Abstract No. 80*). Both of these properties are zoned Agricultural (AG) District. Beyond this are two (2) tracts of land (*i.e. Tracts 45-02 & 45-07 of the W. W. Ford Survey, Abstract No. 80*) with a 2,676 SF single-family home that was constructed in 1981. This property is zoned Single-Family Estate 1.5 (SFE-1.5) District. Beyond this is H. Wallace Lane, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is: [*1*] a 2.29-acre parcel of land (*i.e. Lot 7 of the Rainbow Acres Addition*) with a residential structure that has been converted to non-residential land uses, [*2*] a 2.308-acre parcel of land (*i.e. Lot 21 of the Rainbow Acres Addition*) with a residential structure that has been converted to non-residential land uses, [*3*] a 1.84-acre parcel of land (*i.e. Lot 12-2 of the Rainbow Acres Addition*) with multiple non-residential structures situated on it, [*4*] a 1.50-acre parcel of land (*i.e. Lot 12-1 of the Rainbow Acres Addition*) with a non-residential structure situated on it, and [*5*] a 7.489-acre parcel of land (*i.e. Lot 23 of the Rainbow Acres Addition*) with a mini-warehouse facility situated on it. Beyond this are two (2) vacant parcels of land (*i.e. Lot 12 & 20 of the Rainbow Acres Addition*). All of these properties are zoned Commercial (C) District.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted a concept plan and development standards for the proposed development, which will consist of *Mini-Warehouse* and *Flex Office/Warehouse* land uses. The concept plan shows that the proposed development will consist of 12 buildings. Four (4) of these buildings will be dedicated solely to the *Mini-Warehouse* land use, six (6) of the buildings will allow *Mini-Warehouse* and/or *Flex Office/Warehouse* land uses, and two (2) of the buildings will be dedicated solely to *Flex Office/Warehouse* land uses. In total the applicant is proposing to have a maximum of 58 *Mini-Warehouse* units, 42 *Mini-Warehouse* and/or *Flex Office/Warehouse* units, and 11 *Flex Office/Warehouse* units. This will all be situated within 161,100 SF of building area. While the Planned Development District does allow the applicant the ability to establish Commercial (C)

District land uses within these buildings, the applicant has consented to limiting the land uses allowed on the subject property. Specifically, staff has included land use prohibitions on: [*1*] certain retail/restaurant land uses that would be incompatible with the proposed development (*e.g. craft winery, restaurant of any size, pawn shop, etc.*), [*2*] land uses that are considered parking intensive (*e.g. automobile rental, minor automotive repair garage, etc.*), [*3*] assembly land uses (*e.g. house of worship, hotel, etc.*), and [*4*] land uses that would be incompatible with the potential residential development on the adjacent property to the east (*e.g.. Recreational Vehicle Sales, New or Used Boat Trailer, Outside Storage, etc.*).

With regard to the *Mini-Warehouse* land use, the applicant has indicated that the proposed land use will not function like a standard *Mini-Warehouse*. Specifically, these units will function as luxury garages that allow owners to customize these spaces and incorporate personal spaces in the units (*e.g. living rooms, theater rooms, kitchens, etc.*). These units are a for sale product and are individually deeded. This is one (1) of the reasons the applicant is requesting to allow the incorporation of small businesses into these units. Since the City's *Conditional Land Use Standards* for the *Mini-Warehouse* land use do not sufficiently regulate what the applicant is proposing, the only vehicle to accommodate this land use was a Planned Development District. According to Subsection 01.01, *Purpose*, of Article 10, *Planned Development Regulations*, of the Unified Development Code (UDC), "PD Districts are intended provide for the development of land as an integral unit for single or mixed use in accordance with the PD Concept Plan that may include uses, regulations, and other requirements that vary from this Unified Development Code (UDC) or from other ordinances, rules, or regulations of the City."

INFRASTRUCTURE

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

(1) *Roadways*. According to the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan, Horizon Road [*FM-3097*] is identified as a TXDOT4D (*i.e. Texas Department of Transportation, four [4] lane, divided roadway*), which requires 120-feet of right-of-way. The applicant will be required to verify the width of the existing right-of-way and ensure that a minimum of 60-feet from the centerline has been dedicated on the subject property.

(2) *Water*. The applicant will be required to construct an eight (8) inch water line loop through the site, tapping into the 12-inch line on the southside of the right-of-way from Horizon Road [*FM-3097*].

(3) *Wastewater*. The applicant will be required to tap into the eight (8) inch wastewater line that runs along the front property line of the subject property. In addition, the applicant will be required to pay an existing sewer pro-rata of $432.74 per acre.

(4) *Drainage*. Detention will be required per the City's *Engineering Standards of Design and Construction Manual*. The applicant will also be required to perform a Wetlands and Waters of the United States (WOTUS) study for the existing ponds on the subject property.

CONFORMANCE TO THE CITY'S CODES

According to Subsection 02.03, *Minimum Standards for Non-Residential Planned Development Districts*, of Article 10, *Planned Development Regulations*, of the Unified Development Code (UDC), "…the minimum standards for all non-residential development shall conform to the minimum standards for overlay districts, which are outlined in Subsection 06.02, *General Overlay Districts Standards*, of Article 05, *District Development Standards*." In this case, staff has prepared the Planned Development District ordinance in accordance with the *General Overlay District Standards* and all applicable City code requirements; however, it should be noted that the development standards contained within the Planned Development District ordinance deviate from the requirements of the Unified Development Code (UDC), the Municipal Code of Ordinances, and the Engineering Department's *Standards of Design and Construction Manual* in the following ways:

(1) *Landscape Buffers Abutting Residential*. According to Subsection 05.01, *Landscape Buffers*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(a) minimum of a 20-foot wide landscape buffer shall be required along the entire length of any non-residential lot that abuts a residentially zoned or used property." Currently, the property located directly east of the subject property is a vacant tract of land zoned Agricultural (AG) District. Despite being vacant, the Agricultural (AG) District is consider to be a residential zoning district. In addition, this property is

designated for *Low Density Residential* land uses on the Future Land Use Map contained in the OURHometown Vision 2040 Comprehensive Plan. Based on this the applicant's request would be subject to the 20-foot landscape buffer requirements outline above. In lieu of this buffer, the applicant is proposing a ten (10) foot landscape buffer along the eastern property line. In proposing this buffer, the applicant has pointed out that no building will be located within 30-feet of the eastern property line, and the only the reason for this request is to allow a 24-foot firelane to extend around the backside of the buildings adjacent to the eastern property line.

(2) *Screening from Residential Adjacency*. According to Subsection 05.02, *Landscape Screening*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(a)ny non-residential or multi-family land use or parking area that has a side or rear contiguous to any residentially zoned or used property shall be screened with a masonry fence a minimum of six (6) feet in height with canopy trees planted on 20-foot centers … As an alternative, the Planning and Zoning Commission may approve an alternative screening method that incorporates a wrought iron fence and three (3) tiered screening (*i.e. [1] small to mid-sized shrubs, large shrubs or accent trees, and canopy trees or [2] evergreen trees and canopy trees)* along the entire length of the adjacency …" In this case, the draft ordinance requires ground cover, shrubbery and canopy trees planted on 20-foot centers. While this does not exactly conform to the alternatives listed in Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) it does appear to meet the intent of the screening standards. Staff should also point out that the applicant has stated that they intend to leave as many of the existing trees along this property line as possible. This should provide additional screening of the non-residential land use. Staff should also note that the Planned Development District ordinance prohibits outside storage.

(3) *Masonry*. According to the *General Overlay District Standards* of Article 05, *District Development Standards*, of the Unified Development Code (UDC), each building's exterior façade should consist of 90% primary (*or masonry*) materials with a minimum of 20% natural or quarried stone being utilized. In this case, the applicant has provided conceptual building elevations and a conceptual rendering showing the proposed development. These conceptual plans do not appear to fully meet this standard. Based on this the applicant has consented to incorporating a requirement that states that all buildings that face onto Horizon Road [*FM-3097*] will adhere to the masonry requirements of the *General Overlay District Standards*.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *Southwest Residential District* and is designated for *Commercial/Retail* land uses. The *District Strategies* for the *Southwest Residential District* designate the subject property as a *Transitional Area* or an area "…currently transitioning from interim land uses and building types to more permanent structures with conforming land uses. These areas should be given special consideration with regard to requests that further the establishment of uses and structures that will improve the property values of the adjacent properties …" In this case, the proposed concept plan would establish a conforming development that would have a positive impact on the adjacent properties and remove two (2) existing older structures at 5879 & 5981 Horizon Road [*FM-3097*]. Based on this the applicant's request appears to conform with the OURHometown Vision 2040 Comprehensive Plan; however, all zoning changes are discretionary decisions for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On April 25, 2022, staff mailed 16 notices to property owners and occupants within 500-feet of the subject property. There were no Homeowner's Association (HOA) 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 not received any notices concerning the case.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request to rezone the subject property from an Agricultural (AG) District and Commercial (C) District to a Planned Development District for limited Commercial (C) District land uses, then staff would propose the following conditions of approval:

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

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

PLANNING AND ZONING COMMISSION

On May 10, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the applicant's request for a ***Zoning Change*** by a vote of 6-0, with Commissioner Womble absent.

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	5879, 5917 and 5981 FM 3097, Rockwall, Texas 75032				
SUBDIVISION	Rainbow Acres	LOT	8R,9R,10,11	BLOCK	
GENERAL LOCATION	Site located across from County Club Drive, along FM 3097				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG (Agricultural District)	CURRENT USE	Residential		
PROPOSED ZONING	PD (Planned Development District)	PROPOSED USE	Commercial/Retail		
ACREAGE	13.55± acres	LOTS [CURRENT]	4	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 CALEND AR WILL RESULT IN THE DENIAL OF YOUR CASE.*

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

☐ OWNER		☑ APPLICANT	CDC Equities, LLC and/or assigns
CONTACT PERSON		CONTACT PERSON	Fred Gans
ADDRESS		ADDRESS	2323 Tarpley Rd., Suite 100
CITY, STATE & ZIP		CITY, STATE & ZIP	Carrollton, TX 75006
PHONE		PHONE	866-379-3570
E-MAIL		E-MAIL	fgans@cornerstonedev.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Fred A. Gans [*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 INF ORMATION."

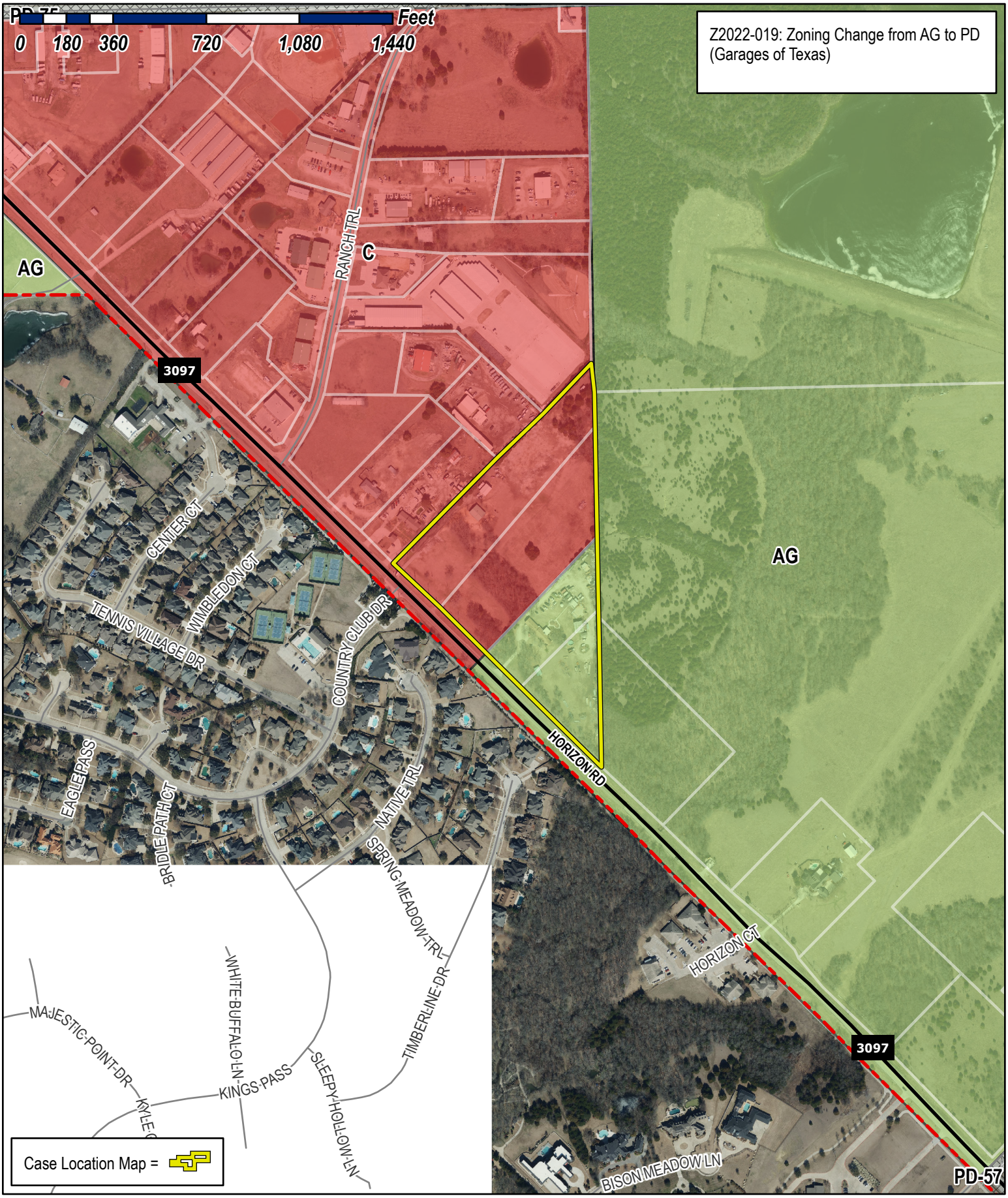
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 7th *DAY OF* April *, 20*22

