



PLANNING AND ZONING CASE CHECKLIST

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET
ROCKWALL, TX 75087

P&Z CASE # Z2022-032 P&Z DATE July 12, 2022 CC DATE _____ Approved/Denied

ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

Zoning Application

- ☒ Specific Use Permit
- ☐ Zoning Change
- ☐ PD Concept Plan
- ☐ PD Development Plan

Site Plan Application

- ☐ Site Plan
- ☐ Landscape Plan
- ☐ Treescape Plan
- ☐ Photometric Plan
- ☐ Building Elevations
- ☐ Material Samples
- ☐ Color Rendering

Platting Application

- ☐ Master Plat
- ☐ Preliminary Plat
- ☐ Final Plat
- ☐ Replat
- ☐ Administrative/Minor Plat
- ☐ Vacation Plat
- ☐ Landscape Plan
- ☐ Treescape Plan

HPAB Application

- ☐ Exhibit

Miscellaneous Application

- ☐ Variance/Exception Request

☐ Copy of Ordinance (ORD# _____)

☒ Applications

☐ Receipt

☒ Location Map

☒ HOA Map

☒ PON Map

☐ FLU Map

☒ Newspaper Public Notice

☒ 500-foot Buffer Public Notice

☐ Project Review

☐ Staff Report

☐ Correspondence

☐ Copy-all Plans Required

☐ Copy-Mark-Ups

☐ City Council Minutes – Laserfiche

☐ Minutes-Laserfiche

☐ Plat Filled 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 PLANNING CASE NO.

22022-032

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)

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- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- ☒ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

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

NOTES:

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 2205 Ridge Road (Property ID #86686)

SUBDIVISION The Woods of Rockwall Addition

LOT 1 & 2 BLOCK A

GENERAL LOCATION Ridge Road & Yellowjacket Lane

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial

CURRENT USE Undeveloped

PROPOSED ZONING Commercial

PROPOSED USE Tunnel Car Wash

ACREAGE 2.47

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

☒ OWNER Squirrels' Real Estate LLC

☒ APPLICANT Squirrels' Real Estate LLC

CONTACT PERSON Jeff Newland - Owner Rep

CONTACT PERSON Kirk Eyring

ADDRESS 203 S. First St.

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CITY, STATE & ZIP Lufkin, Texas 75901

CITY, STATE & ZIP Lufkin, Texas 75901

PHONE (936) 632-6033

PHONE (713) 550-2025

E-MAIL jnewland@smittyscarwash.com

E-MAIL keyring@smittyscarwash.com

NOTARY VERIFICATION [REQUIRED]

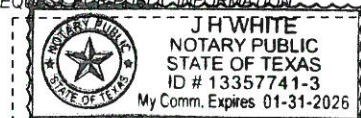
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jeff Newland [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 237.05 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 2nd DAY OF June, 20 22. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 2 DAY OF June, 20 22

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

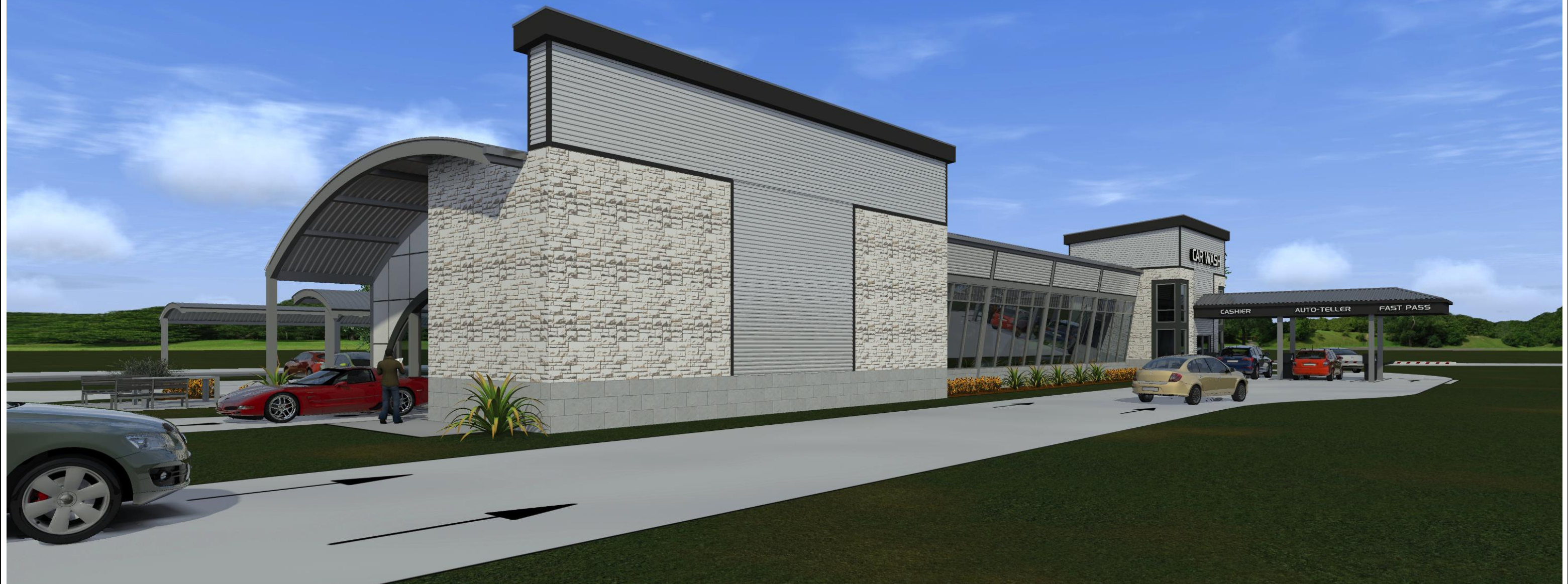


MY COMMISSION EXPIRES

01/31/2026

modernwash

© 2017



9/10/21

modernwash® COPYRIGHT 2021

5220 SCOTTSVILLE RD.
BOWLING GREEN, KY 42104
800.511.7208
info@modernwash.net

Smitty's Wash
Rockwall, Texas











modernwash © 2017



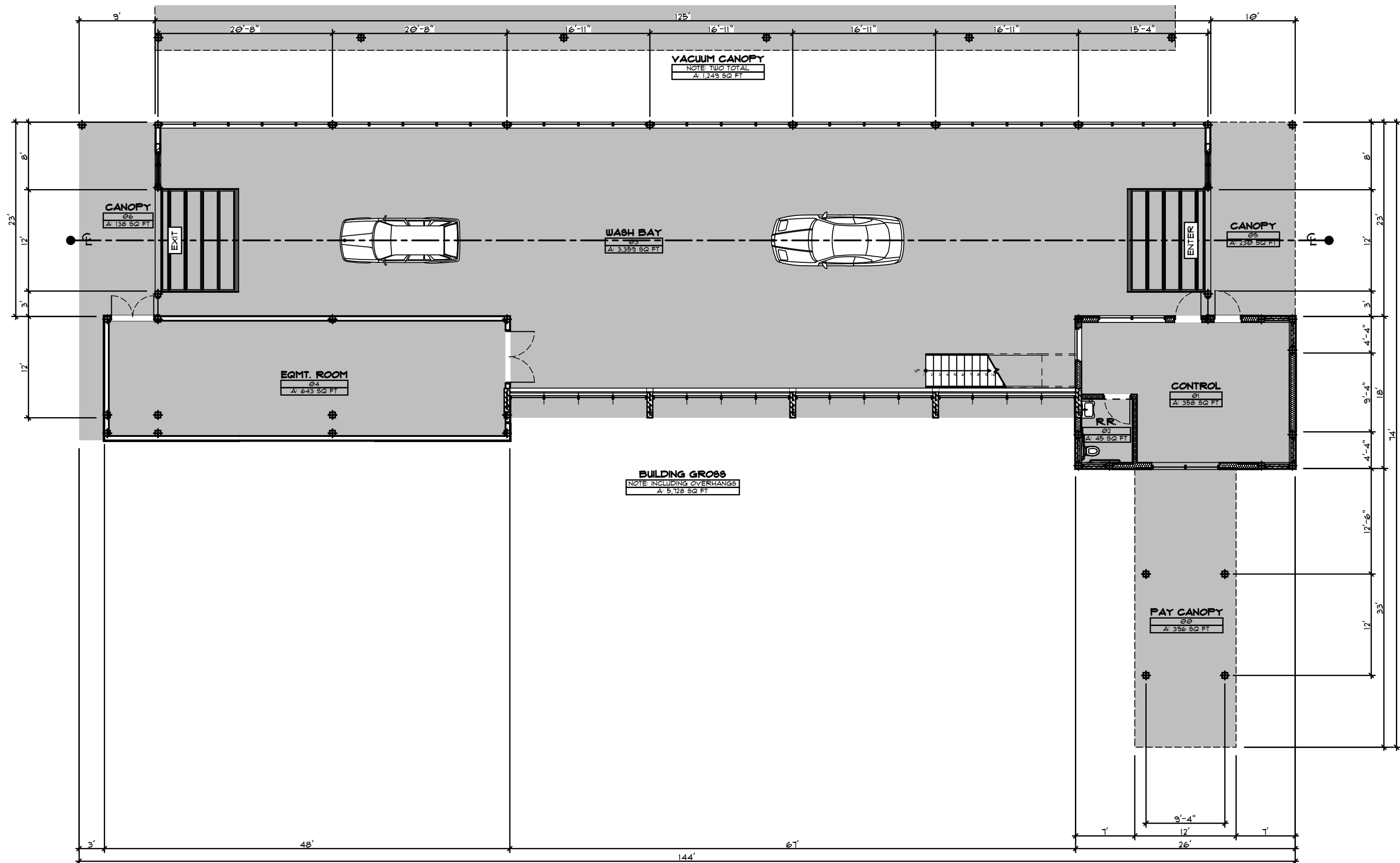
modernwash^{© 2017}



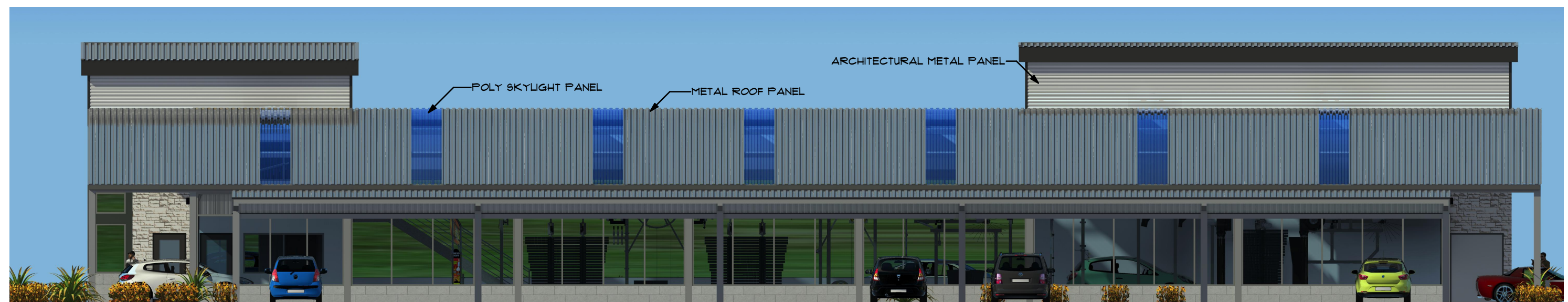
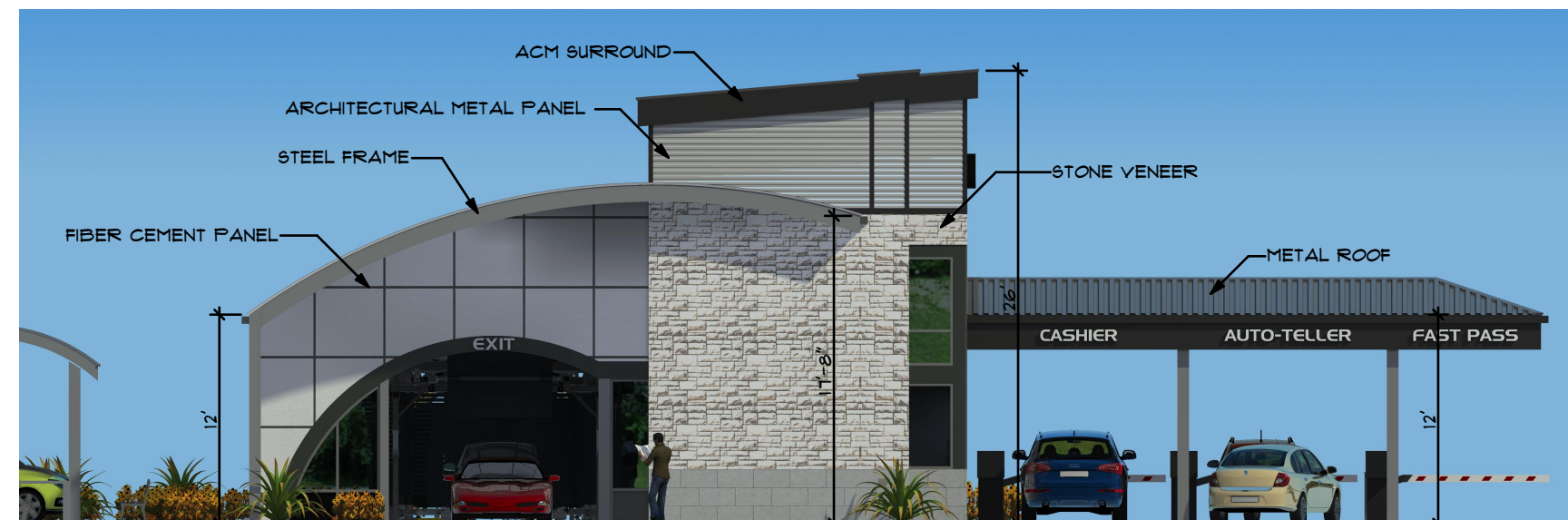








BUILDING GROSS
NOTE: INCLUDING OVERHANGS
A: 5,128 SQ. FT.





TYPICAL SPECIFICATIONS :

1. I-5 HIGH STRENGTH TUBULAR STEEL (HSS) STRUCTURAL FRAME MEMBERS. DESIGNED TO THE MOST RECENT IBC OR CURRENT LOCAL BUILDING CODES WITH STANDARD DESIGN LOADS OF THE GREATER VALUE OF 30 LBS. PER S.F. LIVE LOAD AND 100 MPH SUSTAINED WIND LOAD OR SITE SPECIFIC CONDITIONS AND APPLICABLE ZONE REGARDING SEISMIC LOADS. CONNECTING BOLTS SHALL BE A-307 OR A-325 SPECIFICATIONS, HIDDEN AT ALL CONNECTIONS. ALL FRAME MEMBERS SHALL BE STRUCTURAL STEEL TUBE SIZED ACCORDING TO STRUCTURAL ENGINEERING CALCULATIONS MINIMUM .120 WALL THICKNESS.

2. ALL FRAME MEMBERS DESIGNED ACCORDING TO THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) FOR COLD FORMED STRUCTURAL MEMBERS. ALL FABRICATION WELDS SHALL BE IN ACCORDANCE WITH THE GUIDELINES OF THE AMERICAN WELDING SOCIETY (AWS). FIELD WELDING IS NOT REQUIRED.

3. STRUCTURAL CALCULATIONS AND STAMPED ENGINEERING IS PROVIDED TO MEET FEDERAL, LOCAL CODES AND SITE CONDITIONS DETERMINED BY ZONES.