OWNER'S SIGNATURE Fred A. Gans

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jennifer Hemingway

NOTARY PUBLIC STATE OF TEXAS
JENNIFER HEMINGWAY
My Notary ID # 125050889
Expires September 10, 2024

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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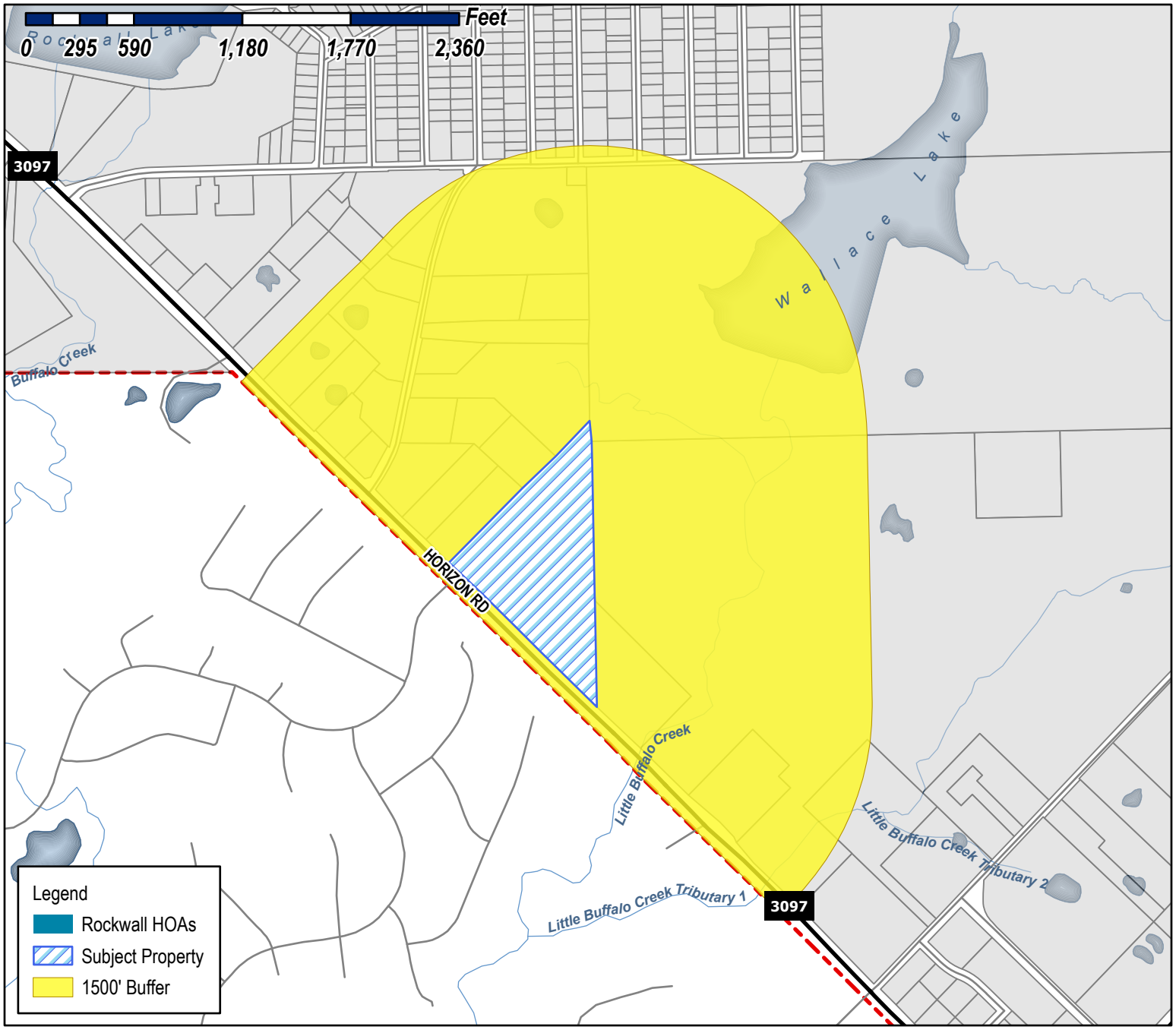
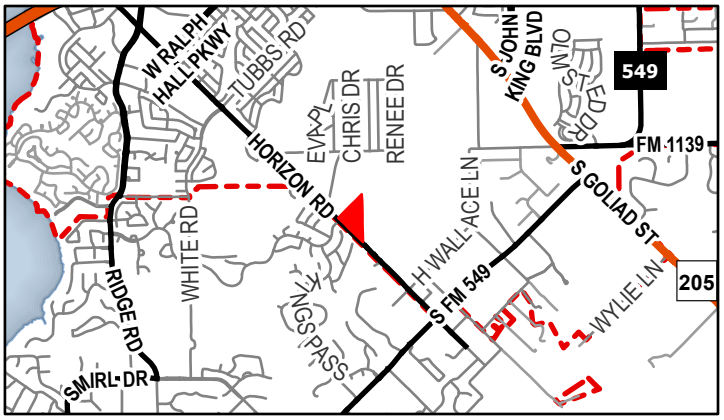


Case Number: Z2022-019
Case Name: Zoning Change from AG to PD
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 5879, 5917, & 5981 FM 3097



Date Saved: 4/14/2022
For Questions on this Case Call (972) 771-7745

City of Rockwall

Planning & Zoning Department
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Rockwall, Texas 75087
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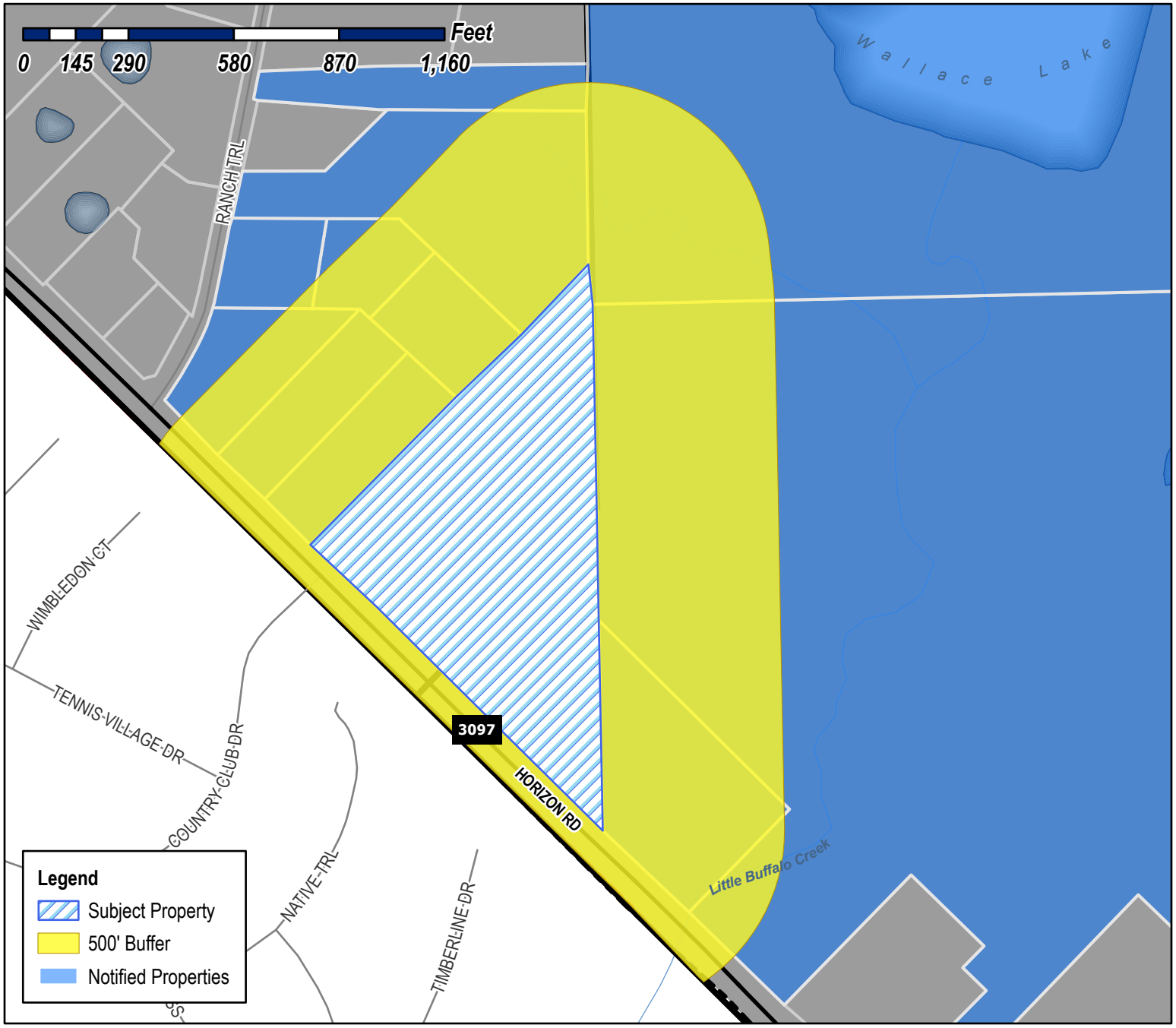

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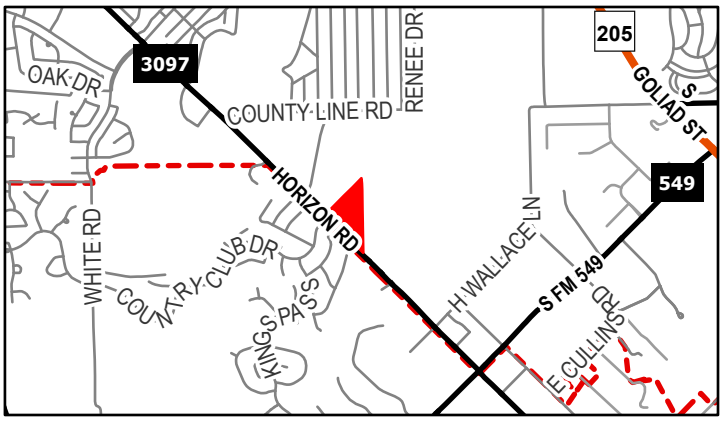


Date Saved: 4/14/2022
For Questions on this Case Call (972) 771-7745

LUECKE PATRICIA L MRS
1110 OAKMONT DR
RICHARDSON, TX 75081

TTI MANAGEMENT GROUP LLC
1435 QUAIL RUN RD
ROCKWALL, TX 75087

2-W BROTHERS LLC
207 RANCH TRL
ROCKWALL, TX 75032

DOMINGUEZ SALVADOR AND
DIANA DOMINGUEZ
209 RANCH TRL
ROCKWALL, TX 75032

EPIC ROCKWALL VENTURES LLC
315 RANCH TR
ROCKWALL, TX 75032

HARDIN DENNIS & JOLYNN JONES
34 LAKEWAY DR
HEATH, TX 75032

KUMAR ATUL
3508 MCFARLIN BLVD
DALLAS, TX 75205

AGARWAL ASHWANI K & RACHNA
3508 MCFARLIN BLVD
DALLAS, TX 75205

DOMINGUEZ SALVADOR AND
DIANA DOMINGUEZ
420 LYNNE DR
ROCKWALL, TX 75032

HORIZON ROAD SELF STORAGE LLC
5763 S STATE HWY 205 #100
ROCKWALL, TX 75032

KUMAR ATUL
5811 FM 3097
ROCKWALL, TX 75032

HARDIN DENNIS & JOLYNN JONES
5853 FM 3097
ROCKWALL, TX 75032

MCCOY SHIREE DAY
5879 FM 3097
ROCKWALL, TX 75032

TTI MANAGEMENT GROUP LLC
5917 FM 3097
ROCKWALL, TX 75032

BINDER CARL JR
5981 FM 3097
ROCKWALL, TX 75032

WALLACE LAND PARTNERS L P
6271 HORIZON RD
ROCKWALL, TX 75032

6017 Main Street
Frisco, TX 75034
469.458.7300

Concept Plan Informational Statement
Planned Development Application

Submitted on behalf of:
Garages of Texas Rockwall
2323 Tarpley Rd., Suite 100
Carrollton, TX 75006
214-738-3958
Mr. Mark Scott
mscott@garagesoftexas.com

Submitted by:
Bohler Engineering TX, LLC
6017 Main Street
Frisco, TX 75034
469-458-7300
Mr. Mathias Haubert, P.E.
mhaubert@bohlereng.com

Submitted to:
The City of Rockwall, Texas
Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087
Attn: Henry Lee

April 12, 2022

The Garages of Texas Rockwall is pleased to submit this Concept Plan Informational Statement along with our application to The City of Rockwall in support of a Planned Development application. This application, if approved, will allow for a commercial development on approximately 13.55± acres, located 2,900± LF southeast of the intersection of FM-3097 and Country Line Rd.

The project parcel is currently zoned (AG) Agriculture District and (C) Commercial District. The proposed (PD) Planned Development Zoning would have a base zoning district of (C) Commercial. All adjacent properties are zoned (AG) Agriculture, (PD) Planned Development (Residential) District, or (C) Commercial District, so the proposed use will be compatible with the adjacent properties. The proposed development is intended to be completed in one phase.

The City's Comprehensive Plan calls for the project parcel to be (CR) Commercial/Retail future land use. The proposed land use would be directly in compliance with what The City of Rockwall envisions for future development. With an approved Planned Development Concept Plan, the 13.55± acre commercial development will provide stable jobs in a convenient location off of FM-3097 for the local residents in the area and travelers. Our team strongly believes that the Planned Development will assist with the growth of the City of Rockwall.

The entire development team looks forward to working with The City of Rockwall to make this vision for the parcel a reality and respectfully request support of Planned Development application.

Respectfully,

Mathias Haubert, P.E.

LOCATION MAP

SCALE: N.T.S.

RAINBO ACRES
SURVEYED DESCRIPTION

Being a 13.541 acre tract of land situate in the W.W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, and a portion of a 70.06 acre tract of land described by deed conveyed to J. A. Wilkerson, Jr. dated March 29, 1941, from J. H. Weddington, recorded in Vol. 36, Page 522, Deed Records, Rockwall County, Texas (D.R.R.C.T.), said 13.541 acre tract of land being more particularly described as follows:

Lots 8R & 9R, Replat of Rainbo Acres Addition, Lots 8 and 9, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slides 377 and 378, Plat Records, Rockwall County, Texas (P.R.R.C.T.);

Together with, Lots 10 and 11 of Rainbo Acres Subdivision as shown by Plat recorded in Cabinet A, Slide 20, Plat Records of Rockwall County, Texas (P.R.R.C.T.), and being further described by metes and bound as follows:

BEGINNING at a 1/2" iron rod found being common to the westerly corner of said Lot 8R Rainbo Acres Addition and the southerly corner of Lot 7 shown in said Cabinet A, Slide 20, said iron rod also being on the northeasterly right-of-way line of F.M. 3097 Horizon Road (a 100 foot width public right-of-way);

Thence departing said right-of-way line, North 44°39'29" East, along the line common with the northwesterly line of said Lot 8R and the southeasterly line of Lots 7 & 12 of said Rainbo Acres Subdivision, Cabinet A, Slide 20, 812.02 feet to a 1/2" iron rod found for the easterly corner of said Lot 12 and the southerly corner of Lot 25, in accordance with the Replat of Rainbo Acres, Inst.#20210000007850, Plat Records, Rockwall County, Texas (P.R.R.C.T.);

Thence North 44°10'42" East, along the line common with the northwesterly line of said Lot 8R and the southeasterly line of said Lot 25, 266.49 feet to a 1/2" iron rod found for the northerly corner of said Lot 8R and the easterly corner of said Lot 25, said point being on the westerly line of a tract of land described by deed to Wallace Land Partners, recorded in Vol. 2017, Page 76, Deed Records, Rockwall County, Texas (D.R.R.C.T.);

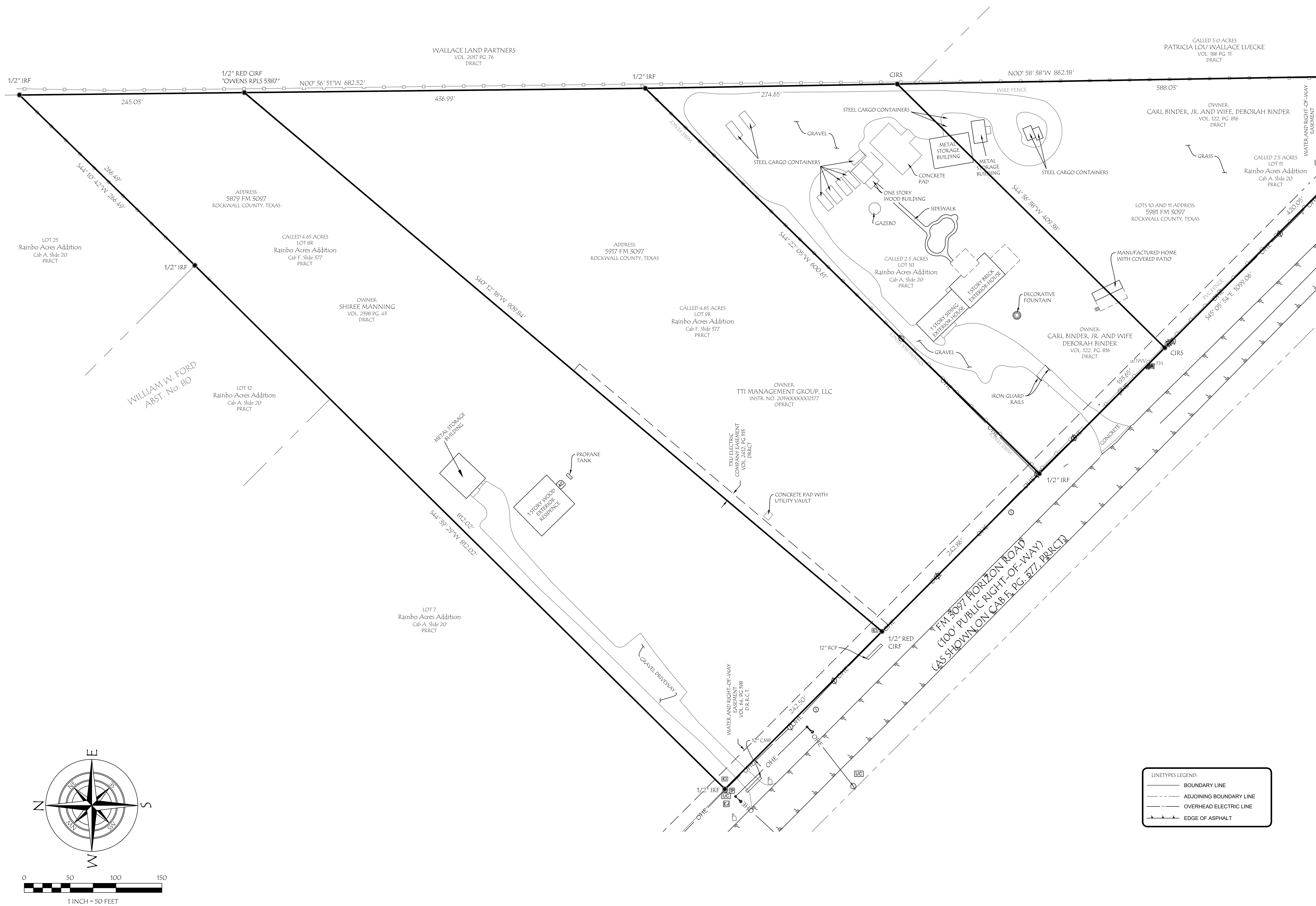
Thence South 00°36'51" East, along the line common with the westerly line of said Wallace Land Partners and the easterly line of said Lots 8R & 9R, 682.52 feet to a 1/2" iron rod found for the easterly corner of said Lot 9R and the northerly corner of said Lot 10, Rainbo Acres Subdivision, said point being on the westerly line of said Wallace Land Partners tract;

Thence South 00°58'38" East, along the line common with the westerly line of said Wallace Land Partners, the westerly line of a tract of land described by deed to Patricia Lou Wallace Luecke, recorded in Vol. 186, Page 11, Deed Records, Rockwall County, Texas (D.R.R.C.T.) and the easterly line of said Lots 10 & 11, Rainbo Acres Subdivision, 862.18 feet to a 1/2" iron rod found for the southerly corner of said Lot 11 and the westerly corner of said Patricia Lou Wallace Luecke tract, said point being on the northeasterly right-of-way line of F.M. 3097 Horizon Road (a 100 foot width public right-of-way);

Thence North 45°05'54" West, along the line common with said northeasterly right-of-way line and the southwesterly line of said Lots 11 & 10, Rainbo Acres Subdivision and said Lots 9R & 8R, Rainbo Acres Addition, 1099.06 feet to the **POINT OF BEGINNING** and containing 13.541 acres of land, more or less.

Reference bearing basis being grid north, Texas state plane coordinates, north central zone, NAD83 (adjustment 2011, epoch date 2010), determined by GPS observations.

FOR REVIEW ONLY



ABBREVIATION LEGEND:

CIRS	CAPPED IRON ROD SET WITH CAP STAMPED "HSC, LLC"
POB	POINT OF BEGINNING
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
VOL.	VOLUME
PG.	PAGE
CC#	COUNTY CLERK NUMBER
D.R.E.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
P.R.E.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.E.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
E.E.	ELECTRIC EASEMENT
A.E.	ACCESS EASEMENT
S.E.	STREET EASEMENT

SYMBOLS LEGEND:

- SANITARY SEWER MANHOLE
- UTILITY CABINET
- MAILBOX
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- WATER VALVE
- WATER METER
- GUY ANCHOR
- POWER POLE
- STREET LIGHT POLE
- AIR CONDITIONER
- SIGN
- HSC MONUMENT TO BE SET
- X MARK
- BOUNDARY MONUMENT
- MONUMENT FOUND FOR REFERENCE
- NO MONUMENT FOUND OR SET

LINETYPES LEGEND:

- BOUNDARY LINE
- ADJOINING BOUNDARY LINE
- OVERHEAD ELECTRIC LINE
- EDGE OF ASPHALT

SHEET NO. 1 of 2

NUMBER	REVISIONS	DATE	BY

HUDSON
SITE CONTROL, LLC
LAND SURVEYING - CONSTRUCTION LAYOUT
2384 HIGHWAY 287 N STE 224 MANSFIELD, TEXAS 76063
OFFICE - 817.225.6700 FAX - 817.225.6701
T.B.P.E.L.S. FIRM NO. 10194185

LOTS 8R, 9R, 10 AND 11
RAINBO ACRES
ELLIS COUNTY, TEXAS
ALTA/NSPS LAND TITLE SURVEY

This drawing and all related media, written or or electronic, were prepared by Hudson Site Control, LLC except as noted otherwise therein, as instruments of service, and shall remain the property of HSC, LLC. The information hereon shall be used only by the client to whom the services are rendered. Any other use of said documents, including (without limitation) any reproduction or alteration, is strictly prohibited, and the user shall hold harmless and indemnify HSC, LLC from all liabilities which may arise from such unauthorized use. Such use shall sever any liabilities which may arise from the use or result of any such unauthorized use or changes.

DATE: APRIL 12, 2022
PROJECT MGR. GH
PROJECT TECH. LR
PROJECT NO. 22-048

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HSC, LLC DRAWING NO. K:\Hudson Site Control\22-048 - 6s - Rockwall Garages\032222 - ALTA Survey\22-048 Rockwall Garages ALTA Survey.dwg

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COMMITMENT NUMBER 1001-352837-RTT - SCHEDULE A

LEGAL DESCRIPTION OF LAND:

LOT 8R, REPLAT OF RAINBO ACRES ADDITION, LOTS 8 AND 9, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET F, SLIDES 377 AND 378, PLAT RECORDS, ROCKWALL COUNTY, TEXAS.

COMMITMENT NUMBER 1001-352837-RTT - SCHEDULE B - ITEM 10 (EXCEPTIONS FROM COVERAGE)

A. RIGHTS OF PARTIES IN POSSESSION (OWNER'S TITLE POLICY ONLY).

NOT A SURVEY MATTER.

B. RIGHTS, IF ANY, OF THIRD PARTIES WITH RESPECT TO ANY PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A PUBLIC OR PRIVATE ROAD.

NOT A SURVEY MATTER.

C. ALL VISIBLE AND APPARENT EASEMENTS OR USES AND ALL UNDERGROUND EASEMENTS OR USES, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE. (MAY BE AMENDED OR DELETED UPON APPROVAL OF SURVEY.)

NOT ADDRESSED BY SURVEYOR.

D. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.

NOT A SURVEY MATTER.

E. ANY AND ALL EASEMENTS, BUILDING LINES, CONDITIONS, COVENANTS AND/OR RESTRICTIONS THAT MAY BE SET OUT OR SHOWN IN VOL 1, PAGE 20 AND CABINET A, SLIDE 20, MAP/PLAT RECORDS, ROCKWALL COUNTY, TEXAS.

DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.

F. EASEMENT GRANTED BY W.D. WILKERSON, INDEPENDENT EXECUTOR OF THE ESTATE OF J.A. WILKERSON TO RCH WATER SUPPLY CORPORATION, FILED 12/13/1961, RECORDED IN VOLUME 64, PAGE 398, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS.

DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.

G. EASEMENT GRANTED BY J.A. WILKERSON TO PRESENT AND FUTURE OWNERS, FILED 10/23/1962, RECORDED IN VOLUME 66, PAGE 270, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS.

DOES NOT AFFECT SUBJECT TRACT, NOT SHOWN HEREON.

H. MUNICIPAL UTILITY DISTRICT, WATER DISTRICT AND/OR PROPERTY IMPROVEMENT DISTRICT (PID) PLAN(S), IF ANY.

THIS DOCUMENT REFLECTS OBSERVED PERMANENT IMPROVEMENTS EXISTING ON THE SUBJECT PROPERTY AT TIME OF SURVEY.

CUMULATIVE LEGAL DESCRIPTION

BEING CALLED 14.3 ACRES OF LAND SITUATED IN THE W. W. FORD SURVEY, ABSTRACT NO. 80, AND BEING FURTHER DESCRIBED AS ALL OF LOTS 8R, 9R, 10, AND 11, RANBO ACRES, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS RECORDED IN CABINET A, SLIDE 20, AND CABINET F, SLIDE 377, PLAT RECORDS, ROCKWALL COUNTY, TEXAS.

COMMITMENT NUMBER 1001-350944-RTT - SCHEDULE A - EXHIBIT "A"

LOT 9R, REPLAT OF RAINBO ACRES ADDITION, LOTS 8 AND 9, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET F, SLIDE 377, PLAT RECORDS, ROCKWALL COUNTY, TEXAS.

COMMITMENT NUMBER 1001-350944-RTT - SCHEDULE B - ITEM 10 (EXCEPTIONS FROM COVERAGE)

A. RIGHTS OF PARTIES IN POSSESSION (OWNER'S TITLE POLICY ONLY).

NOT A SURVEY MATTER.

B. RIGHTS, IF ANY, OF THIRD PARTIES WITH RESPECT TO ANY PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A PUBLIC OR PRIVATE ROAD. (MAY BE AMENDED OR DELETED UPON APPROVAL OF SURVEY.)

NOT A SURVEY MATTER.

C. ALL VISIBLE AND APPARENT EASEMENTS OR USES AND ALL UNDERGROUND EASEMENTS OR USES, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE. (MAY BE AMENDED OR DELETED UPON APPROVAL OF SURVEY.)

NOT ADDRESSED BY SURVEYOR.

D. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.

NOT A SURVEY MATTER.