FRAME FINISH :

1. ALL TUBULAR STRUCTURAL STEEL MEMBERS SHALL BE PREPARED WITH OUR I-5 FINISH SYSTEM WHICH IS A TGIC POLY POWDER COATING WITH A ZINC ENRICHED APPLIED PRIMER IN MULTIPLE LAYERS.

ROOFING :

1. PRE-FINISHED MEGA-RIB ROOF PANEL.

2. TOPGAL 21MM POLYCARBONATE STANDING SEAM ROOF SYSTEM.

OTHER ROOF SYSTEMS AVAILABLE. SEE MANUFACTURER FOR SPECIFIC MATERIALS SPECS.

GLAZING :

1. ALL STANDARD GLASS SYSTEMS SHALL BE STOREFRONT TYPE SYSTEMS WITH 1/4" UNINSULATED OR 1" INSULATED (INCOLDWEATHERPACKAGE) SAFETYGLASS. SECURED WITH 41/2" ANODIZED ALUMINUM FRAMEWORK WITH URETHANE SEALS.

KNEE WALL PANELS :

1. KNEE WALL GLAZING PANELS SHALL BE 3MM ALUMINUM COMPOSITE MATERIAL (ACM) IN COORDINATING COLORS.

2. SCREW ON STACKED CULTURED STONE.

PVC TUNNEL DIVISOR WALLS :

1. SHALL CONSIST OF GALVANIZED STEEL 18 GAUGE STUDS FORMING A WALL FRAME WITH SOLID SHEETING APPLIED TO THE TUNNEL SIDE, COVERED WITH A WATER RESISTANT WRAP (SIMILAR TO DUPONT TYVEK) WITH A 1/2" TONGUE AND GROOVE PVC PANELS APPLIED WITH MATCHING TRIMS.

MAN DOORS :

1. EQUIPMENT ROOM: STEEL SLAB PAINTED MAN DOORS @ ENTRANCE / EXTERIOR.

2. PVC WRAPPED FIBERGLASS MAN DOOR FOR EQUIPMENT ROOM TO TUNNEL ACCESS.

3. ALUMINUM MAN DOORS WITH GLASS AT ALL EXTERIOR OFFICE AREA LOCATIONS.

- AXIOM PRIME X -

Car Wash DROPPED CURVE ROOF DESIGN

Features:

Decorative Building Surround
Fiber Cement Panel Cladding
Stone Panel Cladding
Architectural Metal Panel Cladding
Metal Roof Panels





ABD Engineering & Design

Architectural Acoustics • AV Design • Noise & Vibration

June 30, 2020

Introduction

ABD Engineering & Design, Inc., (ABD) was retained by Tommy Car Wash to complete a noise study of the new facility at 4665 32nd Ave, Hudsonville, MI 49426. Both long term and short term sound level measurements were collected at the site to capture noise levels generated by the Car Wash. Long term measurements were initiated on June 17, 2020 at 7:00 AM and were concluded on June 18, 2020 at 11:00 AM. Short term measurements were conducted on the morning of June 17. The following report details relevant acoustical concepts, and the results of our acoustical measurements.

Acoustical Terminology and Concepts

When dealing with sound, there is the physical quantity which is expressed as sound level and the perceived level which is expressed as loudness. Sound level is measured in units called decibels (abbreviated dB). Decibels are power ratios and are logarithmic quantities. Audible sound occurs over a wide frequency range, from approximately 20 Hertz (Hz) to 20,000 Hz. Human hearing does not respond equally to sounds at different frequencies (or pitch). Lower frequency sounds that are equally as “loud” have a much higher decibel level than high frequency sounds. To accommodate this variation in frequency sensitivity of human hearing, a frequency weighting can be applied to sound level measurements. When the weighting is applied, the resulting sound level measurements are said to be “A-weighted” and the decibel level is abbreviated dBA.


While the decibel or A-weighted decibel are the basic units used for noise measurement, other indices are also used. One common index, the equivalent sound level, abbreviated as Leq, is commonly used to indicate the average sound level over a period of time. Leq represents the steady level of sound which would contain the same amount of sound energy as does the actual time varying sound level. Although it is an average, it is strongly influenced by the loudest events occurring during the time period because these loudest events contain most of the sound energy.

Listed in Table 1 are some commonly encountered noises, their A-weighted level, and associated subjective evaluations:

NOISE STUDY

JUNE 2020

Table 1: Noise Source Comparison

Subjective Evaluation	A-weighted Decibels		Examples
Deafening	140 dBA		Near Jet Engine
	130 dBA		Threshold of Pain
	120 dBA		Threshold of Feeling – Hard Rock Band
Very Loud	100 dBA		Loud Auto Horn (at 10 ft)
	90 dBA		OSHA 8 Hour Noise Exposure Limit
Loud	80 dBA		Shouting at 1m (3 ft)
	70 dBA		Busy Office
Moderate	60 dBA		Conversational Speech at 1m (3 ft)
	50 dBA		Average Office
Faint	40 dBA		Soft Radio Music in Apartment
	30 dBA		Average Residence without Stereo Playing
Very Faint	20 dBA		Average Whisper
	10 dBA		Human Breathing
Threshold of Hearing	0 dBA		Threshold of Audibility

Adapted from *Concepts in Architectural Acoustics* by M. David Egan (1972) and *Architectural Acoustics: Principles and Design* by M. Mehta, J. Johnson, and J. Rocafort (1999)

Instrumentation

One (1) Larson-Davis Laboratories Model 831 sound level meter was used for all short term measurements reported here. The Model 831 sound level meter was equipped with a Larson-Davis Laboratories model 377B20 microphone and Larson-Davis Laboratories Model PRM831 preamplifier. This meter conforms to the ANSI Standard Specifications for Sound Level Meters S1.4-1983 (R2006), Type 1 (Precision), and the IEC Standard 61672-1 Ed. 1.0 (2002-05), Sound-Level Meters, Class 1. The instrument was calibrated and is traceable to The National

NOISE STUDY

JUNE 2020

Institute of Standards. Evidence of traceability is on file at the Larson Davis Corporate Headquarters. The meter calibration was field verified before and after the measurement session.

Four Soft-dB, Piccolo Model sound level meters were used for A-weighted measurements for the 24-hour noise study. These meters conform to ANSI Standard Specifications for Sound Level Meters S1.4-1983 (R2006), Type 2, and the IEC Standard 61672-1 Ed. 1.0 (2002-05), Sound Level Meters Class 2. The instruments were calibrated and are traceable to the National Institute of Standards. Evidence of traceability is on file at the Soft-dB Corporate Headquarters. The meters were field verified before and after the measurement session.

Atmospheric Conditions

ABD completes noise measurements within atmospheric limits specified in ANSI S12.9 *Quantities and Procedures for Description and Measurement of Environmental Sound* and S12.18 *Outdoor Measurement of Sound Pressure Level* for environmental noise measurements. Data measured during higher wind speeds risk reliability contamination due to wind noise on the microphone, and repeatability limitations due to the directionality of the receiver relative to the noise source.

The environmental conditions, as measured at the Gerald R. Ford International Airport, in Grand Rapids MI on June 17-18, 2020 were within the range of the specified limits and are summarized in Table 2.

Table 2: Environmental conditions during testing over June 17 & 18, 2020

Time	Average Temperature (F)	Average Relative Humidity	Nominal Wind Direction	Average Wind Speed (MPH)	Precipitation (in.)
June 17-18, 2020	72°	58 %	E	3.8 mph	0.0 in

Environmental data provided by www.wunderground.com, from the Gerald R. Ford International Airport Weather Station

Noise Measurements

Noise measurements were completed at a variety of interior and exterior positions, as shown in Figure 1. The measurement locations indicated by the red squares are where the long-term measurements were taken. The locations indicated by the blue circles (and the blue gradations) are the suggested measurement locations by Tommy Car Wash and represent the short-term measurements taken while on site.

NOISE STUDY

JUNE 2020

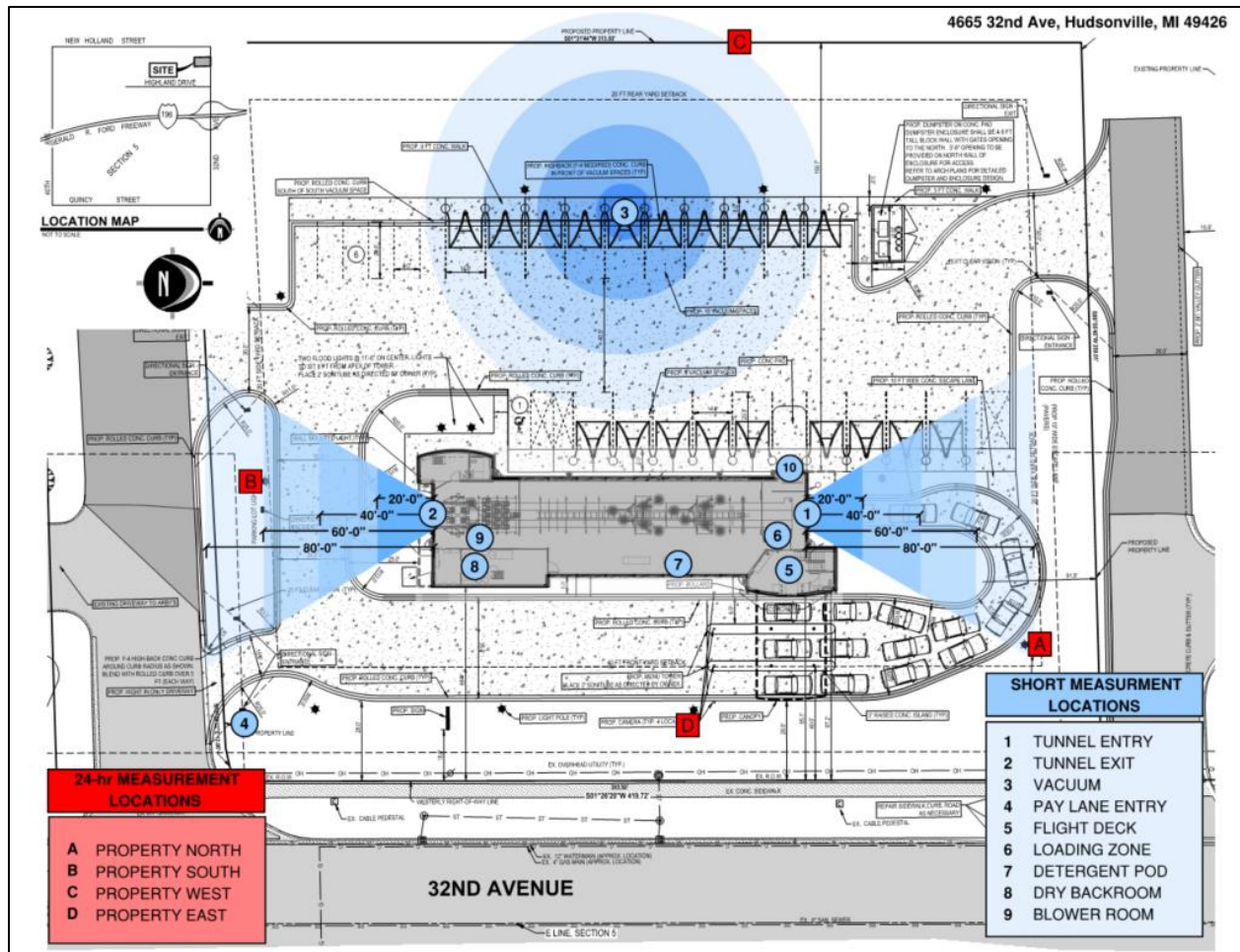


Figure 1: Site Plan with Measurement Locations

Short-Term Measurements

A description of each measurement location is provided for clarity. The short-term measurements (1-10) were taken with the Larson Davis Model 831 hand-held meter.

- 1) Tunnel Entry: This position is the vehicular entry location to the car-wash structure. Measurements were also taken at the vehicle entry to the building and at 20', 40' and 60' from the entrance towards the north of the building. All measurements were in-line with the vehicle path as it moves through the car-wash process.
- 2) Tunnel Exit: This position is the vehicular exit location to the car-wash structure. Measurements were also taken at the vehicle's exit location at distances of 20', 40', 60', and 80' from the exit towards the south of the building. All measurements were in-line with the vehicle path as it exits the car-wash process.
- 3) Vacuum: This position is intended to capture the operational noise of a single vacuum unit for which Vacuum #12 was selected. It was observed that on this unit with both hose nozzles stowed, there was a significant whistling noise being generated by the air-flow

NOISE STUDY

JUNE 2020

leakage at the storage pocket. Since typical use would involve using at least one of the hoses, one hose was removed from its pocket and placed on the ground during measurements.

Measurements were also taken relative to this vacuum station at distances of 20', 40', 60', and 80' to the west of the vacuum bay. These measurements of vacuum operational noise at these distances to the west were completed with all vacuum units within this bay operating simultaneously. This was in order to capture the loudest operating condition.

- 4) Pay Lane Entry: This location is the vehicle entry point to the property, for users who proceed through the car wash process.
- 5) Flight Deck: This location was to capture the noise within the enclosed office area where employees interact with customers through the drive-through window.
- 6) Loading Zone: This is the position where vehicles are transitioned onto the conveyer system for shuttling the car through the car-wash mechanism.
- 7) Detergent Pod: This position is located behind the bank of car-wash detergent chemical storage and delivery tanks.
- 8) Dry Backroom: This position is located within a separate closed room behind the blower bay of the car-wash facility. Chemical pumping equipment was observed within this room.
- 9) Blower Room: This space is the area where the air-blowers are used to dry the vehicles after being washed and rinsed, it is near the vehicular exit of the car-wash structure.
- 10) Mat Washer: This position is the location of two separate, self-service car mat-washer machines. Three measurements were taken at this position with one (1) of the mat washers on and operating, but no floor mat was being conveyed into the machine. The specific measurement locations are as follows: 3 ft. in front of door with the door closed, 6' in front of the door with the door closed, and 3' in front of the door with the door open.

It should be noted that noise measurements on the interior of the car wash were collected at these various locations, and during multiple operating conditions for the car wash. This was done to provide a general understanding of the noise generated within the car wash, as requested by Tommy Car Wash. It should be understood that the noise measurements that were collected are strictly informational. To understand regulations for OSHA's allowable noise exposure, please refer to the OSHA standard. For compliance to this standard, noise dosimetry testing should be performed on individual employees that spend significant amounts of time in high noise areas that are identified in the following results. Listed in Table 3 are the results of these short-term measurements. Reported here are the loudest measured levels at each measurement location over the various operating conditions evaluated.

NOISE STUDY

JUNE 2020

Table 3: Short-term Measurement Results

Short-term Measurement Locations	Measured Sound Pressure Level dB(A)¹
(1) Tunnel Entry	86
(2) Tunnel Exit	95
(3) Vacuum	90
(4) Pay Lane Entry	67
(5) Flight Deck	66
(6) Loading Zone	91
(7) Detergent Pod	93
(8) Dry Backroom	92
(9) Blower Room	104
(10) Mat Washer	86

Utilizing the short-term measurement results, we have projected how noise generated by Tommy Car Wash will propagate over the property; these results are shown in Figure 2. Please note that our measurements at distances away from the vacuum include the noise levels with all vacuums in operation (worst case scenario). This “all-vacuums on” condition was projected onto the entire property for the sound map. It should be noted that noise contribution from the vacuums dominated the noise levels at the entrance, so the results shown at the entrance on the sound map exceed the short term measurements taken in these locations with no vacuum in operation.

¹ Reported values are for the loudest operating condition captured during the measurement session.