E. ANY AND ALL EASEMENTS, BUILDING LINES, CONDITIONS, COVENANTS AND/OR RESTRICTIONS THAT MAY BE SET OUT OR SHOWN IN CABINET F, SLIDE 377, MAP/PLAT RECORDS, ROCKWALL COUNTY, TEXAS.

DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.

F. EASEMENT GRANTED BY ROSE HOLLAND, EXECUTOR, TO TXU ELECTRIC COMPANY, FILED 02/04/2002, RECORDED IN VOLUME 2412, PAGE 313, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS.

DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.

G. AFFIDAVIT TO THE PUBLIC EXECUTED BY SHIREE MANNING FOR ON-SITE WASTE WATER SYSTEM, FILED 09/10/2002, RECORDED IN VOLUME 2658, PAGE 44, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS

DOCUMENT DESCRIBES SUBJECT PROPERTY, BUT DOES NOT CONTAIN A DESCRIPTION, NOT SHOWN HEREON.

H. 10' TXU ELECTRIC ESMT AS SHOWN ON SURVEY OF OWENS LAND SURVEYING, CERTIFIED BY FRANK R OWENS, #5387, DATED MAY 29,2018.

DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.

COMMITMENT NUMBER 1001-357550-RTT - SCHEDULE A - EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN ROCKWALL COUNTY, TEXAS AND BEING IN THE W.W. FORD SURVEY, A PART OF A 70.06 ACRE TRACT CONVEYED TO J. A. WILKERSON, JR. BY DEED DATED MARCH 29, 1941, FROM J. H. WEDDINGTON, RECORDED IN VOL. 36, PAGE 522, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING TRACTS 10 AND 11 OF RAINBO ACRES SUBDIVISION AS SHOWN BY PLAT OF RECORD IN VOL. 1, PAGE 20, MAP RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH CORNER OF THE ORIGINAL 100 ACRE TRACT, THE SOUTH CORNER OF TRACT 11;

THENCE NORTH 45 DEG. 00 MIN. WEST, WITH THE CENTER LINE OF A COUNTY ROAD, 661.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 45 DEG. 00 MIN. EAST, WITH THE NORTH LINE OF TRACT 10, 649.56 FEET TO AN IRON ROD FOR CORNER; THENCE SOUTH 00 DEG. 30 MIN. EAST, 926.74 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 4.928 ACRES OF LAND, MORE OR LESS.

COMMITMENT NUMBER 1001-357550-RTT - SCHEDULE B - ITEM 10 (EXCEPTIONS FROM COVERAGE)

A. RIGHTS OF PARTIES IN POSSESSION (OWNER'S TITLE POLICY ONLY).

NOT A SURVEY MATTER.

B. RIGHTS, IF ANY, OF THIRD PARTIES WITH RESPECT TO ANY PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A PUBLIC OR PRIVATE ROAD. (MAY BE AMENDED OR DELETED UPON APPROVAL OF SURVEY.)

NOT A SURVEY MATTER.

C. ALL VISIBLE AND APPARENT EASEMENTS OR USES AND ALL UNDERGROUND EASEMENTS OR USES, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE. (MAY BE AMENDED OR DELETED UPON APPROVAL OF SURVEY.)

NOT ADDRESSED BY SURVEYOR.

D. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.

NOT A SURVEY MATTER.

E. ANY AND ALL EASEMENTS, BUILDING LINES, CONDITIONS, COVENANTS AND/OR RESTRICTIONS THAT MAY BE SET OUT OR SHOWN IN VOL 1, PAGE 20 AND CABINET A, SLIDE 20, MAP/PLAT RECORDS, ROCKWALL COUNTY, TEXAS.

DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.

F. EASEMENT GRANTED BY W.D. WILKERSON, INDEPENDENT EXECUTOR OF THE ESTATE OF J.A. WILKERSON TO RCH WATER SUPPLY CORPORATION, FILED 12/13/1961, RECORDED IN VOLUME 64, PAGE 398, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS.

DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.

G. EASEMENT GRANTED BY J.A. WILKERSON TO PRESENT AND FUTURE OWNERS, FILED 10/23/1962, RECORDED IN VOLUME 66, PAGE 270, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS.

DOES NOT AFFECT SUBJECT TRACT, NOT SHOWN HEREON.

SURVEYOR'S NOTES

1. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THE FOLLOWING COMMITMENTS FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE GUARANTY COMPANY:

COMMITMENT NO. 1001-352837-RTT, EFFECTIVE DATE: NOVEMBER 3, 2021, ISSUED: NOVEMBER 22, 2021.

COMMITMENT NO. 1001-350944-RTT, EFFECTIVE DATE: OCTOBER 20, 2021, ISSUED: JANUARY 18, 2021.

COMMITMENT NO. 1001-357550-RTT, EFFECTIVE DATE: JANUARY 26, 2022, ISSUED: APRIL 05, 2022.

THE EASEMENTS, RIGHTS-OF-WAY OR OTHER EXCEPTIONS NOTED HEREON ARE ACCORDING TO SCHEDULE "B" THEREIN. THE SURVEYOR HAS NOT ABSTRACTED THE PROPERTY.

2. REFERENCE BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (ADJUSTMENT 2011, EPOCH DATE 2010), DETERMINED BY GPS OPSERVATIONS.

3. ALL SUBJECT PROPERTY CORNERS FOUND AS DESCRIBED, UNLESS OTHERWISE NOTED AS SET.

4. CORNERS CALLED "CIRS" ARE 5/8 INCH CAPPED IRON RODS SET STAMPED "HSC, LLC" IF NOTED.

5. ACCORDING TO THE FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL NUMBER 48397C0040L, EFFECTIVE SEPTEMBER 26, 2008, AND COMMUNITY PANEL NUMBER 48397C0105L, EFFECTIVE SEPTEMBER 26, 2008, THE SUBJECT PROPERTIES LIE IN AN UNSHADED "ZONE X" AREA, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

6. THIS SURVEY REFLECTS THE ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE, OR ABANDONED. FURTHER, THE SURVEYOR DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL THE UNDERGROUND UTILITIES, OR OTHER BURIED FEATURES, BUT HAS MADE AN ATTEMPT TO LOCATE THOSE VISIBLE OR INDICATED AS ACCURATELY AS POSSIBLE.

7. AT THE TIME OF THE ON-THE-GROUND SURVEY, NO CONSTRUCTION WAS OBSERVED ON THE SUBJECT PROPERTIES (TABLE"A" ITEM #16).

8. THE USE OF THE WORD "CERTIFY OR CERTIFICATE" USED HEREON CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.

9. UTILITIES SHOWN WERE OBSERVED ABOVE GROUND AT THE TIME OF SURVEY.

SURVEYOR'S CERTIFICATE

TO: REPUBLIC TITLE OF TEXAS, INC., FIRST AMERICAN TITLE GUARANTY COMPANY, CDC EQUITIES, LLC, CDC EQUITIES, LLC, A TEXAS NON-PROFIT CORPORATION, SHIREE MANNING, TTI MANAGEMENT GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND CARL BINDER, JR. & WIFE, DEBORAH BINDER.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 14, 2022.

DATE OF MAP OR PLAT: APRIL 12, 2022

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

_____

RICHARD M. CUMMOCK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 6416

DATE:

SHEET NO. 2 of 2

REVISIONS	DATE	BY

HUDSON SITE CONTROL, LLC
LAND SURVEYING - CONSTRUCTION LAYOUT
2384 HIGHWAY 287 N STE 224 MANSFIELD, TEXAS 76063
OFFICE - 817.225.6700 FAX - 817.225.6701
T.B.P.E.L.S. FIRM NO. 10094185

LOTS 8R, 9R, 10 AND 11
RAINBO ACRES
ELLIS COUNTY, TEXAS
ALTA/NSPS LAND TITLE SURVEY

This drawing and all related media, either or both graphical and textual, prepared by Hudson Site Control, LLC (HSC) are related exclusively to the subject property as described herein and the property of HSC, LLC. The information herein was prepared for the sole use of the client for whom the services are rendered. Any other use or reproduction of this drawing and/or the information and professional opinions contained herein for any purpose whatsoever, is strictly prohibited without the written consent of HSC, LLC which may refer to any such unauthorized use as a violation of its rights as an instrument of service and which may refer to the use or reuse as grounds for any and all damages which may accrue to HSC, LLC as a result of any such unauthorized use or reuse.

DATE: APRIL 12, 2022
PROJECT MGR. MC
PROJECT TECH. GHP
PROJECT NO. 22-046

HSC_LLC DRAWINGS K:\Hudson Site Control\22-046 -rv- Rockwall Garages\032222 - ALTA Survey\22-046 Rockwall Garages ALTA Survey.dwg

MATCHLINE (SEE THIS SHEET)

MATCHLINE (SEE THIS SHEET)

PROP. TREE SAVE AREA OPEN SPACE (13,450 SF)

PROP. 3'X3' RV DUMP STATION WITH 9'X22' RV PARKING SPACE

PROP. BALCONIES

PROP. DUMPSTER ENCLOSURE W/ 8' SCREENING WALL

PROP. MINI-WAREHOUSE BLDG #5 4,600 SF (4 UNITS)

15'X50' TURNAROUND

"NO PARKING" SIGN

WIRE FENCE (TO REMAIN)

PROP. MINI-WAREHOUSE BLDG #4 15,600 SF (14 UNITS)

PROP. GATE

PROP. MINI-WAREHOUSE BLDG #3 19,800 SF (16 UNITS)

PROP. MINI-WAREHOUSE WITH OFFICE BLDG #6 - 11,000 SF (7 UNITS)

PROP. FENCE

PROP. MINI-WAREHOUSE BLDG #2 19,800 SF (16 UNITS)

PROP. MINI-WAREHOUSE WITH OFFICE BLDG #5 11,000 SF (6 UNITS)

PROP. MINI-WAREHOUSE BLDG #1 11,250 SF (8 UNITS + 1 CLUBHOUSE)

PROP. MINI-WAREHOUSE WITH OFFICE BLDG #4 10,750 SF (5 UNITS)

PROP. 20'X50' CLUBHOUSE

PROP. TREE SAVE AREA OPEN SPACE (45,800 SF)

PROP. FLEX OFFICE BLDG #1 22,000 SF (6 UNITS)

PROP. FLEX OFFICE BLDG #2 9,900 SF (5 UNITS)

PROP. MINI-WAREHOUSE WITH OFFICE BLDG #3 11,750 SF (9 UNITS)

PROP. MINI-WAREHOUSE WITH OFFICE BLDG #2 10,850 SF (10 UNITS)

PROP. MINI-WAREHOUSE WITH OFFICE BLDG #1 - 7,400 SF (5 UNITS)

PROP. DETENTION AREA 39,399 SF

WALLACE LAND PARTNERS LP VOLUME 2017, PG 76 D.R.R.C.T. EXISTING ZONING: AGRICULTURE PROPOSED ZONING: PLANNED DEVELOPMENT (RESIDENTIAL) LAND USE: RESIDENTIAL

CALLED: 5.0 ACRES PATRICIA LOU WALLACE LUECKE VOLUME 186, PG 11 D.R.R.C.T. ZONING: AGRICULTURE LAND USE: AGRICULTURE

LOT 25 RAINBOW ACRES CAB J, SLIDE 250 PRRCT ZONING: COMMERCIAL LAND USE: COMMERCIAL

5879 FM 3097 SHIREE MANNING VOL. 2398 PG. 43 DRRCT

LOT 8R RAINBOW ACRES ADDITION CAB F, SLIDE 377 PRRCT

LOT 12 RAINBOW ACRES CAB A, SLIDE 20 PRRCT WILLIAM W. FORD ABST. NO. 80 ZONING: COMMERCIAL LAND USE: COMMERCIAL

LOT 7 RAINBOW ACRES CAB A, SLIDE 20 PRRCT ZONING: COMMERCIAL LAND USE: COMMERCIAL

5917 FM 3097 TTI MANAGEMENT GROUP, LLC INSTR. NO. 20190000002177 OPRRCT

LOT 9R RAINBOW ACRES ADDITION CAB F, SLIDE 377 PRRCT

5981 FM 3097 CARL BINDER, JR. & DEBORAH BINDER VOL. 122, PG. 816 DRRCT

LOT 10 RAINBOW ACRES ADDITION CAB A, SLIDE 20 PRRCT

5981 FM 3097 CARL BINDER, JR. & DEBORAH BINDER VOL. 122, PG. 816 DRRCT

LOT 11 RAINBOW ACRES ADDITION CAB A, SLIDE 20 PRRCT

WIRE FENCE (TO REMAIN)

10' LANDSCAPE BUFFER
20' BUILDING SETBACK

15' BUILDING SETBACK & LANDSCAPE BUFFER

15' BUILDING SETBACK
30' LANDSCAPE BUFFER

10' SIDEWALK EASEMENT
10' UTILITY EASEMENT

10' SIDEWALK EASEMENT
10' UTILITY EASEMENT

15' BUILDING SETBACK
30' LANDSCAPE BUFFER

WATER AND RIGHT-OF-WAY EASEMENT VOL. 64, PG. 198, D.R.R.C.T.

TXDOT 4D - 120' R.O.W.

TXDOT 4D - 120' R.O.W.

FM 3097 HORIZON ROAD
(45 MPH SPEED LIMIT)
(100' PUBLIC RIGHT-OF-WAY)
(AS SHOWN ON CAB F, PG 377, PRRCT)

S44°10'41"W 266.46'

S00°36'51"E 682.52'

N44°39'30"E 207.05'

N44°39'30"E 605.00'

S01°01'32"E 803.33'

S88°31'E 417.48'

N45°05'54"W 485.00'

N45°05'54"W 614.54'

245.03'

215.66'

242.50'

242.50'

194.00'

420.54'

424.8'

POWER POLE (TO REMAIN)
TRAFFIC SIGNAL (TO REMAIN)
UTILITY BOX (TO REMAIN)
8" SEWER MAIN
MAILBOX (TO REMAIN)
SANITARY SEWER MH (TO REMAIN)
APPROX. LOCATION OF 16" SAN. FORCE MAIN
APPROX. LOCATION OF 12" WATER MAIN (WTR_LIN_R0014226)
WATER VALVE (TO REMAIN)
FIRE HYDRANT (TO REMAIN)
POWER POLES (X3) (TO REMAIN)
TEL. PED (TO REMAIN)
APPROX. LOCATION OF 8" WATER MAIN (WTR_LIN_R0013853)
SANITARY SEWER C.O. (TO REMAIN)
APPROX. LOCATION OF 12" WATER MAIN (WTR_LIN_R0014225)
SIGNS (TO REMAIN)

50 25 12.5 0 50
1"= 50'

PD CONCEPT PLAN

ADDRESS TBD
13.55± ACRES
5879, 5917 & 5981 FM 3097, ROCKWALL, TX 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019
SUBMITTED: 05-03-2022

OWNER/APPLICANT:
GARAGES OF TEXAS @ TARPLEY, LLC
2323 TARPLEY RD.,STE 100
CARROLLTON, TX 75006
PHONE: 866-379-3570
CONTACT: FRED GANS

ENGINEER:
BOHLER
6017 MAIN STREET
FRISCO, TX 75034
PHONE: 469-458-7300
CONTACT: MATHIAS HAUBERT

SURVEYOR:
HUDSON SITE CONTROL, LLC
2384 HIGHWAY 287 N STE 224
MANSFIELD, TX 76063
PHONE: 817-225-6700
CONTACT: RICHARD CUMMOCK

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL PROPOSED SIDEWALKS, LANDINGS, AND BARRIER-FREE RAMPS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS.
3. HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
4. THE REQUIRED SIDEWALK ALONG FM 3097 SHALL BE IN ACCORDANCE WITH TXDOT STANDARDS.
5. NO 100-YEAR FLOODPLAIN EXISTS ON THE PROPERTY.
6. PROPOSED BUILDINGS THAT ARE CLOSER THAN 15' SHALL INCORPORATE A FIRE RATED WALL.

FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL NUMBER 48397C0040L, EFFECTIVE SEPTEMBER 26, 2008, AND COMMUNITY PANEL NUMBER 48397C0105L, EFFECTIVE SEPTEMBER 26, 2008, THE SUBJECT PROPERTIES LIE IN AN UNSHADED "ZONE X" AREA, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LEGEND

	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXST. EASEMENTS
	PROP. BUILDING SETBACK
	PROP. LANDSCAPE BUFFER
	PROP. CONCRETE CURB

HATCH LEGEND

	FIRE, ACCESS & UTILITY EASEMENT
	BUILDING
	SIDEWALK

LOCATION MAP

SCALE: N.T.S.

SITE DATA SUMMARY TABLE

LEGAL	
GROSS ACREAGE	13.55 ACRES 590,200 SF
EXISTING ZONING	AG - AGRICULTURAL DISTRICT
PROPOSED ZONING	PD - PLANNED DEVELOPMENT DISTRICT
PROPOSED BASE ZONING DISTRICT	C - COMMERCIAL DISTRICT
EXISTING LAND USE	RESIDENTIAL
PROPOSED LAND USE	MINI-WAREHOUSE & FLEX OFFICE
PARKING	
REQUIRED PARKING (FLEX OFFICE)	(1 SPACES/300 SF) = 107 SPACES
PROVIDED PARKING (FLEX OFFICE)	107 SPACES
REQUIRED ADA PARKING (FLEX OFFICE)	5 SPACES (1 VAN, 4 STANDARD)
REQUIRED PARKING (MINI-WAREHOUSE WITH OFFICE)	(1 SPACE/300 SF) = 210 SPACES
PROVIDED PARKING (MINI-WAREHOUSE WITH OFFICE)	228 SPACES
REQUIRED ADA PARKING (MINI-WAREHOUSE WITH OFFICE)	7 SPACES (1 VAN, 6 STANDARD)
REQUIRED PARKING (MINI-WAREHOUSES)	(3 + 1 SPACE/100 UNITS) = 4 SPACES
PROVIDED PARKING (MINI-WAREHOUSES)	65 SPACES
REQUIRED ADA PARKING (MINI-WAREHOUSES)	1 SPACE (1 VAN, 0 STANDARD)
SETBACKS	
FRONT YARD SETBACK	15'
REAR YARD SETBACK	10'
REAR YARD SETBACK (ADJACENT TO RESIDENTIAL)	20'
SIDE YARD SETBACK	10'
SIDE YARD SETBACK (ADJACENT TO RESIDENTIAL)	20'
BUILDING	
MINI-WAREHOUSE UNIT COUNT	58
MINI-WAREHOUSE WITH OFFICE UNIT COUNT	42
FLEX OFFICE UNIT COUNT	11
MINIMUM DISTANCE BETWEEN BUILDINGS*	10'
MAXIMUM BUILDING COVERAGE	60%
MAXIMUM FLOOR-AREA-RATIO (FAR)	4:1
MAXIMUM HEIGHT	36'
LANDSCAPING	
LANDSCAPE BUFFER (ABUTTING PUBLIC R.O.W.)	PER PD
LANDSCAPE BUFFER (ABUTTING RESIDENTIAL)	PER PD
MAXIMUM IMPERVIOUS PARKING (%)	85%-90%
MINIMUM REQUIRED LANDSCAPING/OPEN SPACE AREAS	20%

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
INDUSTRIAL DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: TXA220027.00
DRAWN BY: MVP
CHECKED BY: MJH
DATE: 05/03/2022
CAD I.D.: SD0

PROJECT:

ROCKWALL PLANNED DEVELOPMENT

FOR

Garages of Texas

ADDRESS TBD
13.55± ACRES
5879, 5917 & 5981 FM 3097, ROCKWALL, TX 75035
LOT 8R, 9R, 10 AND 11
RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY

BOHLER
6017 MAIN STREET
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

SHEET TITLE:

PD CONCEPT PLAN

SHEET NUMBER:

01

ZONING CASE: Z2022-019

H:\2022\TXA220027.00\ENGINEERING\DRAWINGS\EXHIBIT\SPD EXHIBITS\EXHIBIT C-PD CONCEPT PLAN.dwg — LAYOUT: CONCEPT PLAN — PKT

Garages
OF TEXAS
GT

18 SOUTHWEST RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The *Southwest Residential District* contains a mixture of land uses that include existing medium and low density residential, heavy commercial/retail land uses (i.e. *National Drive, Sids Road, and Mims Road*) and commercial land uses. In the future, this district is expected to continue to function as it does today with additional low-density master planned communities filling in the vacant land remaining in the central and southern areas of the district. In addition, the areas that are in transition are expected to continue to improve adding additional value to the City.

DISTRICT STRATEGIES

The strategies for the *Southwest Residential District* are as follows:

1. *Suburban Residential*. This district has several large tracts of land that can support highly amenitized master planned communities. Areas adjacent to the Oaks of Buffalo Way Subdivision should utilize larger lots adjacent to the subdivision to transition to a smaller lot sizes; however, these areas should incorporate a mix of larger to mid-sized lots.

2. *Commercial/Industrial Land Uses*. The areas around Sids Road, National Drive, and Mims Road are some of the only areas in the City that are designated for *Commercial/Industrial* land uses. As a result, these areas should be protected from the encroachment of incompatible land uses (*i.e. residential land uses -- higher density or otherwise*). This should protect the businesses that currently exist in these areas.

3. *Transitional Areas*. The areas designated as *Transitional Areas* are currently transitioning from interim land uses and building types to more permanent structures with conforming land uses. These areas should be given special consideration with regard to requests that further the establishment of uses and structures that will improve the property values of the adjacent properties; however, the City should look to continue to discourage uses and structures that are situated within established floodplains.

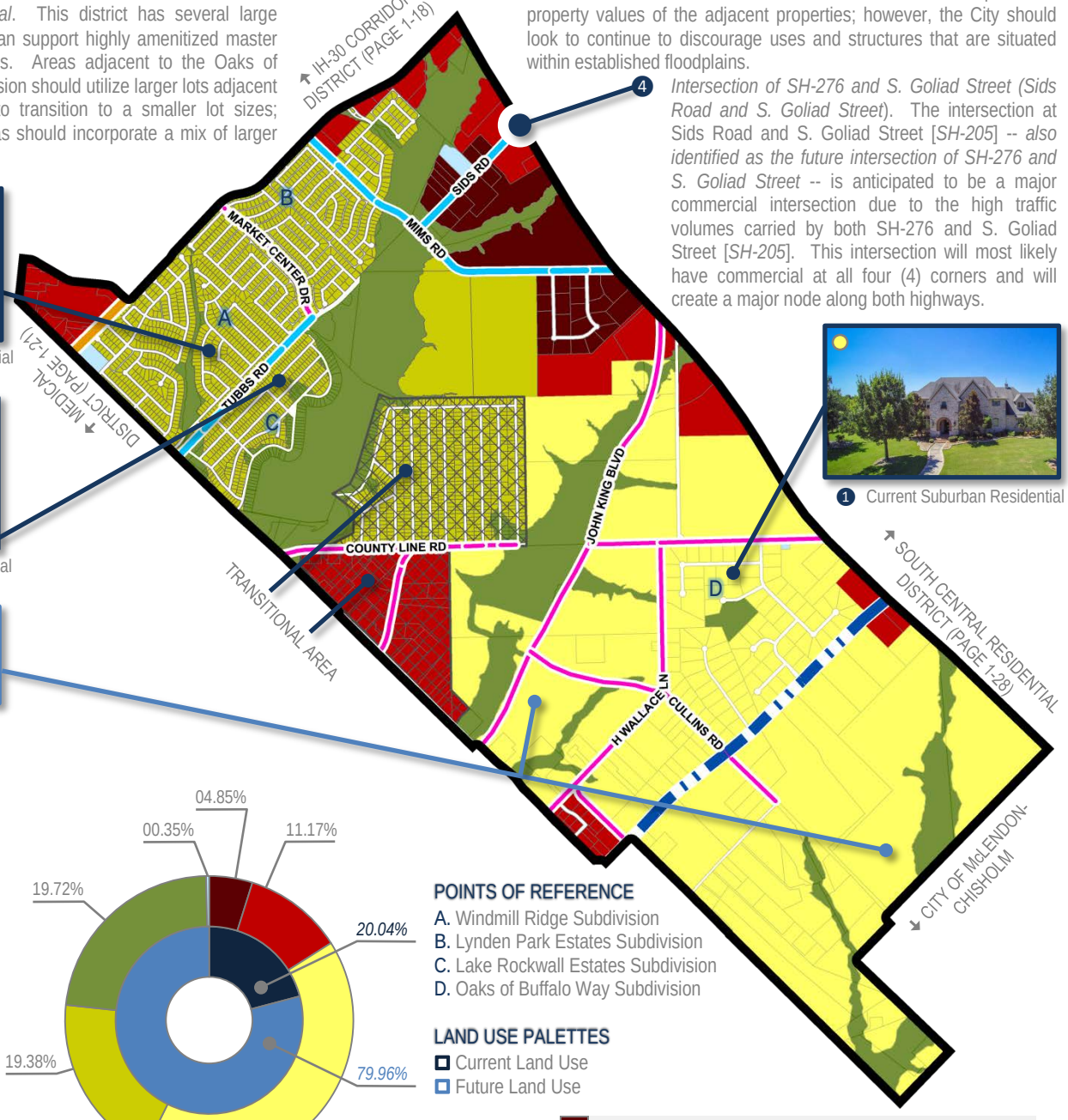
4. *Intersection of SH-276 and S. Goliad Street (Sids Road and S. Goliad Street)*. The intersection at Sids Road and S. Goliad Street [*SH-205*] -- *also identified as the future intersection of SH-276 and S. Goliad Street* -- is anticipated to be a major commercial intersection due to the high traffic volumes carried by both SH-276 and S. Goliad Street [*SH-205*]. This intersection will most likely have commercial at all four (4) corners and will create a major node along both highways.