NOISE STUDY

JUNE 2020

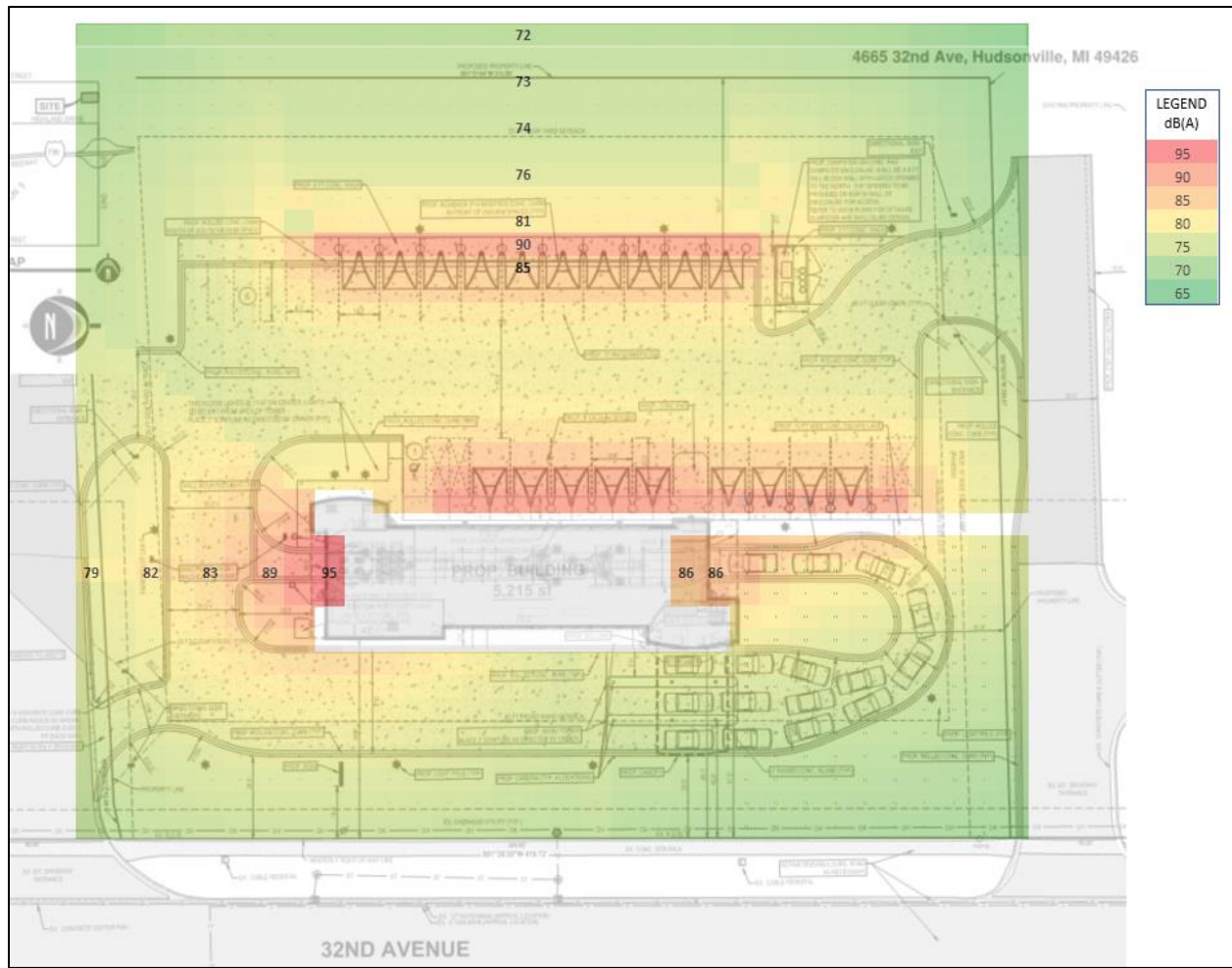


Figure 2: Sound Map of Tommy's Car Wash Property

Long-Term Measurements

The long-term measurements (A-D) were taken with the Soft-dB Piccolo meters and located at the perimeter of the property as shown in Figure 1. Locations A, B, and D were approximately 9' above the ground. Location C was 5' above the ground.

All meters were set to run with a 1-second sampling interval and using exponential (slow) detector integration methods. The time-history results of these long-term measurements over the time interval are shown in Figure 3.

NOISE STUDY

JUNE 2020

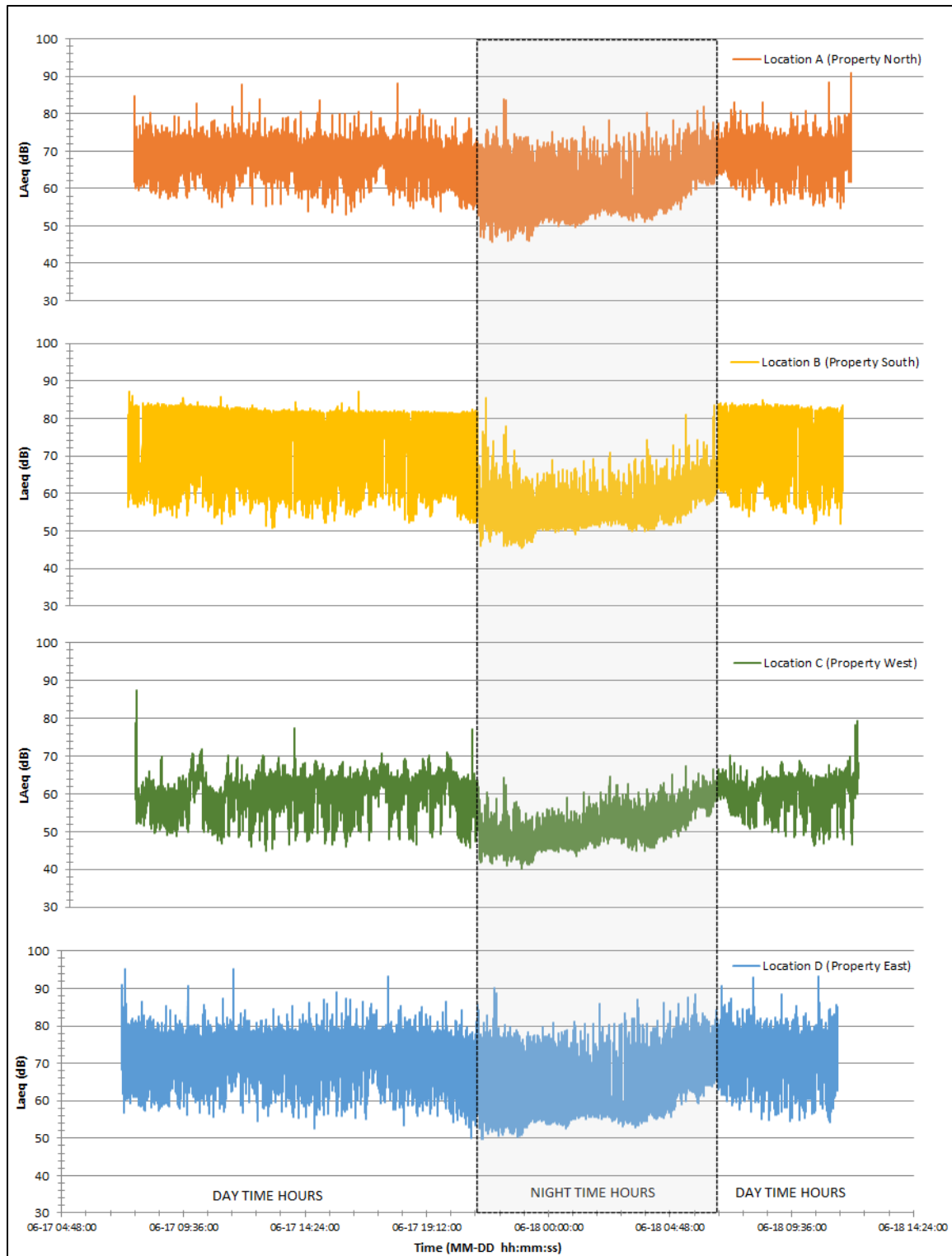


Figure 3: Time-History Results of Long-Term Measurements

NOISE STUDY

JUNE 2020

Measurement Location A and D, on the street side of the property, show no clear transition between the car wash operational noise and the nighttime noise collected at this position. Consistent with observations made at site, the noise at these locations is dominated by general traffic noise. Also note that at both Location A and D, there are a significant number of short-term peaks in these time histories. Again, based on observations made on site, these peaks are likely due to motorcycles passing by, and trucks traversing pot-holes producing a series of “bangs & clanks” as the vehicle navigated the uneven road surface.

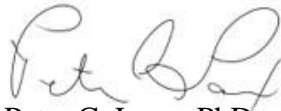
Noise data at Location B and C clearly show a distinction between the day-time (operational hours) and night-time noise levels. Location B in particular, has the loudest consistent noise levels due to the dryers at the exit..

If you have any questions, please call.

Sincerely,

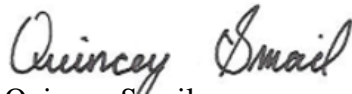
ABD ENGINEERING & DESIGN, INC.

Per:



Peter C. Laux, PhD

Chief Scientist and Senior Consultant



Quincey Smail

Acoustical Consultant

cc: Marci Boks – ABD Engineering & Design



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PLANNING AND ZONING DEPARTMENT

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ROCKWALL, TX 75087

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☐ Minutes-Laserfiche

☐ Plat Filled Date _____

☐ Cabinet # _____

☐ Slide # _____

Notes: _____

Zoning Map Updated _____



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
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Rockwall, Texas 75087

STAFF USE ONLY

PLANNING PLANNING CASE NO.

22022-032

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CITY ENGINEER:

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2205 Ridge Road (Property ID #86686)

SUBDIVISION The Woods of Rockwall Addition

LOT 1 & 2 BLOCK A

GENERAL LOCATION Ridge Road & Yellowjacket Lane

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial

CURRENT USE Undeveloped

PROPOSED ZONING Commercial

PROPOSED USE Tunnel Car Wash

ACREAGE 2.47

LOTS [CURRENT]

LOTS [PROPOSED]

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☒ OWNER Squirrels' Real Estate LLC

☒ APPLICANT Squirrels' Real Estate LLC

CONTACT PERSON Jeff Newland - Owner Rep

CONTACT PERSON Kirk Eyring

ADDRESS 203 S. First St.

ADDRESS 203 S. First St.

CITY, STATE & ZIP Lufkin, Texas 75901

CITY, STATE & ZIP Lufkin, Texas 75901

PHONE (936) 632-6033

PHONE (713) 550-2025

E-MAIL jnewland@smittyscarwash.com

E-MAIL keyring@smittyscarwash.com

NOTARY VERIFICATION [REQUIRED]

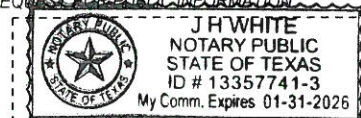
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jeff Newland [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 237.05 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 2nd DAY OF June, 20 22. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 2 DAY OF June, 20 22

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

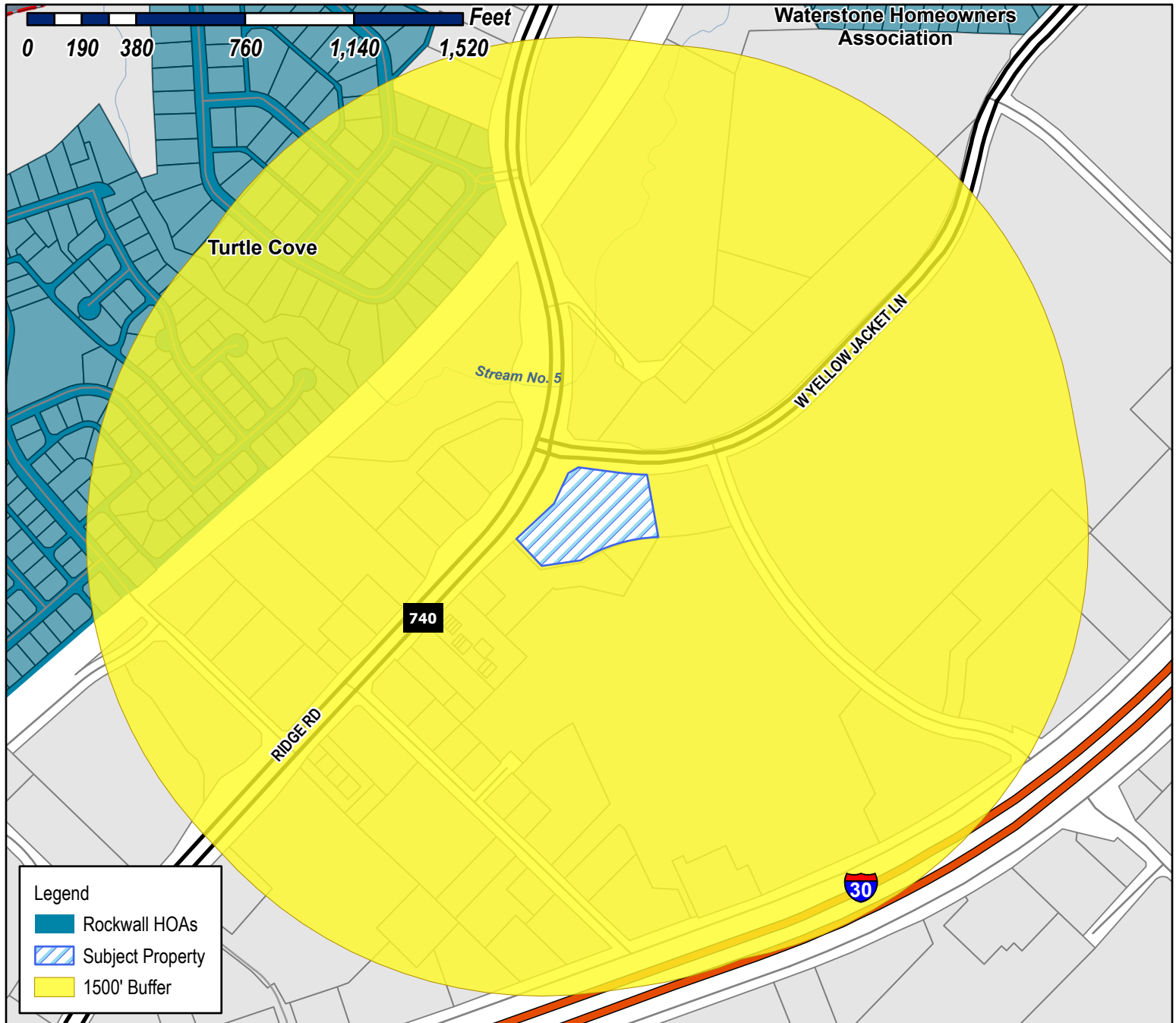
01/31/2026



City of Rockwall

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

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



Case Number: Z2022-032
Case Name: SUP for Smitty's Car Wash
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 2205 Ridge Road