1 Current Suburban Residential

1 Current Suburban Residential

1 Future Suburban Residential

1 Current Suburban Residential



POINTS OF REFERENCE

A. Windmill Ridge Subdivision
B. Lynden Park Estates Subdivision
C. Lake Rockwall Estates Subdivision
D. Oaks of Buffalo Way Subdivision

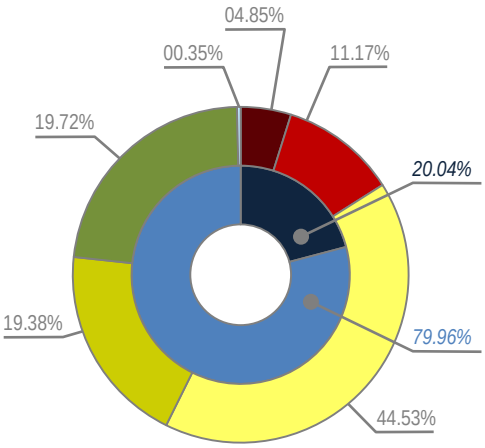
LAND USE PALETTES

- Current Land Use
- Future Land Use

BUILD OUT
4,251
14,108

% OF ROCKWALL
10.95%
10.34%
12.49%

CURRENT
2,190
188
7,437



COMMERCIAL	20.04%
RESIDENTIAL	79.96%
MIXED USE	0.00%

MINOR COLLECTOR
M4D
M4U
TXDOT 4D

COMMERCIAL/INDUSTRIAL (CI)	120.50-ACRES
COMMERCIAL/RETAIL (CR)	277.44-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,106.20-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	481.39-ACRES
PARKS AND OPEN SPACE (OS)	489.99-ACRES
QUASI-PUBLIC (QP)	8.67-ACRES

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 AND COMMERCIAL (C) DISTRICT TO A PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR LIMITED COMMERCIAL (C) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 13.55-ACRE TRACT OF LAND IDENTIFIED AS LOTS 8R, 9R, & 10 OF THE RAINBOW ACRES SUBDIVSION, 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 Fred Gans of CDC Equities, LLC for a change in zoning from an Agricultural (AG) District and Commercial (C) District to a Planned Development District for limited Commercial (C) District land uses for a 13.55-acre tract of land identified as Lots 8R, 9R, & 10 of the Rainbow Acres Subdivision, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Commercial (C) 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 *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 3. That development of any buildings on the *Subject Property* shall generally be in accordance with the *Concept Building Elevations*, depicted in *Exhibit 'D'* of this ordinance,

DRAFT 05.16.2022

attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

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

SECTION 5. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein;

SECTION 6. 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 7. 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 8. 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 9. 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 6TH DAY OF JUNE, 2022.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

DRAFT ORDINANCE 05.16.2022

1st Reading: *May 16, 2022*

2nd Reading: *June 6, 2022*

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Exhibit 'A':
Legal Description

BEING a 13.541-acre tract of land situate in the W.W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, and a portion of a 70.06-acre tract of land described by deed conveyed to J. A. Wilkerson, Jr. dated March 29, 1941, from J. H. Weddington, recorded in Vol. 36, Page 522, Deed Records, Rockwall County, Texas (D.R.R.C.T.), said 13.541-acre tract of land being more particularly described as follows:

Lots 8R & 9R, Replat of Rainbo Acres Addition, Lots 8 and 9, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slides 377 and 378, Plat Records, Rockwall County, Texas (P.R.R.C.T.);

Together with, Lots 10 and 11 of Rainbo Acres Subdivision as shown by Plat recorded in Cabinet A, Slide 20, Plat Records of Rockwall County, Texas (P.R.R.C.T.), and being further described by metes and bound as follows:

BEGINNING at a ½" iron rod found being common to the westerly corner of said Lot 8R Rainbo Acres Addition and the southerly corner of Lot 7 shown in said Cabinet A, Slide 20, said iron rod also being on the northeasterly right-of-way line of F.M. 3097 Horizon Road (a 100 foot width public right-of-way);

THENCE departing said right-of-way line, North 44°39'29" East, along the line common with the northwesterly line of said Lot 8R and the southeasterly line of Lots 7 & 12 of said Rainbo Acres Subdivision, Cabinet A, Slide 20, 812.02 feet to a ½" iron rod found for the easterly corner of said Lot 12 and the southerly corner of Lot 25, in accordance with the Replat of Rainbo Acres, Inst.#20210000007850, Plat Records, Rockwall County, Texas (P.R.R.C.T.);

THENCE North 44°10'42" East, along the line common with the northwesterly line of said Lot 8R and the southeasterly line of said Lot 25, 266.49 feet to a ½" iron rod found for the northerly corner of said Lot 8R and the easterly corner of said Lot 25, said point being on the westerly line of a tract of land described by deed to Wallace Land Partners, recorded in Vol. 2017, Page 76, Deed Records, Rockwall County, Texas (D.R.R.C.T.);

THENCE South 00°36'51" East, along the line common with the westerly line of said Wallace Land Partners and the easterly line of said Lots 8R & 9R, 682.52 feet to a ½" iron rod found for the easterly corner of said Lot 9R and the northerly corner of said Lot 10, Rainbo Acres Subdivision, said point being on the westerly line of said Wallace Land Partners tract;

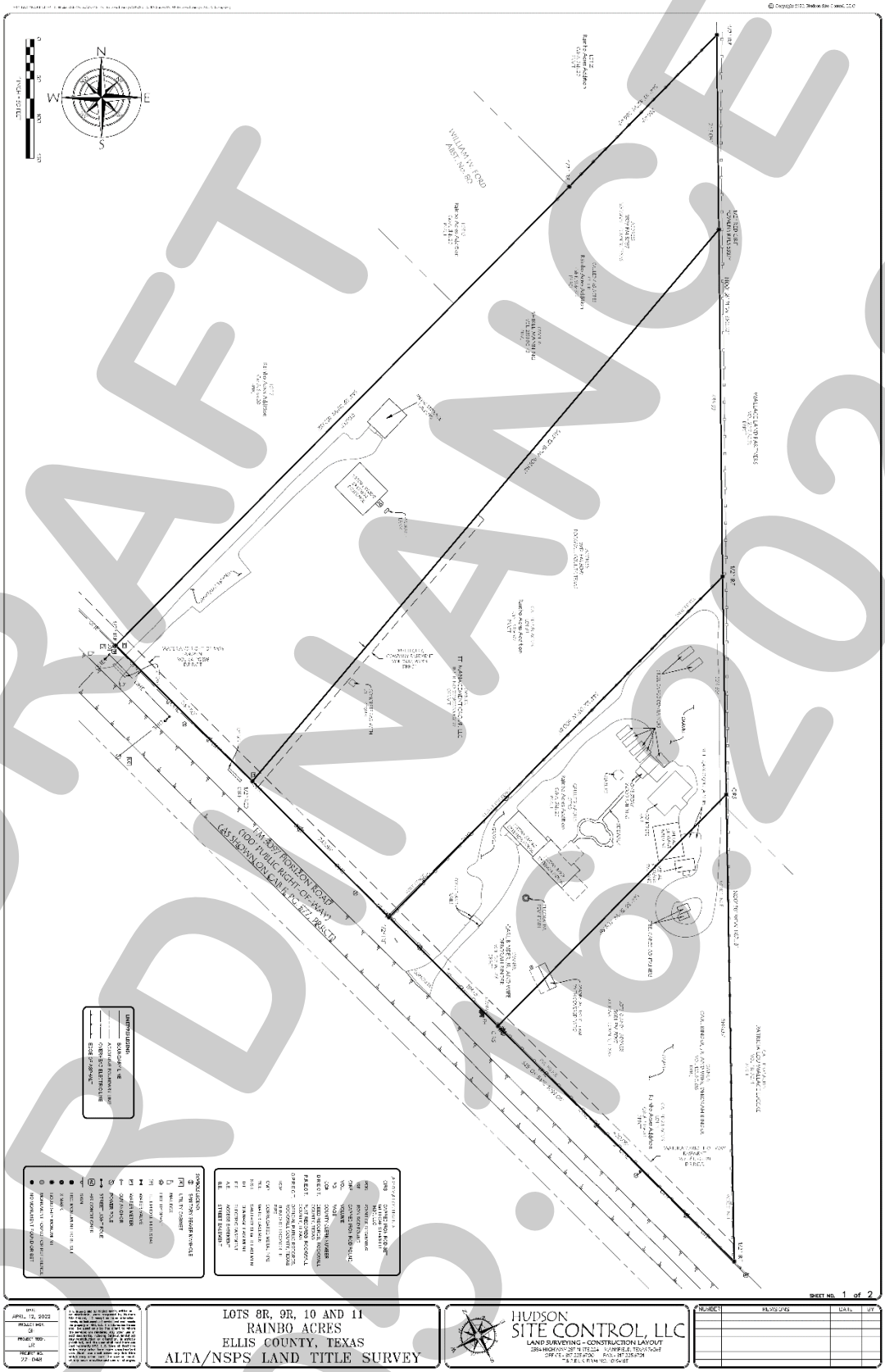
THENCE South 00°58'38" East, along the line common with the westerly line of said Wallace Land Partners, the westerly line of a tract of land described by deed to Patricia Lou Wallace Luecke, recorded in Vol. 186, Page 11, Deed Records, Rockwall County, Texas (D.R.R.C.T.) and the easterly line of said Lots 10 & 11, Rainbo Acres Subdivision, 862.18 feet to a ½" iron rod found for the southerly corner of said Lot 11 and the westerly corner of said Patricia Lou Wallace Luecke tract, said point being on the northeasterly right-of-way line of F.M. 3097 Horizon Road (a 100 foot width public right-of-way);

THENCE North 45°05'54" West, along the line common with said northeasterly right-of-way line and the southwesterly line of said Lots 11 & 10, Rainbo Acres Subdivision and said Lots 9R & 8R, Rainbo Acres Addition, 1099.06 feet to the *POINT OF BEGINNING* and containing 13.541 acres of land, more or less.

Reference bearing basis being grid north, Texas state plane coordinates, north central zone, NAD83 (adjustment 2011, epoch date 2010), determined by GPS observations.

DRAFT
ORDINANCE
05.16.22

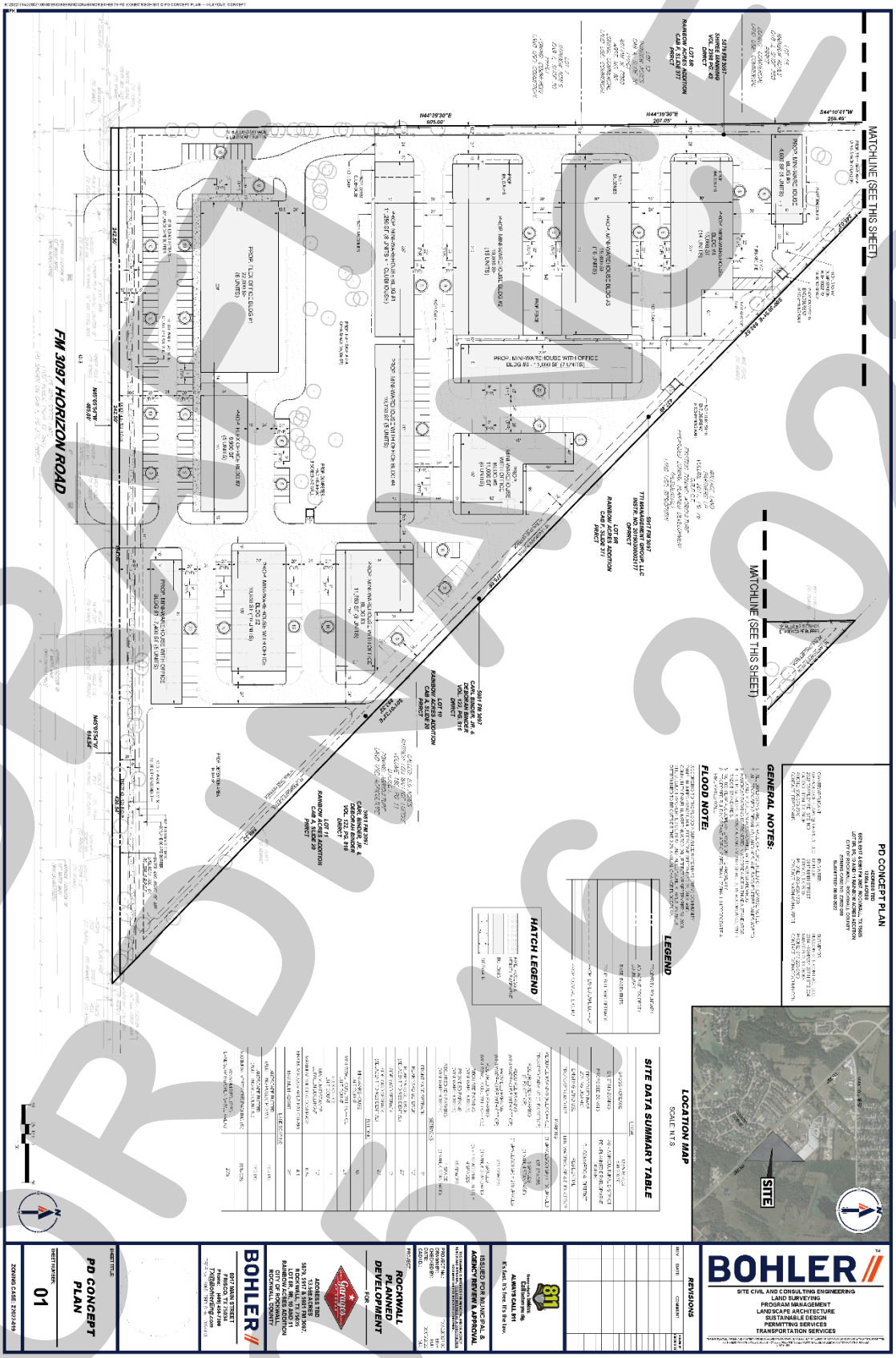
Exhibit 'B':
Survey



DRAFT ORDINANCE 03.16.2022

DRAFT
05.16.2022

Exhibit 'C':
Concept Plan



DRAFT
ORDINANCE
05/16/2022

Exhibit 'D':
Concept Building Elevations

DRAFT 09/16/2022

Exhibit 'E':
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 Commercial (C) 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.

E.1 PURPOSE.

The purpose of this Planned Development District is to provide provisions that control the development of a *Mini-Warehouse Facility* and *Office/Warehouse Buildings* on the subject property.

E.2 LAND USE AND DEVELOPMENT STANDARDS.

(1) *Permitted Uses*. Unless specifically provided for by this Planned Development District Ordinance, only those uses permitted within the Commercial (C) District, as stipulated by Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, the following conditions shall apply:

(a) The following land uses shall be permitted *By-Right*:

- Mini-Warehouse[1]
- Warehouse[2]

Notes:

[(1)]: The following *Conditional Land Use Standards* are required with the establishment of this land use:

(1) A caretakers quarters shall prohibited in conjunction with the *Mini-Warehouse* land use.
(2) The front, side and rear building setback areas shall be landscaped. Landscaping should be clustered, creating interesting relief from the large industrial nature of the buildings. This will be reviewed at the time of site plan for conformance.
(3) The commercial operation of rental trucks and trailers shall be prohibited.
(4) Businesses shall be permitted to operate in the individual units; however, the business shall conform to the permitted uses as specified in this Planned Development District Ordinance.
(5) No outside storage of any kind shall be allowed.
(6) Lighting standards shall be limited to 20-feet.

[(2)]: As an accessory use to an office.