Date Saved: 6/17/2022

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

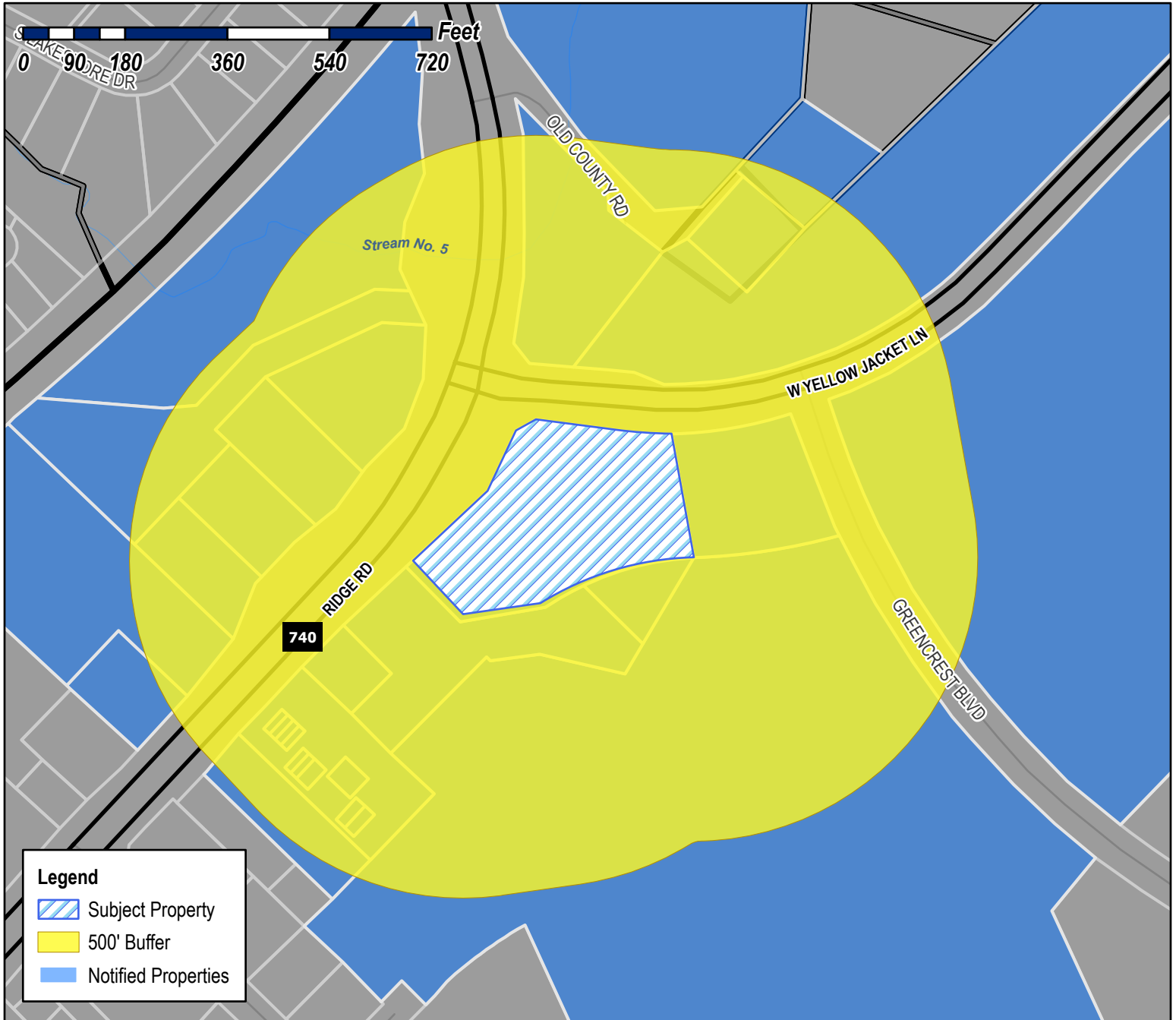




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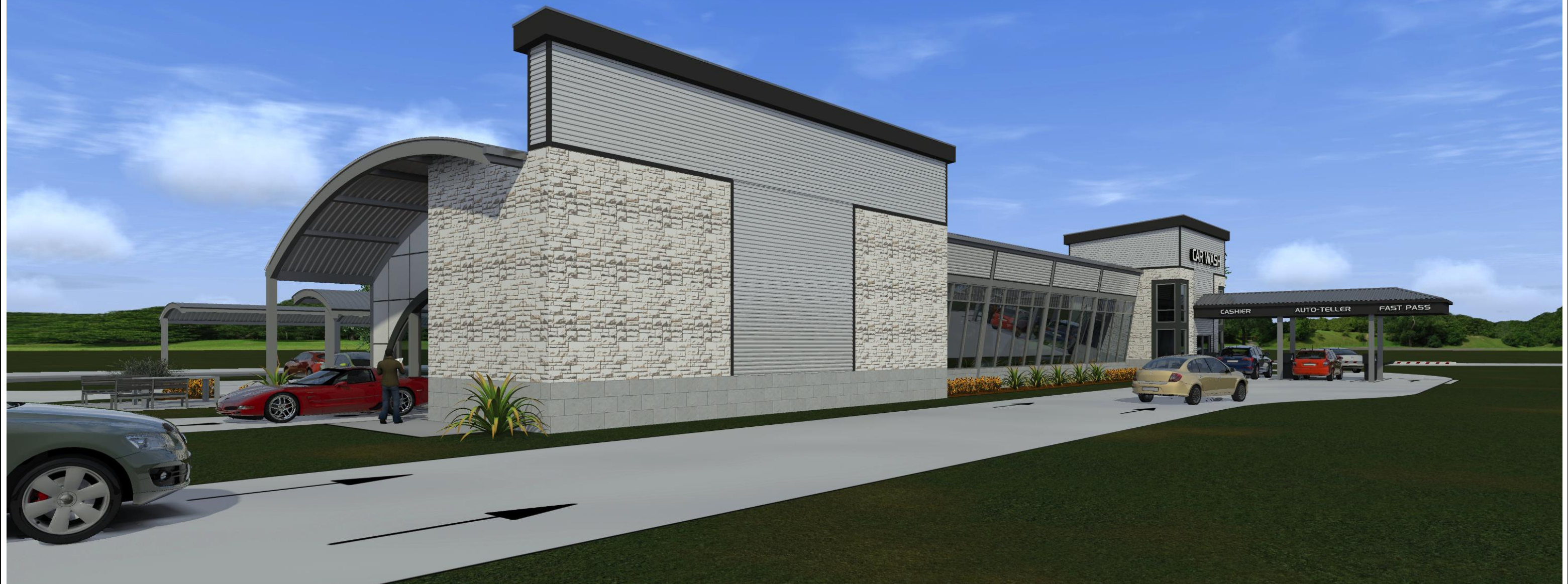
Date Saved: 6/17/2022

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



modernwash

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9/10/21

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5220 SCOTTSVILLE RD.
BOWLING GREEN, KY 42104
800.511.7208
info@modernwash.net

Smitty's Wash
Rockwall, Texas











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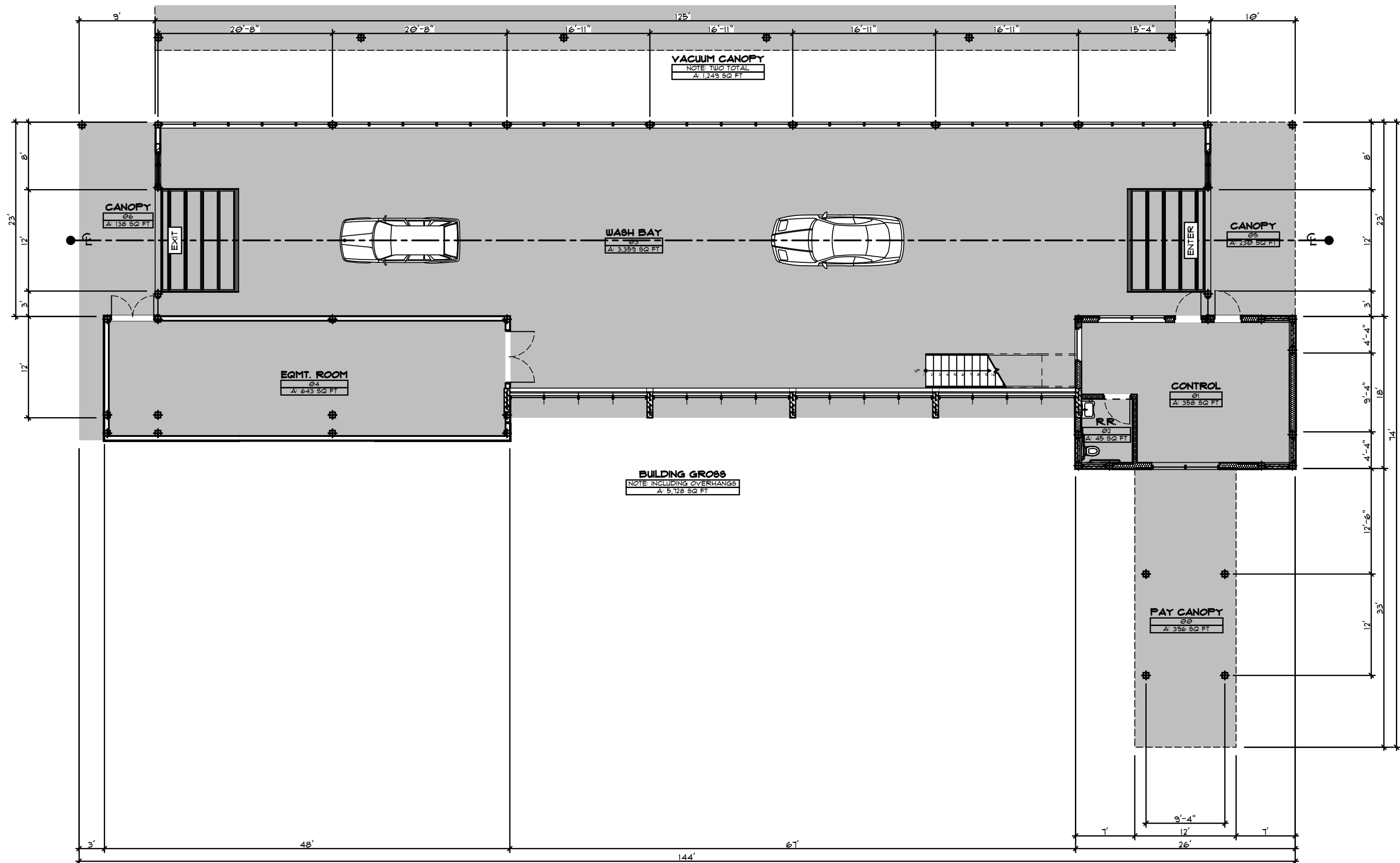


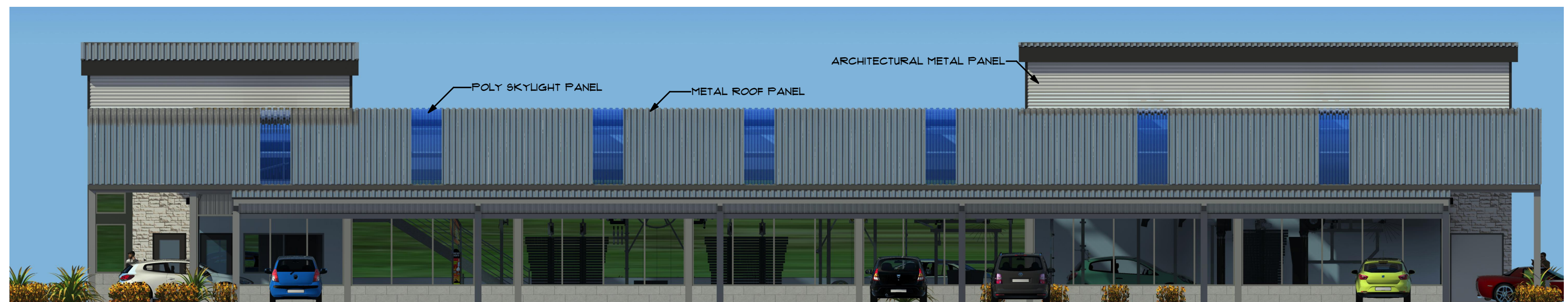
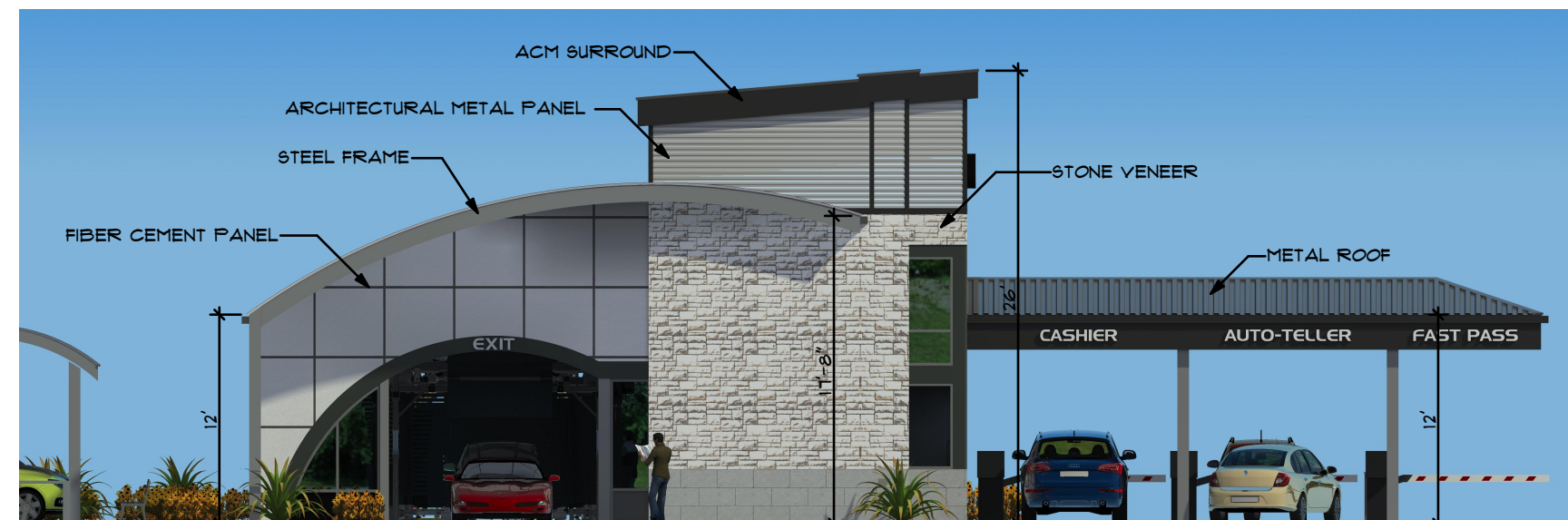


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TYPICAL SPECIFICATIONS :

1. I-5 HIGH STRENGTH TUBULAR STEEL (HSS) STRUCTURAL FRAME MEMBERS. DESIGNED TO THE MOST RECENT IBC OR CURRENT LOCAL BUILDING CODES WITH STANDARD DESIGN LOADS OF THE GREATER VALUE OF 30LBS. PER S.F. LIVE LOAD AND 100 MPH SUSTAINED WIND LOAD OR SITE SPECIFIC CONDITIONS AND APPLICABLE ZONE REGARDING SEISMIC LOADS. CONNECTING BOLTS SHALL BE A-307 OR A-325 SPECIFICATIONS, HIDDEN AT ALL CONNECTIONS. ALL FRAME MEMBERS SHALL BE STRUCTURAL STEEL TUBE SIZED ACCORDING TO STRUCTURAL ENGINEERING CALCULATIONS MINIMUM .120 WALL THICKNESS.

2. ALL FRAME MEMBERS DESIGNED ACCORDING TO THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) FOR COLD FORMED STRUCTURAL MEMBERS. ALL FABRICATION WELDS SHALL BE IN ACCORDANCE WITH THE GUIDELINES OF THE AMERICAN WELDING SOCIETY (AWS). FIELD WELDING IS NOT REQUIRED.

3. STRUCTURAL CALCULATIONS AND STAMPED ENGINEERING IS PROVIDED TO MEET FEDERAL, LOCAL CODES AND SITE CONDITIONS DETERMINED BY ZONES.

FRAME FINISH :

1. ALL TUBULAR STRUCTURAL STEEL MEMBERS SHALL BE PREPARED WITH OUR I-5 FINISH SYSTEM WHICH IS A TGIC POLY POWDER COATING WITH A ZINC ENRICHED APPLIED PRIMER IN MULTIPLE LAYERS.

ROOFING :

1. PRE-FINISHED MEGA-RIB ROOF PANEL.

2. TOPGAL 21MM POLYCARBONATE STANDING SEAM ROOF SYSTEM.

OTHER ROOF SYSTEMS AVAILABLE. SEE MANUFACTURER FOR SPECIFIC MATERIALS SPECS.

GLAZING :

1. ALL STANDARD GLASS SYSTEMS SHALL BE STOREFRONT TYPE SYSTEMS WITH 1/4" UNINSULATED OR 1" INSULATED (INCOLDWEATHERPACKAGE) SAFETYGLASS. SECURED WITHIN 41/2" ANODIZED ALUMINUM FRAMEWORK WITH URETHANE SEALS.

KNEE WALL PANELS :

1. KNEE WALL GLAZING PANELS SHALL BE 3MM ALUMINUM COMPOSITE MATERIAL (ACM) IN COORDINATING COLORS.

2. SCREW ON STACKED CULTURED STONE.

PVC TUNNEL DIVISOR WALLS :

1. SHALL CONSIST OF GALVANIZED STEEL 18 GAUGE STUDS FORMING A WALL FRAME WITH SOLID SHEETING APPLIED TO THE TUNNEL SIDE, COVERED WITH A WATER RESISTANT WRAP (SIMILAR TO DUPONT TYVEK) WITH A 1/2" TONGUE AND GROOVE PVC PANELS APPLIED WITH MATCHING TRIMS.

MAN DOORS :

1. EQUIPMENT ROOM: STEEL SLAB PAINTED MAN DOORS @ ENTRANCE / EXTERIOR.

2. PVC WRAPPED FIBERGLASS MAN DOOR FOR EQUIPMENT ROOM TO TUNNEL ACCESS.

3. ALUMINUM MAN DOORS WITH GLASS AT ALL EXTERIOR OFFICE AREA LOCATIONS.

- AXIOM PRIME X -

Car Wash DROPPED CURVE ROOF DESIGN

Features:

Decorative Building Surround
Fiber Cement Panel Cladding
Stone Panel Cladding
Architectural Metal Panel Cladding
Metal Roof Panels





ABD Engineering & Design

Architectural Acoustics • AV Design • Noise & Vibration

June 30, 2020

Introduction

ABD Engineering & Design, Inc., (ABD) was retained by Tommy Car Wash to complete a noise study of the new facility at 4665 32nd Ave, Hudsonville, MI 49426. Both long term and short term sound level measurements were collected at the site to capture noise levels generated by the Car Wash. Long term measurements were initiated on June 17, 2020 at 7:00 AM and were concluded on June 18, 2020 at 11:00 AM. Short term measurements were conducted on the morning of June 17. The following report details relevant acoustical concepts, and the results of our acoustical measurements.

Acoustical Terminology and Concepts

When dealing with sound, there is the physical quantity which is expressed as sound level and the perceived level which is expressed as loudness. Sound level is measured in units called decibels (abbreviated dB). Decibels are power ratios and are logarithmic quantities. Audible sound occurs over a wide frequency range, from approximately 20 Hertz (Hz) to 20,000 Hz. Human hearing does not respond equally to sounds at different frequencies (or pitch). Lower frequency sounds that are equally as “loud” have a much higher decibel level than high frequency sounds. To accommodate this variation in frequency sensitivity of human hearing, a frequency weighting can be applied to sound level measurements. When the weighting is applied, the resulting sound level measurements are said to be “A-weighted” and the decibel level is abbreviated dBA.


While the decibel or A-weighted decibel are the basic units used for noise measurement, other indices are also used. One common index, the equivalent sound level, abbreviated as Leq, is commonly used to indicate the average sound level over a period of time. Leq represents the steady level of sound which would contain the same amount of sound energy as does the actual time varying sound level. Although it is an average, it is strongly influenced by the loudest events occurring during the time period because these loudest events contain most of the sound energy.

Listed in Table 1 are some commonly encountered noises, their A-weighted level, and associated subjective evaluations:

NOISE STUDY

JUNE 2020

Table 1: Noise Source Comparison

Subjective Evaluation	A-weighted Decibels		Examples
Deafening	140 dBA		Near Jet Engine
	130 dBA		Threshold of Pain
	120 dBA		Threshold of Feeling – Hard Rock Band
Very Loud	100 dBA		Loud Auto Horn (at 10 ft)
	90 dBA		OSHA 8 Hour Noise Exposure Limit
Loud	80 dBA		Shouting at 1m (3 ft)
	70 dBA		Busy Office
Moderate	60 dBA		Conversational Speech at 1m (3 ft)
	50 dBA		Average Office
Faint	40 dBA		Soft Radio Music in Apartment
	30 dBA		Average Residence without Stereo Playing
Very Faint	20 dBA		Average Whisper
	10 dBA		Human Breathing
Threshold of Hearing	0 dBA		Threshold of Audibility

Adapted from *Concepts in Architectural Acoustics* by M. David Egan (1972) and *Architectural Acoustics: Principles and Design* by M. Mehta, J. Johnson, and J. Rocafort (1999)

Instrumentation

One (1) Larson-Davis Laboratories Model 831 sound level meter was used for all short term measurements reported here. The Model 831 sound level meter was equipped with a Larson-Davis Laboratories model 377B20 microphone and Larson-Davis Laboratories Model PRM831 preamplifier. This meter conforms to the ANSI Standard Specifications for Sound Level Meters S1.4-1983 (R2006), Type 1 (Precision), and the IEC Standard 61672-1 Ed. 1.0 (2002-05), Sound-Level Meters, Class 1. The instrument was calibrated and is traceable to The National

NOISE STUDY

JUNE 2020

Institute of Standards. Evidence of traceability is on file at the Larson Davis Corporate Headquarters. The meter calibration was field verified before and after the measurement session.

Four Soft-dB, Piccolo Model sound level meters were used for A-weighted measurements for the 24-hour noise study. These meters conform to ANSI Standard Specifications for Sound Level Meters S1.4-1983 (R2006), Type 2, and the IEC Standard 61672-1 Ed. 1.0 (2002-05), Sound Level Meters Class 2. The instruments were calibrated and are traceable to the National Institute of Standards. Evidence of traceability is on file at the Soft-dB Corporate Headquarters. The meters were field verified before and after the measurement session.

Atmospheric Conditions

ABD completes noise measurements within atmospheric limits specified in ANSI S12.9 *Quantities and Procedures for Description and Measurement of Environmental Sound* and S12.18 *Outdoor Measurement of Sound Pressure Level* for environmental noise measurements. Data measured during higher wind speeds risk reliability contamination due to wind noise on the microphone, and repeatability limitations due to the directionality of the receiver relative to the noise source.

The environmental conditions, as measured at the Gerald R. Ford International Airport, in Grand Rapids MI on June 17-18, 2020 were within the range of the specified limits and are summarized in Table 2.

Table 2: Environmental conditions during testing over June 17 & 18, 2020

Time	Average Temperature (F)	Average Relative Humidity	Nominal Wind Direction	Average Wind Speed (MPH)	Precipitation (in.)
June 17-18, 2020	72°	58 %	E	3.8 mph	0.0 in

Environmental data provided by www.wunderground.com, from the Gerald R. Ford International Airport Weather Station

Noise Measurements

Noise measurements were completed at a variety of interior and exterior positions, as shown in Figure 1. The measurement locations indicated by the red squares are where the long-term measurements were taken. The locations indicated by the blue circles (and the blue gradations) are the suggested measurement locations by Tommy Car Wash and represent the short-term measurements taken while on site.

NOISE STUDY

JUNE 2020

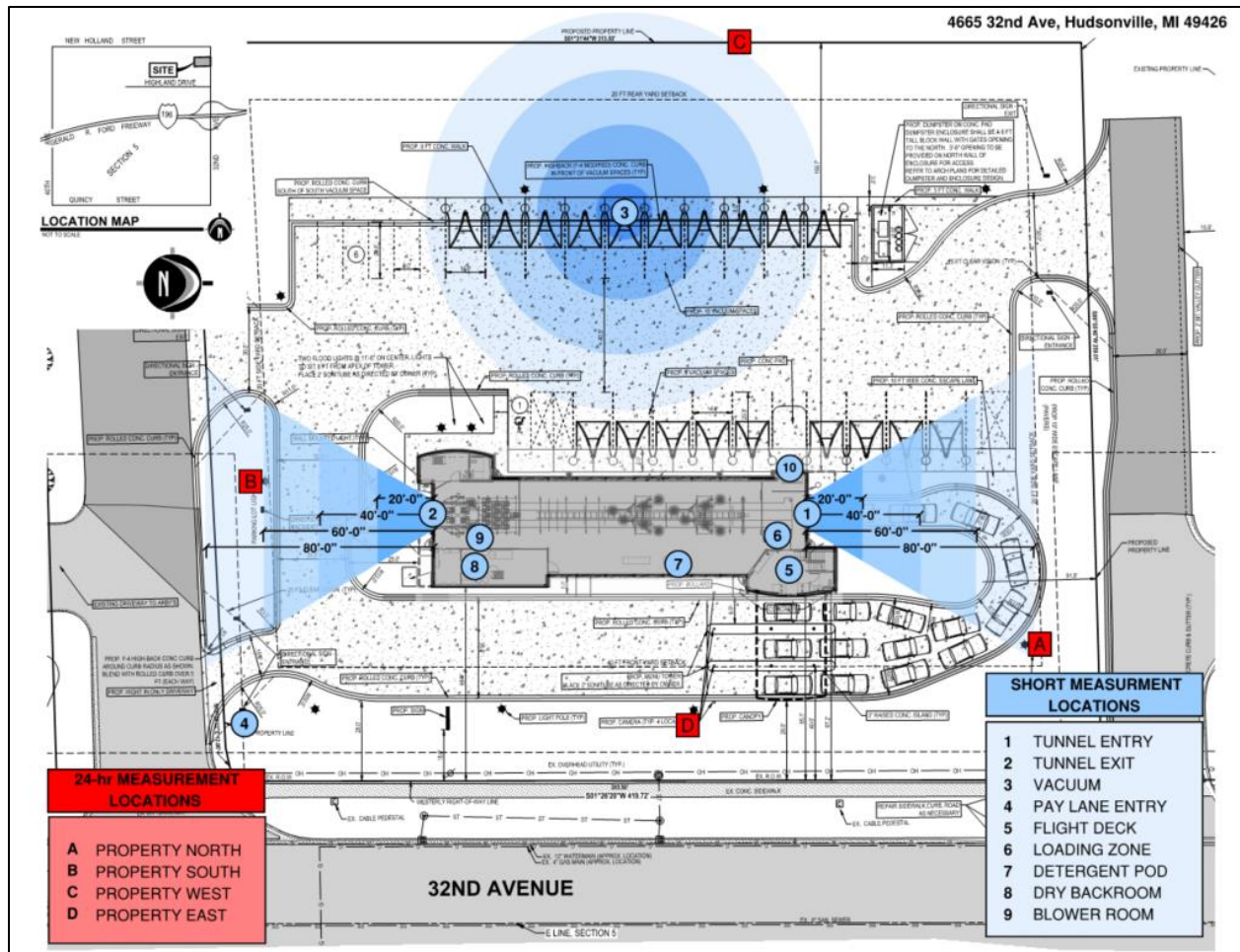


Figure 1: Site Plan with Measurement Locations

Short-Term Measurements

A description of each measurement location is provided for clarity. The short-term measurements (1-10) were taken with the Larson Davis Model 831 hand-held meter.

- 1) Tunnel Entry: This position is the vehicular entry location to the car-wash structure. Measurements were also taken at the vehicle entry to the building and at 20', 40' and 60' from the entrance towards the north of the building. All measurements were in-line with the vehicle path as it moves through the car-wash process.
- 2) Tunnel Exit: This position is the vehicular exit location to the car-wash structure. Measurements were also taken at the vehicle's exit location at distances of 20', 40', 60', and 80' from the exit towards the south of the building. All measurements were in-line with the vehicle path as it exits the car-wash process.
- 3) Vacuum: This position is intended to capture the operational noise of a single vacuum unit for which Vacuum #12 was selected. It was observed that on this unit with both hose nozzles stowed, there was a significant whistling noise being generated by the air-flow

NOISE STUDY

JUNE 2020

leakage at the storage pocket. Since typical use would involve using at least one of the hoses, one hose was removed from its pocket and placed on the ground during measurements.

Measurements were also taken relative to this vacuum station at distances of 20', 40', 60', and 80' to the west of the vacuum bay. These measurements of vacuum operational noise at these distances to the west were completed with all vacuum units within this bay operating simultaneously. This was in order to capture the loudest operating condition.

- 4) Pay Lane Entry: This location is the vehicle entry point to the property, for users who proceed through the car wash process.
- 5) Flight Deck: This location was to capture the noise within the enclosed office area where employees interact with customers through the drive-through window.
- 6) Loading Zone: This is the position where vehicles are transitioned onto the conveyer system for shuttling the car through the car-wash mechanism.
- 7) Detergent Pod: This position is located behind the bank of car-wash detergent chemical storage and delivery tanks.
- 8) Dry Backroom: This position is located within a separate closed room behind the blower bay of the car-wash facility. Chemical pumping equipment was observed within this room.
- 9) Blower Room: This space is the area where the air-blowers are used to dry the vehicles after being washed and rinsed, it is near the vehicular exit of the car-wash structure.
- 10) Mat Washer: This position is the location of two separate, self-service car mat-washer machines. Three measurements were taken at this position with one (1) of the mat washers on and operating, but no floor mat was being conveyed into the machine. The specific measurement locations are as follows: 3 ft. in front of door with the door closed, 6' in front of the door with the door closed, and 3' in front of the door with the door open.

It should be noted that noise measurements on the interior of the car wash were collected at these various locations, and during multiple operating conditions for the car wash. This was done to provide a general understanding of the noise generated within the car wash, as requested by Tommy Car Wash. It should be understood that the noise measurements that were collected are strictly informational. To understand regulations for OSHA's allowable noise exposure, please refer to the OSHA standard. For compliance to this standard, noise dosimetry testing should be performed on individual employees that spend significant amounts of time in high noise areas that are identified in the following results. Listed in Table 3 are the results of these short-term measurements. Reported here are the loudest measured levels at each measurement location over the various operating conditions evaluated.

NOISE STUDY

JUNE 2020

Table 3: Short-term Measurement Results

Short-term Measurement Locations	Measured Sound Pressure Level dB(A)¹
(1) Tunnel Entry	86
(2) Tunnel Exit	95
(3) Vacuum	90
(4) Pay Lane Entry	67
(5) Flight Deck	66
(6) Loading Zone	91
(7) Detergent Pod	93
(8) Dry Backroom	92
(9) Blower Room	104
(10) Mat Washer	86

Utilizing the short-term measurement results, we have projected how noise generated by Tommy Car Wash will propagate over the property; these results are shown in Figure 2. Please note that our measurements at distances away from the vacuum include the noise levels with all vacuums in operation (worst case scenario). This “all-vacuums on” condition was projected onto the entire property for the sound map. It should be noted that noise contribution from the vacuums dominated the noise levels at the entrance, so the results shown at the entrance on the sound map exceed the short term measurements taken in these locations with no vacuum in operation.

¹ Reported values are for the loudest operating condition captured during the measurement session.

NOISE STUDY

JUNE 2020

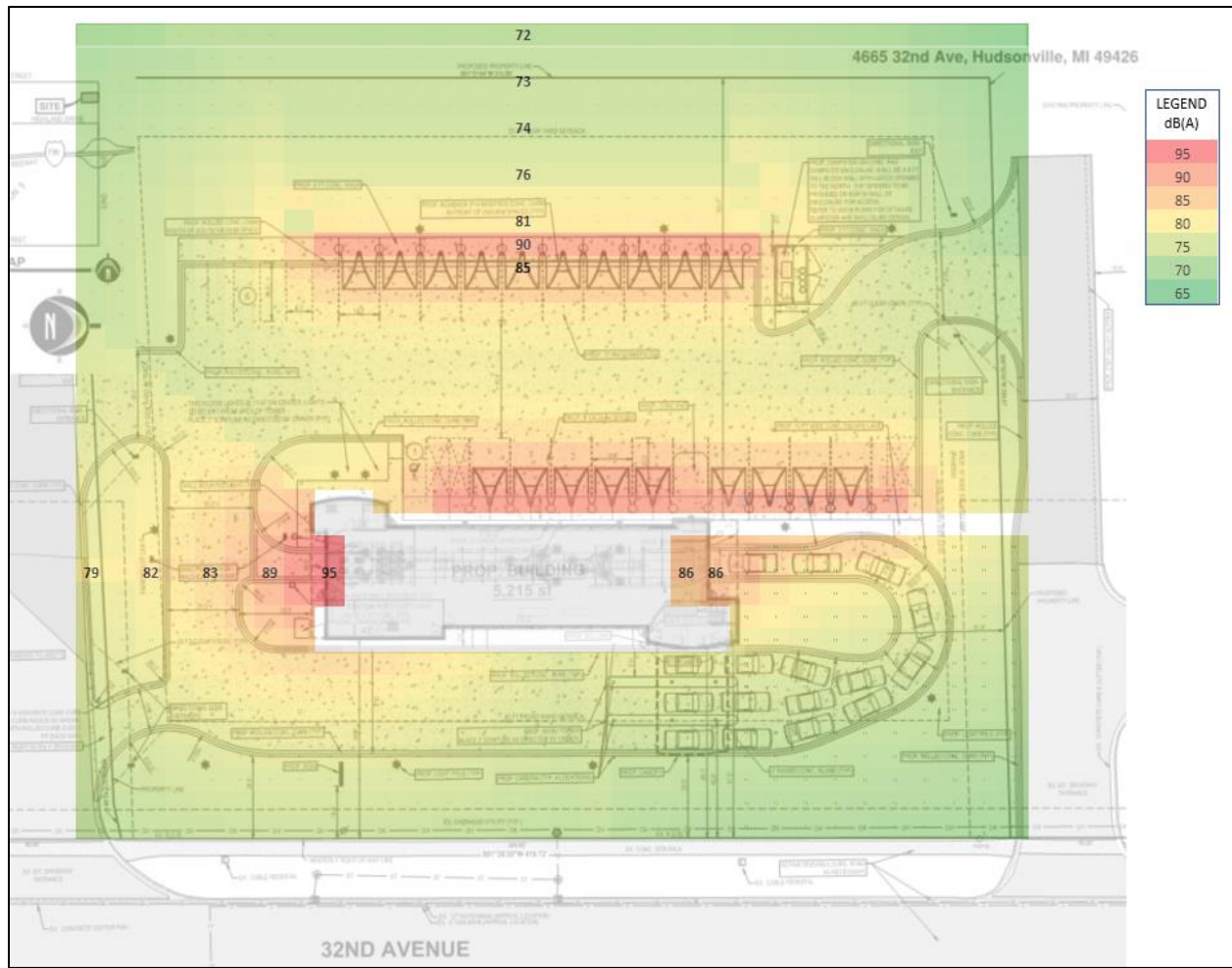


Figure 2: Sound Map of Tommy's Car Wash Property

Long-Term Measurements

The long-term measurements (A-D) were taken with the Soft-dB Piccolo meters and located at the perimeter of the property as shown in Figure 1. Locations A, B, and D were approximately 9' above the ground. Location C was 5' above the ground.

All meters were set to run with a 1-second sampling interval and using exponential (slow) detector integration methods. The time-history results of these long-term measurements over the time interval are shown in Figure 3.

NOISE STUDY

JUNE 2020

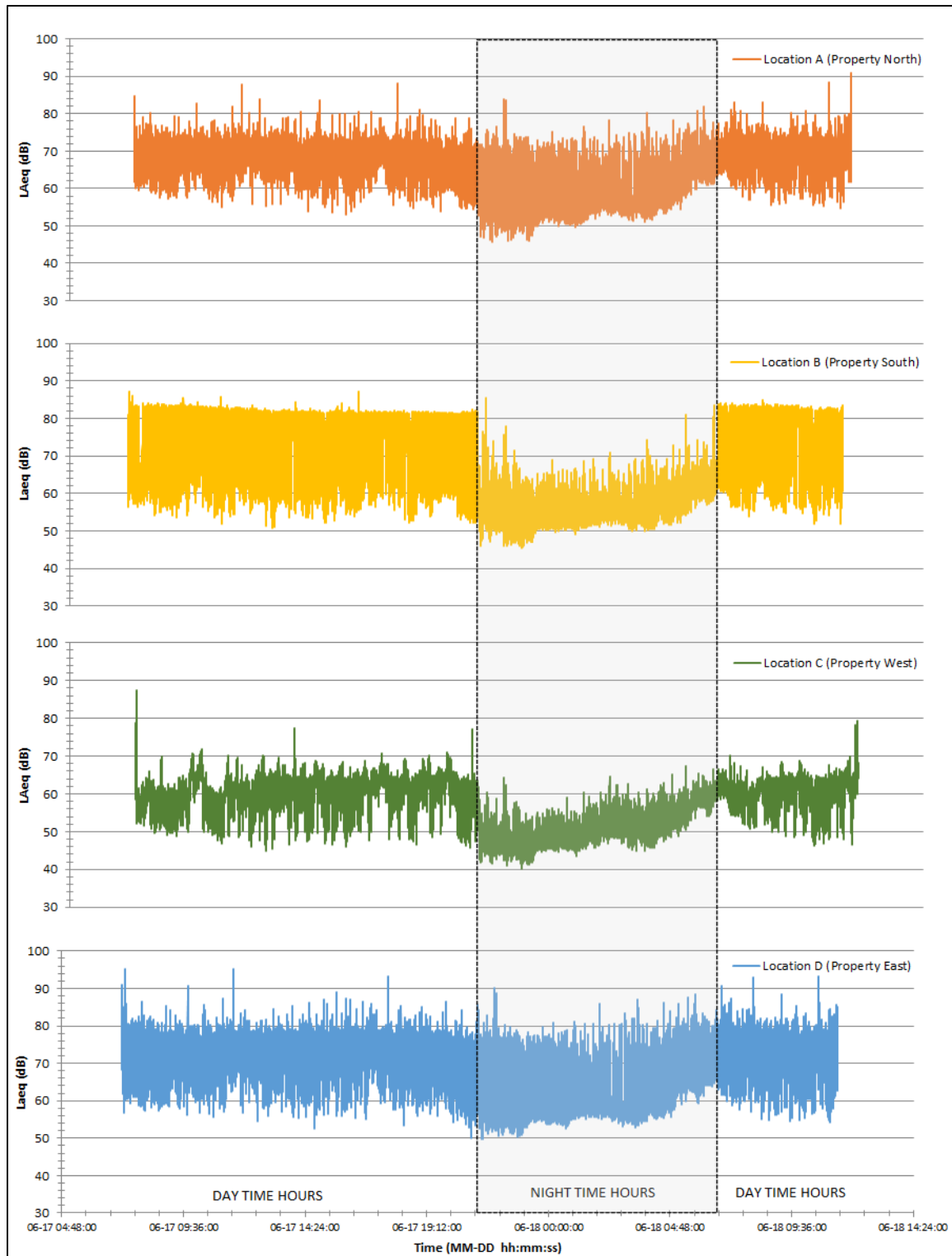


Figure 3: Time-History Results of Long-Term Measurements

NOISE STUDY

JUNE 2020

Measurement Location A and D, on the street side of the property, show no clear transition between the car wash operational noise and the nighttime noise collected at this position. Consistent with observations made at site, the noise at these locations is dominated by general traffic noise. Also note that at both Location A and D, there are a significant number of short-term peaks in these time histories. Again, based on observations made on site, these peaks are likely due to motorcycles passing by, and trucks traversing pot-holes producing a series of “bangs & clanks” as the vehicle navigated the uneven road surface.

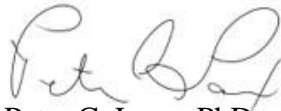
Noise data at Location B and C clearly show a distinction between the day-time (operational hours) and night-time noise levels. Location B in particular, has the loudest consistent noise levels due to the dryers at the exit..

If you have any questions, please call.

Sincerely,

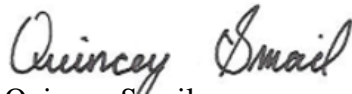
ABD ENGINEERING & DESIGN, INC.

Per:



Peter C. Laux, PhD

Chief Scientist and Senior Consultant



Quincey Smail

Acoustical Consultant

cc: Marci Boks – ABD Engineering & Design

PROJECT COMMENTS



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

DATE: 6/24/2022

PROJECT NUMBER: Z2022-032
PROJECT NAME: SUP for Smitty's Car Wash
SITE ADDRESS/LOCATIONS: 2205 RIDGE RD

CASE MANAGER: Henry Lee
CASE MANAGER PHONE: 972.772.6434
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Kirk Eyring of Squirrel's Real Estate, LLC on behalf of Jeff Newland for the approval of a Specific Use Permit (SUP) for a Self-Service Carwash on a 2.47-acre parcel of land identified as Lot 3, Block A, The Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located at the southeast corner of the intersection of W. Yellow Jacket Lane and Ridge Road [FM-740], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	06/24/2022	Needs Review

06/24/2022: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Specific Use Permit (SUP) for a Self-Service Carwash on a 2.47-acre parcel of land identified as Lot 3, Block A, The Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located at the southeast corner of the intersection of W. Yellow Jacket Lane and Ridge Road [FM-740].

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

I.3 The Unified Development Code (UDC) definition of a Car Wash is "(a) facility or area for the cleaning or steam cleaning, washing, polishing, or waxing of passenger vehicles by machine or hand-operated facilities. A car wash may be [1] a single unit type that has a single bay or a group of single bays with each bay to accommodate one vehicle only; or [2] a tunnel type that allows washing of multiple vehicles in a tandem arrangement while moving through the structure."

M.4 According to the Permissible Use Charts contained in Article 04, Permissible Uses, of the Unified Development Code (UDC) states that the Self-Service Car Wash land use is permitted by right in a Commercial (C) District, however according to the General Overlay District Standards in Article 05 the Self-Service Car Wash requires a Specific Use Permit (SUP). In addition, the Conditional Land Use Standards contained in Article 04, Permissible Uses, of the Unified Development Code (UDC) stipulate the following conditions for this land use:

- (1) Entrances and exits to the car wash shall not directly face any public right-of-way. On corner sites, car wash entrances or exits shall not open toward the street with the highest traffic volume, or as determined by the Director of Planning and Zoning. CONFORMING
- (2) The carwash shall be set back a minimum of 50-feet from any street frontage. CONFORMING

M.5 Based on the noise study provided, it appears that the proposed car wash does not meet the City of Rockwall Noise Ordinance (Chapter 16, Article IV, Sec. 16-183). This requires the dbA to be 72 at all property lines. Given the noise study provided the vacuum bays do not meet this and the exit tunnel may not either on the south property line.

I.6 The following comments pertain to the site plan and what will be required at that time. That being said please show basic conformance to these requirements.

- (a) The vacuums and shade structures will be required to be wrapped in masonry material.

- (b) Headlight screening will be required along Ridge Road.
- (c) Parking will be 1 space per 300 SF of Office space and 1 space per 250 SF of Retail space.
- (d) The building currently does not meet the City articulation requirements and building material requirements outlined in the General Overlay District Standards.

M.7 The following comments must be addressed on the concept plan.

- (a) Vacuums and shade structures must be at least 20-feet off of Ridge Road to meet the building setback and landscape buffer requirements.
- (b) Move the dumpster from the street corner. It must be located at the side or rear of the primary building, and shall not front on to a public right-of-way.

I.8 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the Scenic Overlay (SOV) District, and the Development Standards of Article 05 that are applicable to the subject property.

(A) Proposed operational conditions of the SUP Ordinance:

- (1) The Self-Service Car Wash facility shall generally conform to the Concept Plan depicted in Exhibit 'B' and the Building Elevations depicted in Exhibit 'C' of this ordinance;
- (2) No outside display of merchandise or outside storage (e.g. ice machine, propane cage, vending machines, and DVD rental kiosk) shall be allowed on the subject property;
- (3) Additional landscaping (i.e. trees and shrubs) shall be required adjacent to the vacuum bays to provide additional screening and sound attenuation; and
- (4) The entrance and exit of the tunnel shall be screened from all public ROW.

I.9 Please note the scheduled meetings for this case:

- (1) Planning & Zoning work session meeting will be held on June 28, 2022.
- (2) Planning & Zoning Public Hearing will be held on July 12, 2022.
- (3) City Council Public Hearing will be held on July 18, 2022. (1st Reading)
- (4) City Council regular meeting will be held on August 1, 2022. (2nd Reading)

I.10 All meetings will be held in person in the City's Council Chambers and are scheduled to begin at 6:00 PM. The City requires that a representative(s) be present for all scheduled meetings.

I.11 As a note, the building elevations provided with this submittal will require a review by the Architectural Review Board (ARB) at the time of site plan submittal. The ARB will forward a recommendation to the Planning and Zoning Commission at that time (i.e. site plan review).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/23/2022	Approved w/ Comments

06/23/2022: - Driveways to be 24' wide minimum.

- Where are the parking spaces for the employees?
- Drive thru lanes to be 12' minimum.

The following items are informational for the engineering design process.

General Items:

- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements.
- No structures or overhangs allowed in easements.
- All walls to be rock or stone. Walls 3' or taller to be designed by registered engineer

Roadway Paving Items:

- Parking to be min 20'x9' for spaces that are nose-to-nose or adjacent to the building.
- All drive isles to be 24' wide. Drive through lanes min 12' wide
- Fire lane radii depends on the height of the building. If the building height is 30' or more, the radii must be 30'. If shorter than 30', the radii can be 20' min.

- Construct 5' sidewalk along Yellowjacket
- No deadend parking allowed
- TIA is required with review fees

Water and Wastewater Items:

- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Need to loop 8" to adjacent property to the east.

Drainage Items:

- Detention is required. Rational Equation C-value is per zoning type.
- Maximum slope of 4:1, no walls in detention easement.
- Dumpster area to drain to an oil/water separator and then to the storm lines.
- No grate inlets allowed. Must use the curb style or wye/drop style inlet.
- Must design for off-site drainage flowing onto site

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	06/23/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/23/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/21/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/20/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/20/2022	Approved
No Comments			

LOT STATISTICS

LOT AREA: 2.46 ACRES (100%)
IMPERVIOUS AREA: 0.97 ACRES (39%)
PERVIOUS AREA: 1.49 ACRES(61%)

Where are the parking spaces for the employees?

Radius? Must be 12' wide lane

12' min

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 or overhangs allowed in easements.
- All walls to be rock or stone. Walls 3' or taller to be designed by registered engineer

Roadway Paving Items:

- Parking to be min 20'x9' for spaces that are nose-to-nose or adjacent to the building.
- All drive isles to be 24' wide. Drive through lanes min 12' wide
- Fire lane radii depends on the height of the building. If the building height is 30' or more, the radii must be 30'. If shorter than 30', the radii can be 20' min.
- Construct 5' sidewalk along Yellowjacket
- No deadend parking allowed
- TIA is required with review fees

Water and Wastewater Items:

- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Need to loop 8" to adjacent property to the east.

Drainage Items:

- Detention is required. Rational Equation C-value is per zoning type.
- Maximum slope of 4:1, no walls in detention easement.
- Dumpster area to drain to an oil/water separator and then to the storm lines.
- No grate inlets allowed. Must use the curb style or wye/drop style inlet.
- Must design for off-site drainage flowing onto site

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 PLANNING CASE NO.

22022-032

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 2205 Ridge Road (Property ID #86686)

SUBDIVISION The Woods of Rockwall Addition

LOT 1 & 2 BLOCK A

GENERAL LOCATION Ridge Road & Yellowjacket Lane

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial

CURRENT USE Undeveloped

PROPOSED ZONING Commercial

PROPOSED USE Tunnel Car Wash

ACREAGE 2.47

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

☒ OWNER Squirrels' Real Estate LLC

☒ APPLICANT Squirrels' Real Estate LLC

CONTACT PERSON Jeff Newland - Owner Rep

CONTACT PERSON Kirk Eyring

ADDRESS 203 S. First St.

ADDRESS 203 S. First St.

CITY, STATE & ZIP Lufkin, Texas 75901

CITY, STATE & ZIP Lufkin, Texas 75901

PHONE (936) 632-6033

PHONE (713) 550-2025

E-MAIL jnewland@smittyscarwash.com

E-MAIL keyring@smittyscarwash.com

NOTARY VERIFICATION [REQUIRED]

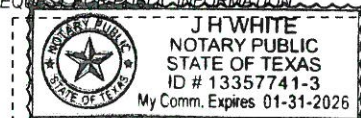
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jeff Newland [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 237.05 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 2nd DAY OF June, 20 22. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 2 DAY OF June, 20 22

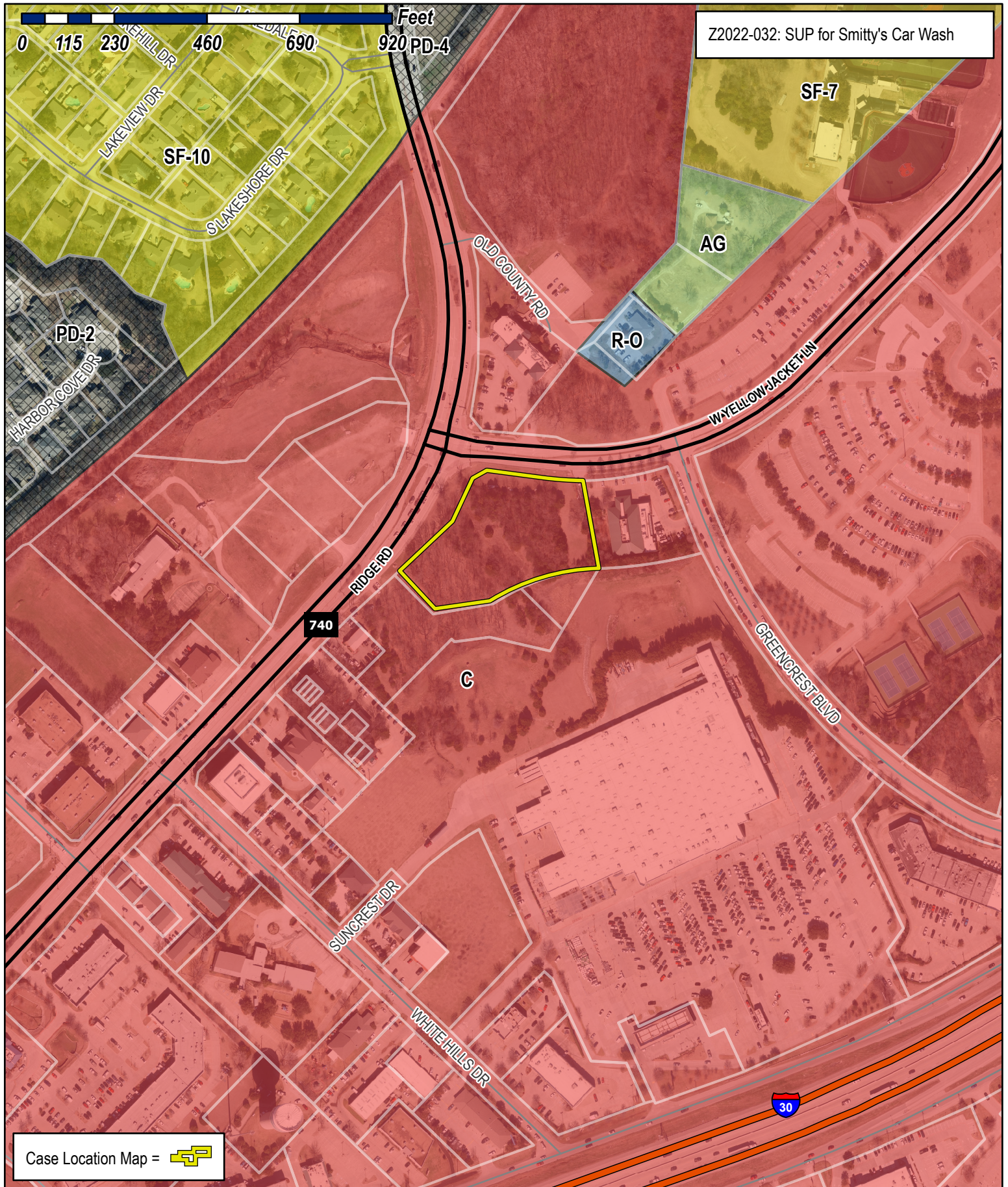
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

01/31/2026



City of Rockwall

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

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

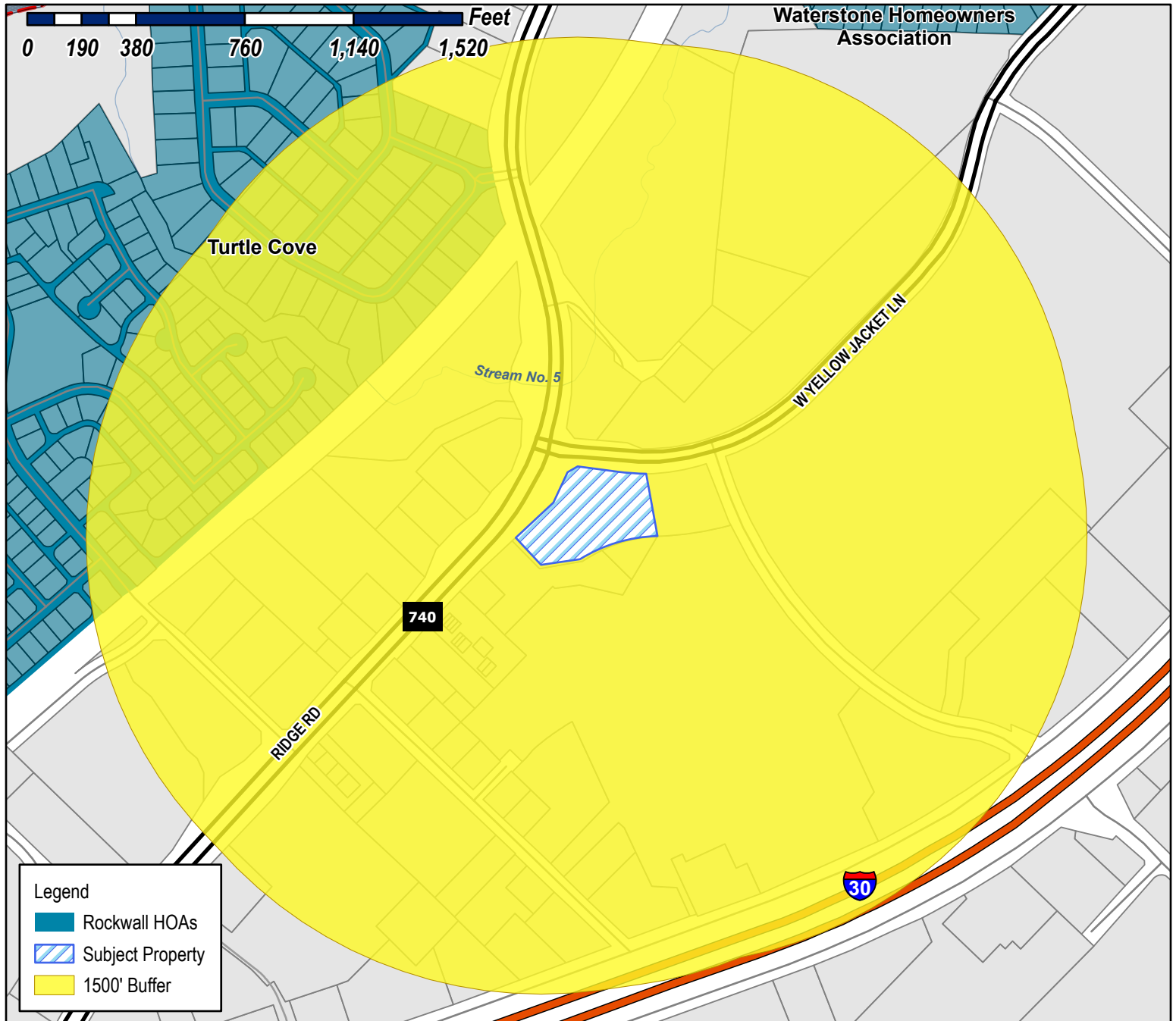




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2022-032
Case Name: SUP for Smitty's Car Wash
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 2205 Ridge Road

Date Saved: 6/17/2022

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



Lee, Henry

From: Gamez, Angelica
Sent: Tuesday, June 21, 2022 4:44 PM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry
Subject: Neighborhood Notification Program [Z2022-032]
Attachments: Public Notice (06.21.2022).pdf; HOA Map (06.17.2022).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on June 24, 2022. The Planning and Zoning Commission will hold a public hearing on Tuesday, July 12, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 18, 2022 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

<https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2022-032: SUP for Self-Service Car Wash

Hold a public hearing to discuss and consider a request by Kirk Eyring of Squirrel's Real Estate, LLC on behalf of Jeff Newland for the approval of a *Specific Use Permit (SUP)* for a *Self-Service Carwash* on a 2.47-acre parcel of land identified as Lot 3, Block A, The Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located at the southeast corner of the intersection of W. Yellow Jacket Lane and Ridge Road [FM-740], and take any action necessary.

Thank you,

Angelica Gamez

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

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

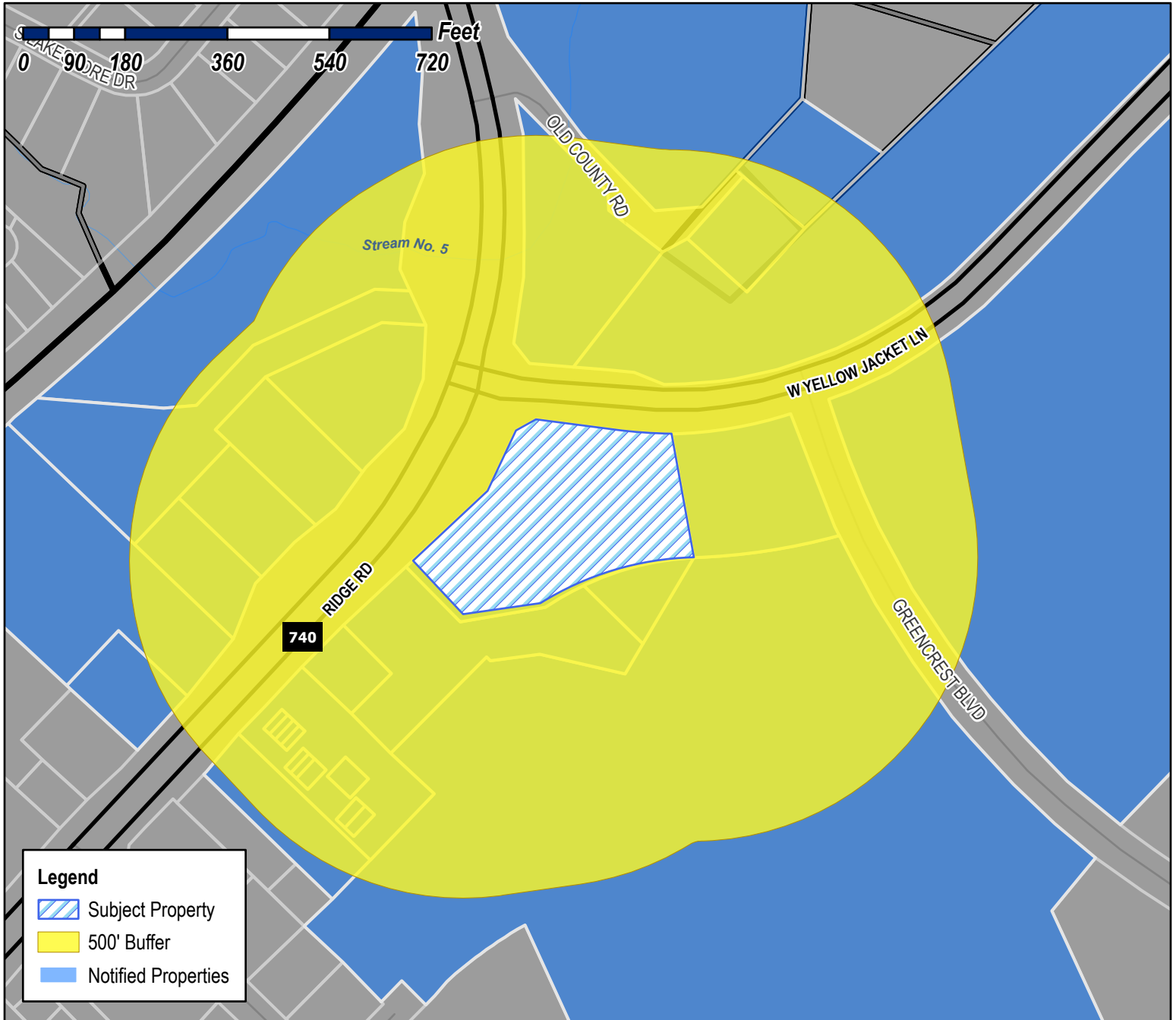
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City of Rockwall

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

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Case Number: Z2022-032
Case Name: SUP for Smitty's Car Wash
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 2205 Ridge Road

Date Saved: 6/17/2022

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



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

JARA PARTNERS LTD
1425 HUNTERS GLEN
ROYSE CITY, TX 75189

FRANK RUSSELL
15 PRINGLE LANE
ROCKWALL, TX 75087

MEHL ROBERT F III & JOAN
1545 RUNNING CEADER CT
CHARLOTTESVILLE, VA 75087

DGR ASSOCIATES INC A MISSOURI CORP
1710 WEISKOPF DR
HEATH, TX 75032

GAMEZ SUSAN AND
VICTOR BALDERAS
2001 RIDGE RD
ROCKWALL, TX 75087

PROCK CHARLES
2003 RIDGE RD
ROCKWALL, TX 75087

PROCK CHARLES
209 RUSSELL DR
ROCKWALL, TX 75032

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

7.1 RIDGE LLC
2200 RIDGE RD
ROCKWALL, TX 75087

MOUNTAINPRIZE INC
2205 RIDGE RD
ROCKWALL, TX 75087

FRANK RUSSELL
2215 RIDGE RD
ROCKWALL, TX 75087

LAYAN INVESTMENTS INC
2225 RIDGE RD
ROCKWALL, TX 75087

7.1 RIDGE LLC
2230 RIDGE RD
ROCKWALL, TX 75087

JARA PARTNERS LTD
2231 RIDGE RD
ROCKWALL, TX 75087

DGR ASSOCIATES INC A MISSOURI CORP
2233 RIDGE RD
ROCKWALL, TX 75087

DOUPHRATE PROPERTIES INC
2235 RIDGE RD
ROCKWALL, TX 75087

MEHL ROBERT F III & JOAN
2237 RIDGE RD
ROCKWALL, TX 75087

LAKEWOOD PROPERTIES LLC
2245 RIDGE RD
ROCKWALL, TX 75087

HUDSPETH FREDERICK WARD ESTATE
NONA MAHAFFY HUDSPETH INDEPENDENT
EXECUTOR
2304 RIDGE RD
ROCKWALL, TX 75087

MCKENNEY CARL K
2306 RIDGE RD STE 2
ROCKWALL, TX 75087

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

JAMES & MARY SYVRUD REVOCABLE TRUST
JAMES P SYVRUD AND MARY J SYVRUD
4 MEADOWVIEW COURT
HEATH, TX 75087

RICHARD W MCKEE REVOCABLE TRUST
RICHARD W MCKEE- TRUSTEE
4817 RIVER VILLAGE DRIVE
VERO BEACH, FL 32967

GAMEZ SUSAN AND
VICTOR BALDERAS
602 LAURENCE
HEATH, TX 75032

LAYAN INVESTMENTS INC
6403 CRESTMOOR LN
SACHSE, TX 75048

WAL-MART REAL ESTATE
BUSINESS TRUST
782 I30
ROCKWALL, TX 75087

RICHARD W MCKEE REVOCABLE TRUST
RICHARD W MCKEE- TRUSTEE
825 YELLOW JACKET LN
ROCKWALL, TX 75087

ROCKWALL I S D
901 YELLOWJACKET RD
ROCKWALL, TX 75087

MOUNTAINPRIZE INC
P. O. BOX 2437
SMYRNA, GA 30081

LAKEWOOD PROPERTIES LLC
PO BOX 2259
ROCKWALL, TX 75087

WAL-MART REAL ESTATE
BUSINESS TRUST
PO BOX 8050
BENTONVILLE, AR 72712

PUBLIC NOTICE



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

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

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

Case No. Z2022-032: SUP for a Self-Service Car Wash

Hold a public hearing to discuss and consider a request by Kirk Eyring of Squirrel's Real Estate, LLC on behalf of Jeff Newland for the approval of a *Specific Use Permit (SUP)* for a *Self-Service Carwash* on a 2.47-acre parcel of land identified as Lot 3, Block A, The Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located at the southeast corner of the intersection of W. Yellow Jacket Lane and Ridge Road [FM-740], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, July 12, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 18, 2022 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Monday, July 18, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

Case No. Z2022-032: SUP for a Self-Service Car Wash

Please place a check mark on the appropriate line below:

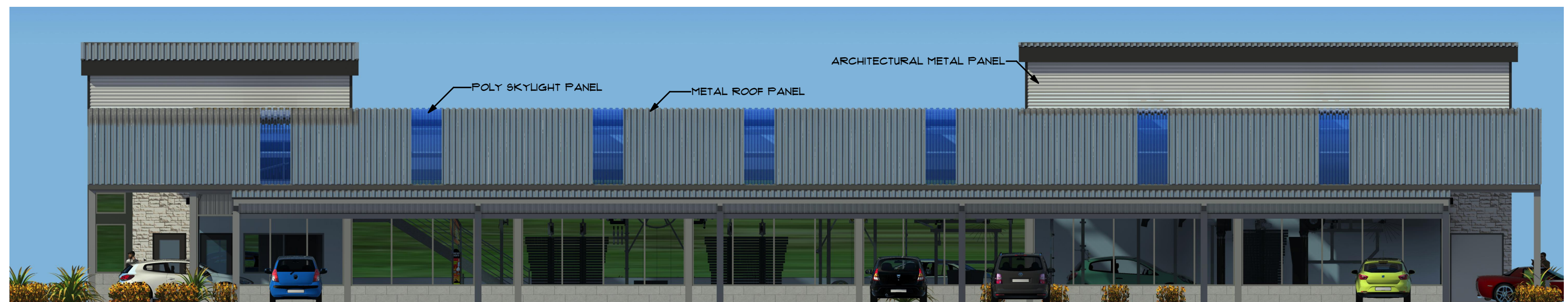
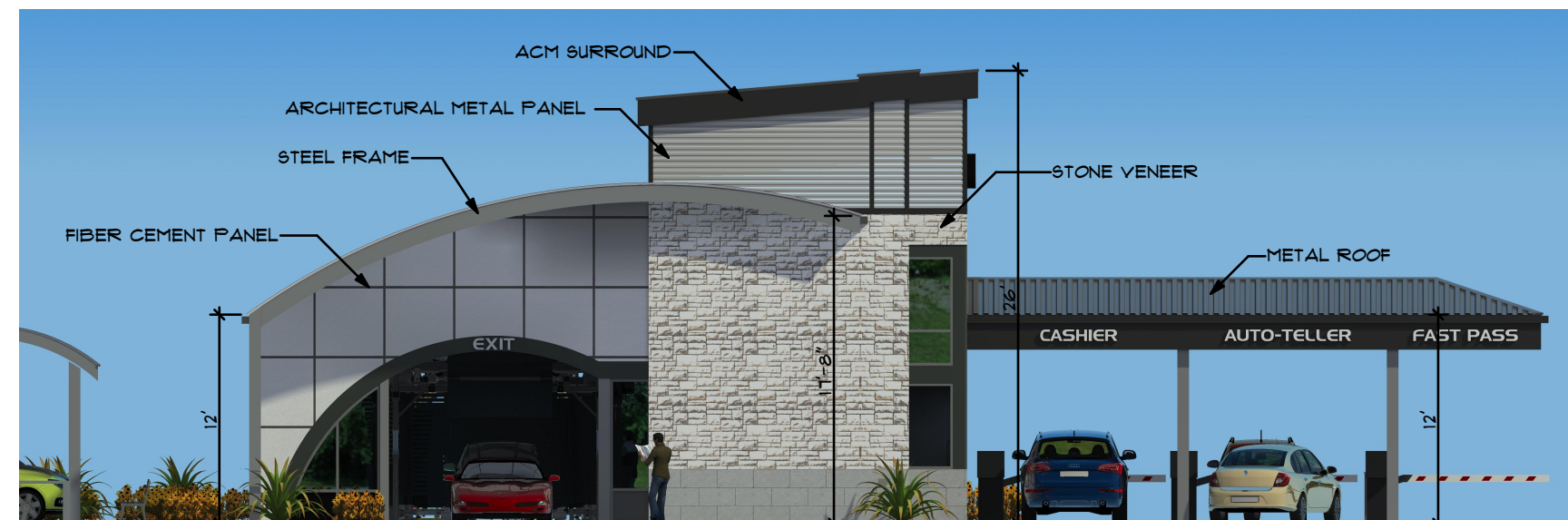
- ☐ I am in favor of the request for the reasons listed below.
- ☐ I am opposed to the request for the reasons listed below.

Name:

Address:

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

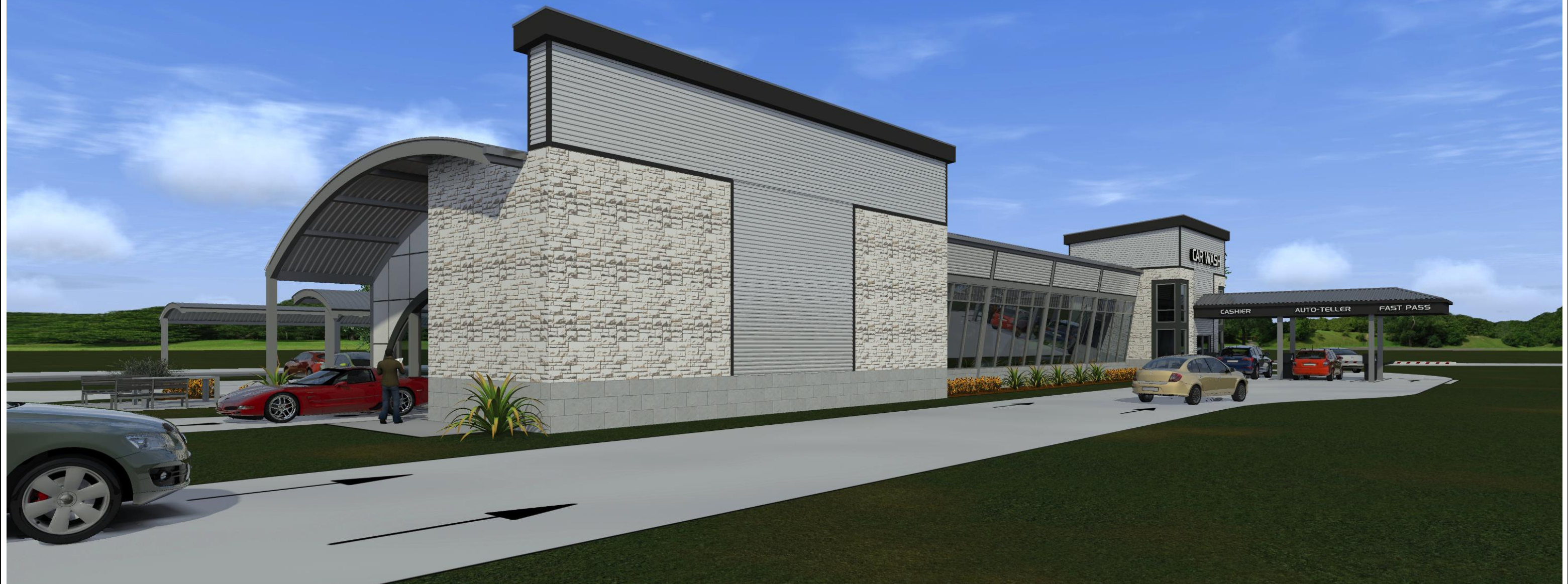
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE





modernwash

© 2017



9/10/21

modernwash® COPYRIGHT 2021

5220 SCOTTSVILLE RD.
BOWLING GREEN, KY 42104
800.511.7208
info@modernwash.net

Smitty's Wash
Rockwall, Texas











modernwash © 2017

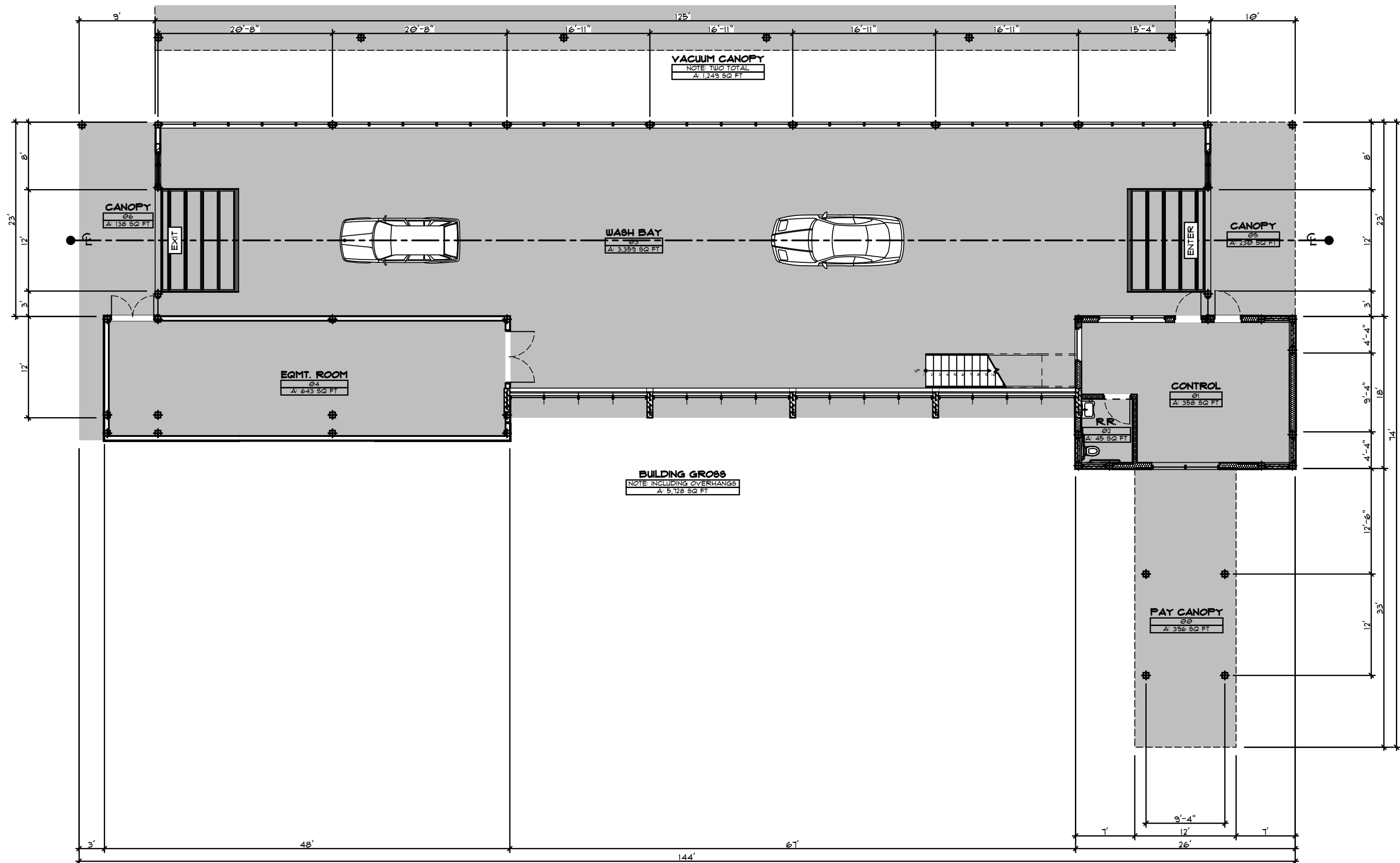














ABD Engineering & Design

Architectural Acoustics • AV Design • Noise & Vibration

June 30, 2020

Introduction

ABD Engineering & Design, Inc., (ABD) was retained by Tommy Car Wash to complete a noise study of the new facility at 4665 32nd Ave, Hudsonville, MI 49426. Both long term and short term sound level measurements were collected at the site to capture noise levels generated by the Car Wash. Long term measurements were initiated on June 17, 2020 at 7:00 AM and were concluded on June 18, 2020 at 11:00 AM. Short term measurements were conducted on the morning of June 17. The following report details relevant acoustical concepts, and the results of our acoustical measurements.

Acoustical Terminology and Concepts

When dealing with sound, there is the physical quantity which is expressed as sound level and the perceived level which is expressed as loudness. Sound level is measured in units called decibels (abbreviated dB). Decibels are power ratios and are logarithmic quantities. Audible sound occurs over a wide frequency range, from approximately 20 Hertz (Hz) to 20,000 Hz. Human hearing does not respond equally to sounds at different frequencies (or pitch). Lower frequency sounds that are equally as “loud” have a much higher decibel level than high frequency sounds. To accommodate this variation in frequency sensitivity of human hearing, a frequency weighting can be applied to sound level measurements. When the weighting is applied, the resulting sound level measurements are said to be “A-weighted” and the decibel level is abbreviated dBA.


While the decibel or A-weighted decibel are the basic units used for noise measurement, other indices are also used. One common index, the equivalent sound level, abbreviated as Leq, is commonly used to indicate the average sound