(b) The following land uses shall be expressly *Prohibited*:

- Agricultural Uses on Unplatted Land
- Animal Boarding/Kennel without Outside Pens
- Animal Clinic for Small Animals without Outdoor Pens
- Animal Hospital or Clinic
- Community Garden
- Urban Farm
- Covenant, Monastery, or Temple
- Limited Service Hotel

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- Full-Service Hotel
- Residence Hotel
- Motel
- Assisted Living Facility
- Blood Plasma Donor Center
- Cemetery/Mausoleum
- Church/House of Worship
- College, University, or Seminary
- Convalescent Care Facility/Nursing Home
- Congregate Care Facility/Elderly Housing
- Daycare Facility
- Emergency Ground Ambulance Services
- Government Facility
- Hospice
- Hospital
- Public Library
- Mortuary or Funeral Chapel
- Local Post Office
- Regional Post Office
- Public or Private School
- Financial Institution with a Drive-Through
- Temporary Carnival, Circus, or Amusement Ride
- Indoor Commercial Amusement/Recreation
- Outdoor Commercial Amusement/Recreation
- Public or Private Community or Recreation Club as an Accessory Use
- Private Country Club
- Golf Driving Range
- Temporary Fundraising Events by Non-Profit
- Indoor Gun Club with Skeet or Target Range
- Health Club or Gym
- Private Club, Lodge or Fraternal Organization
- Private Sports Arena, Stadium, and/or Track
- Tennis Courts (*i.e. Not Accessory to a Public or Private Country Club*)
- Theater
- Antique/Collectible Store
- Astrologer, Hypnotist, or Psychic
- Banquet Facility/Event Hall
- Portable Beverage Service Facility
- Brew Pub
- Business School
- Catering Service
- Temporary Christmas Tree Sales Lot and/or Similar
- Copy Center
- Craft/Micro Brewery, Distillery and/or Winery
- Incidental Display
- Food Trucks/Trailers
- Garden Supply/Plant Nursery
- General Personal Service
- Hair Salon and/or Manicurist
- Laundromat with Dropoff/Pickup Services
- Self Service Laundromat
- Massage Therapist
- Private Museum or Art Gallery

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- Night Club, Discotheque, or Dance Hall
- Pawn Shop
- Permanent Cosmetics
- Pet Shop
- Temporary Real Estate Sales Office
- Rental Store without Outside Storage and/or Display
- Restaurant with less than 2,000 SF with Drive-Through or Drive-In
- Restaurant with less than 2,000 SF without Drive-Through or Drive-In
- Restaurant with 2,000 SF or more with Drive-Through or Drive-In
- Restaurant with 2,000 SF or more without Drive-Through or Drive-In
- Retail Store with Gasoline Sales that has Two (2) or less Dispensers (*i.e. a Maximum of Four [4] Vehicles*)
- Retail Store with Gasoline Sales that has more than Two (2) Dispensers
- Secondhand Dealer
- Tailor, Clothing, and/or Apparel Shop
- Bail Bond Service
- Building and Landscape Material with Outside Storage
- Electrical, Watch, Clock, Jewelry and/or Similar Repair
- Furniture Upholstery/Refinishing and Resale
- Rental, Sales and Service of Heavy Machinery and Equipment
- Locksmith
- Shoe and Boot Repair and Sales
- Trade School
- Minor Automotive Repair Garage
- Automobile Rental
- New or Used Boat and Trailer Dealership
- Full Service Car Wash and Auto Detail
- Self Service Car Wash
- New Motor Vehicle Dealership for Cars and Light Trucks
- Used Motor Vehicle Dealership for Cars and Light Trucks
- Commercial Parking
- Recreational Vehicle (RV) Sales and Service
- Service Station
- Temporary Asphalt or Concrete Batch Plant
- Mining and Extraction of Sand, Gravel, Oil and/or Other Materials
- Commercial Antenna
- Antenna for an Amateur Radio
- Radio Broadcasting

(2) *Density and Dimensional Requirements*. Unless specifically provided by this Planned Development District ordinance, the density and dimensional standards stipulated by the Commercial (C) 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 following additional standards:

(a) *Building Height*. The building height for all buildings shall be limited to a maximum height of 36-feet.

(3) *Architectural and Building Standards*. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Commercial (C) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development of the

DRAFT
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05.16.2022

Subject Property; however, the buildings shall generally adhere to the *Concept Building Elevations contained in Exhibit 'D'*. In addition, buildings fronting onto or that have visibility from Horizon Road (*FM-3097*) shall meet the *General Overlay District Standards* stipulated by Section 06, *Overlay Districts*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC). These standards shall only apply to the building façades front onto or that have visibility from Horizon Road (*FM-3097*).

(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 (Horizon Road).* A minimum of a 20-foot landscape buffer shall be provided along Horizon Road (*FM-3097*) (*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 20-foot landscape buffer.

(b) *Landscape Areas Adjacent to the Eastern Property Line.* A minimum of a ten (10) foot landscape buffer shall be provided adjacent to the eastern boundary (*i.e. adjacent to Tracts 44-01 & 45-5 of the W. W. Ford Survey, Abstract No. 80*), and shall incorporate ground cover and a shrubbery along the entire length of the frontage. Within this buffer the applicant shall provide canopy trees on 20-foot centers along the entire adjacency.

(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.

DRAFT ORDINANCE 05.16.2022

Miller, Ryan

From: Mathias Haubert <mhaubert@bohlereng.com>
Sent: Tuesday, May 3, 2022 4:36 PM
To: Miller, Ryan; 'mscott@garagesoftexas.com'
Cc: 'fgans@cornerstonedev.com'; Maddie Price; Kelly Stewart; Tyler Dirks; txa220027.00 @nf.bohlereng.com
Subject: RE: Project Comments: Z2022-019
Attachments: Exhibit C - PD Concept Plan.pdf; Exhibit D - Sample Elevations.pdf; Draft Ordinance Applicant Markup.pdf; Comment Response.pdf

Hi Ryan – we are pleased to resubmit our PD package to City staff for review. We have attached a revised site concept plan, sample elevations, PD ordinance markup, and comment responses.

Our intention is to remain on schedule for P&Z on 5/10 and Council on 5/16. Please let our team know if you need anything further at this time. Thank you.

Mathias Haubert, P.E., LEED AP BD+C
Senior Project Manager
2600 Network Blvd, Suite 310
Frisco, TX 75034
o 469-458-7300 **/ c** 919-724-1873 **/** mhaubert@bohlereng.com
www.BohlerEngineering.com

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From: Miller, Ryan <RMiller@rockwall.com>
Sent: Friday, April 22, 2022 12:25 PM
To: 'mscott@garagesoftexas.com' <mscott@garagesoftexas.com>
Cc: 'fgans@cornerstonedev.com' <fgans@cornerstonedev.com>; Mathias Haubert <mhaubert@bohlereng.com>
Subject: Project Comments: Z2022-019

EXTERNAL: Use caution with attachments and links.

Mr. Scott … Attached are the project comments and draft ordinance for *Case No. Z2022-019*. Please address these comments and have revisions returned to staff by *May 3, 2022*. The schedule for this case is as follows:

Planning and Zoning Commission Meeting Work Session Meeting: April 26, 2022
Planning and Zoning Commission Meeting: May 10, 2022
City Council [Public Hearing/First Reading]: May 16, 2022
City Council [Second Reading]: June 6, 2022

All meetings will be held at 6:00 PM in the City Council Chambers of City Hall at 385 S. Goliad Street. Please note that a representative will need to be present at all meetings for this case to be approved. If you have any additional questions please let me know. Thanks

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

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GIS Division Website | City of Rockwall Interactive Maps | UNIFIED DEVELOPMENT CODE

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Miller, Ryan

From: Miller, Ryan
Sent: Friday, May 6, 2022 10:26 AM
To: 'Mathias Haubert'; 'mscott@garagesoftexas.com'
Cc: 'fgans@cornerstonedev.com'; Maddie Price; Kelly Stewart; Tyler Dirks; txa220027.00 @nf.bohlereng.com
Subject: RE: Project Comments: Z2022-019
Attachments: Draft Ordinance (04.20.2022).pdf

Mathias ... Attached is the updated Draft Ordinance making the changes that we spoke about this morning. If you have any questions please let me know. Thanks.

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

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GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | UNIFIED DEVELOPMENT CODE

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Cc: 'fgans@cornerstonedev.com' <fgans@cornerstonedev.com>; Maddie Price <mprice@bohlereng.com>; Kelly Stewart <KStewart@6smgt.com>; Tyler Dirks <tdirks@6smgt.com>; txa220027.00@nf.bohlereng.com
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To: 'mscott@garagesoftexas.com' <mscott@garagesoftexas.com>
Cc: 'fgans@cornerstonedev.com' <fgans@cornerstonedev.com>; Mathias Haubert <mhaubert@bohlereng.com>
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CITY OF ROCKWALL

ORDINANCE NO. 22-32

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 AND COMMERCIAL (C) DISTRICT TO A PLANNED DEVELOPMENT DISTRICT 96 (PD-96) FOR LIMITED COMMERCIAL (C) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 13.55-ACRE TRACT OF LAND IDENTIFIED AS LOTS 8R, 9R, & 10 OF THE RAINBOW ACRES SUBDIVSION, 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 Fred Gans of CDC Equities, LLC for a change in zoning from an Agricultural (AG) District and Commercial (C) District to a Planned Development District for limited Commercial (C) District land uses for a 13.55-acre tract of land identified as Lots 8R, 9R, & 10 of the Rainbow Acres Subdivision, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Commercial (C) 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 *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

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

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

SECTION 5. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein;

SECTION 6. 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 7. 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 8. 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 9. 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 6TH DAY OF JUNE, 2022.

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, City Secretary

CITY OF ROCKWALL TEXAS

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: May 16, 2022

2nd Reading: June 6, 2022

Exhibit 'A':
Legal Description

BEING a 13.541-acre tract of land situate in the W.W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, and a portion of a 70.06-acre tract of land described by deed conveyed to J. A. Wilkerson, Jr. dated March 29, 1941, from J. H. Weddington, recorded in Vol. 36, Page 522, Deed Records, Rockwall County, Texas (D.R.R.C.T.), said 13.541-acre tract of land being more particularly described as follows:

Lots 8R & 9R, Replat of Rainbo Acres Addition, Lots 8 and 9, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slides 377 and 378, Plat Records, Rockwall County, Texas (P.R.R.C.T.);

Together with, Lots 10 and 11 of Rainbo Acres Subdivision as shown by Plat recorded in Cabinet A, Slide 20, Plat Records of Rockwall County, Texas (P.R.R.C.T.), and being further described by metes and bound as follows:

BEGINNING at a ½" iron rod found being common to the westerly corner of said Lot 8R Rainbo Acres Addition and the southerly corner of Lot 7 shown in said Cabinet A, Slide 20, said iron rod also being on the northeasterly right-of-way line of F.M. 3097 Horizon Road (a 100 foot width public right-of-way);

THENCE departing said right-of-way line, North 44°39'29" East, along the line common with the northwesterly line of said Lot 8R and the southeasterly line of Lots 7 & 12 of said Rainbo Acres Subdivision, Cabinet A, Slide 20, 812.02 feet to a ½" iron rod found for the easterly corner of said Lot 12 and the southerly corner of Lot 25, in accordance with the Replat of Rainbo Acres, Inst.#20210000007850, Plat Records, Rockwall County, Texas (P.R.R.C.T.);

THENCE North 44°10'42" East, along the line common with the northwesterly line of said Lot 8R and the southeasterly line of said Lot 25, 266.49 feet to a ½" iron rod found for the northerly corner of said Lot 8R and the easterly corner of said Lot 25, said point being on the westerly line of a tract of land described by deed to Wallace Land Partners, recorded in Vol. 2017, Page 76, Deed Records, Rockwall County, Texas (D.R.R.C.T.);

THENCE South 00°36'51" East, along the line common with the westerly line of said Wallace Land Partners and the easterly line of said Lots 8R & 9R, 682.52 feet to a ½" iron rod found for the easterly corner of said Lot 9R and the northerly corner of said Lot 10, Rainbo Acres Subdivision, said point being on the westerly line of said Wallace Land Partners tract;

THENCE South 00°58'38" East, along the line common with the westerly line of said Wallace Land Partners, the westerly line of a tract of land described by deed to Patricia Lou Wallace Luecke, recorded in Vol. 186, Page 11, Deed Records, Rockwall County, Texas (D.R.R.C.T.) and the easterly line of said Lots 10 & 11, Rainbo Acres Subdivision, 862.18 feet to a ½" iron rod found for the southerly corner of said Lot 11 and the westerly corner of said Patricia Lou Wallace Luecke tract, said point being on the northeasterly right-of-way line of F.M. 3097 Horizon Road (a 100 foot width public right-of-way);

THENCE North 45°05'54" West, along the line common with said northeasterly right-of-way line and the southwesterly line of said Lots 11 & 10, Rainbo Acres Subdivision and said Lots 9R & 8R, Rainbo Acres Addition, 1099.06 feet to the *POINT OF BEGINNING* and containing 13.541 acres of land, more or less.

Reference bearing basis being grid north, Texas state plane coordinates, north central zone, NAD83 (adjustment 2011, epoch date 2010), determined by GPS observations.

Exhibit 'B':
Survey

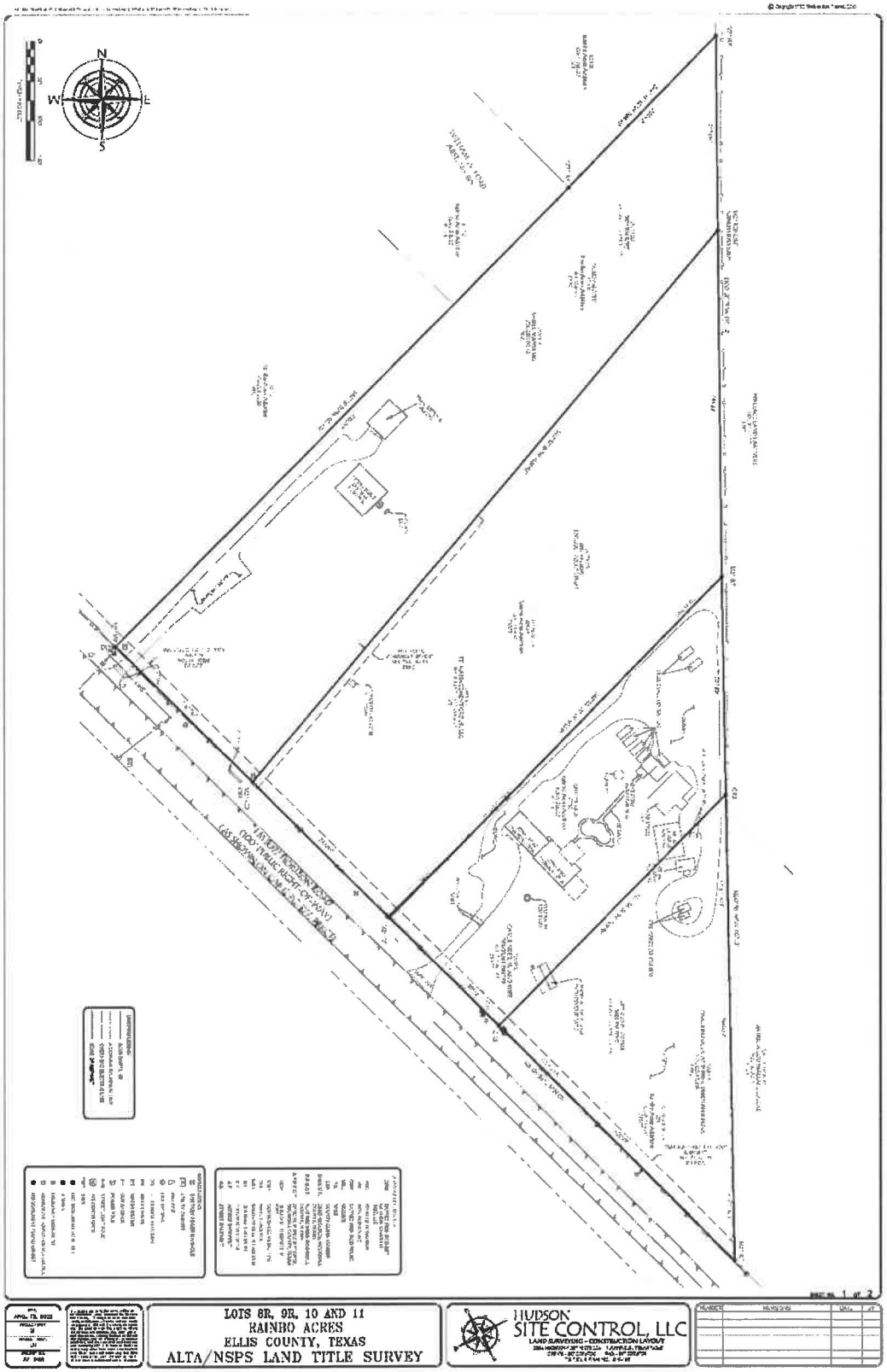

Exhibit 'B':
Survey

Exhibit 'C':
Concept Plan

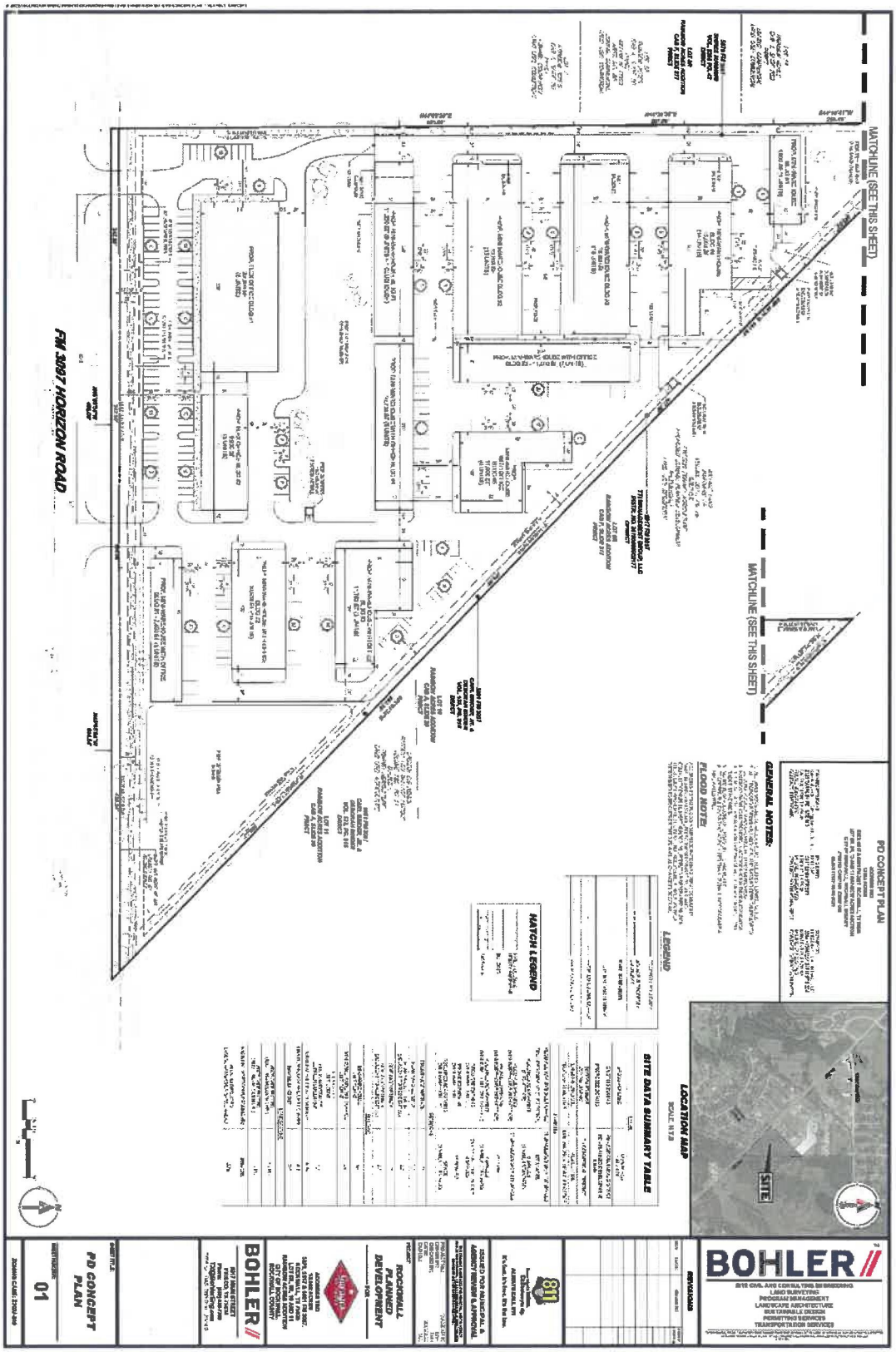

Exhibit 'D':
Concept Building Elevations

Exhibit 'E':
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 Commercial (C) 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.

E.1 PURPOSE.

The purpose of this Planned Development District is to provide provisions that control the development of a *Mini-Warehouse Facility* and *Office/Warehouse Buildings* on the subject property.

E.2 LAND USE AND DEVELOPMENT STANDARDS.

(1) *Permitted Uses*. Unless specifically provided for by this Planned Development District Ordinance, only those uses permitted within the Commercial (C) District, as stipulated by Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, the following conditions shall apply:

(a) The following land uses shall be permitted *By-Right*:

- Mini-Warehouse[1]
- Warehouse[2]

Notes:

[(1)]: The following *Conditional Land Use Standards* are required with the establishment of this land use:

(1) A caretakers quarters shall prohibited in conjunction with the *Mini-Warehouse* land use.
(2) The front, side and rear building setback areas shall be landscaped. Landscaping should be clustered, creating interesting relief from the large industrial nature of the buildings. This will be reviewed at the time of site plan for conformance.
(3) The commercial operation of rental trucks and trailers shall be prohibited.
(4) Businesses shall be permitted to operate in the individual units; however, the business shall conform to the permitted uses as specified in this Planned Development District Ordinance.
(5) No outside storage of any kind shall be allowed.
(6) Lighting standards shall be limited to 20-feet.

[(2)]: As an accessory use to an office.

(b) The following land uses shall be expressly *Prohibited*:

- Agricultural Uses on Unplatted Land
- Animal Boarding/Kennel without Outside Pens
- Animal Clinic for Small Animals without Outdoor Pens
- Animal Hospital or Clinic
- Community Garden
- Urban Farm
- Covenant, Monastery, or Temple
- Limited Service Hotel

Exhibit 'E':
Development Standards

- Full-Service Hotel
- Residence Hotel
- Motel
- Assisted Living Facility
- Blood Plasma Donor Center
- Cemetery/Mausoleum
- Church/House of Worship
- College, University, or Seminary
- Convalescent Care Facility/Nursing Home
- Congregate Care Facility/Elderly Housing
- Daycare Facility
- Emergency Ground Ambulance Services
- Government Facility
- Hospice
- Hospital
- Public Library
- Mortuary or Funeral Chapel
- Local Post Office
- Regional Post Office
- Public or Private School
- Financial Institution with a Drive-Through
- Temporary Carnival, Circus, or Amusement Ride
- Indoor Commercial Amusement/Recreation
- Outdoor Commercial Amusement/Recreation
- Public or Private Community or Recreation Club as an Accessory Use
- Private Country Club
- Golf Driving Range
- Temporary Fundraising Events by Non-Profit
- Indoor Gun Club with Skeet or Target Range
- Health Club or Gym
- Private Club, Lodge or Fraternal Organization
- Private Sports Arena, Stadium, and/or Track
- Tennis Courts (*i.e. Not Accessory to a Public or Private Country Club*)
- Theater
- Antique/Collectible Store
- Astrologer, Hypnotist, or Psychic
- Banquet Facility/Event Hall
- Portable Beverage Service Facility
- Brew Pub
- Business School
- Catering Service
- Temporary Christmas Tree Sales Lot and/or Similar
- Copy Center
- Craft/Micro Brewery, Distillery and/or Winery
- Incidental Display
- Food Trucks/Trailers
- Garden Supply/Plant Nursery
- General Personal Service
- Hair Salon and/or Manicurist
- Laundromat with Dropoff/Pickup Services
- Self Service Laundromat
- Massage Therapist
- Private Museum or Art Gallery

- Night Club, Discotheque, or Dance Hall
- Pawn Shop
- Permanent Cosmetics
- Pet Shop
- Temporary Real Estate Sales Office
- Rental Store without Outside Storage and/or Display
- Restaurant with less than 2,000 SF with Drive-Through or Drive-In
- Restaurant with less than 2,000 SF without Drive-Through or Drive-In
- Restaurant with 2,000 SF or more with Drive-Through or Drive-In
- Restaurant with 2,000 SF or more without Drive-Through or Drive-In
- Retail Store with Gasoline Sales that has Two (2) or less Dispensers (*i.e. a Maximum of Four [4] Vehicles*)
- Retail Store with Gasoline Sales that has more than Two (2) Dispensers
- Secondhand Dealer
- Tailor, Clothing, and/or Apparel Shop
- Bail Bond Service
- Building and Landscape Material with Outside Storage
- Electrical, Watch, Clock, Jewelry and/or Similar Repair
- Furniture Upholstery/Refinishing and Resale
- Rental, Sales and Service of Heavy Machinery and Equipment
- Locksmith
- Shoe and Boot Repair and Sales
- Trade School
- Minor Automotive Repair Garage
- Automobile Rental
- New or Used Boat and Trailer Dealership
- Full Service Car Wash and Auto Detail
- Self Service Car Wash
- New Motor Vehicle Dealership for Cars and Light Trucks
- Used Motor Vehicle Dealership for Cars and Light Trucks
- Commercial Parking
- Recreational Vehicle (RV) Sales and Service
- Service Station
- Temporary Asphalt or Concrete Batch Plant
- Mining and Extraction of Sand, Gravel, Oil and/or Other Materials
- Commercial Antenna
- Antenna for an Amateur Radio
- Radio Broadcasting

(2) *Density and Dimensional Requirements*. Unless specifically provided by this Planned Development District ordinance, the density and dimensional standards stipulated by the Commercial (C) 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 following additional standards:

(a) *Building Height*. The building height for all buildings shall be limited to a maximum height of 36-feet.

(3) *Architectural and Building Standards*. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Commercial (C) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development of the

Subject Property; however, the buildings shall generally adhere to the *Concept Building Elevations contained in Exhibit 'D'*. In addition, buildings fronting onto or that have visibility from Horizon Road (*FM-3097*) shall meet the *General Overlay District Standards* stipulated by Section 06, *Overlay Districts*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC). These standards shall only apply to the building façades front onto or that have visibility from Horizon Road (*FM-3097*).

(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 (Horizon Road)*. A minimum of a 20-foot landscape buffer shall be provided along Horizon Road (*FM-3097*) (*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 20-foot landscape buffer.

(b) *Landscape Areas Adjacent to the Eastern Property Line*. A minimum of a ten (10) foot landscape buffer shall be provided adjacent to the eastern boundary (*i.e. adjacent to Tracts 44-01 & 45-5 of the W. W. Ford Survey, Abstract No. 80*), and shall incorporate ground cover and a shrubbery along the entire length of the frontage. Within this buffer the applicant shall provide canopy trees on 20-foot centers along the entire adjacency.

(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.

June 27, 2022

TO: Fred Gans
CDC Equities, LLC
2323 Tarpley Road, Suite 100
Carrollton, TX 75006

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

SUBJECT: Z2022-019; Zoning Change (AG to PD) for Garages Texas

Mr. Gans:

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 June 6, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

The following are staff's recommendations concerning this case:

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

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

Planning and Zoning Commission

On May 10, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the applicant's request for a Zoning Change by a vote of 6-0, with Commissioner Womble absent.

City Council

On May 16, 2022, the City Council approved a motion to approve the zoning change with the conditions of approval by a vote of 7-0.

On June 6, 2022, the City Council approved a motion to approve the zoning change with a vote of 6-0, with council member Macalik absent.

Included with this letter is a copy of *Ordinance No. 22-32*, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning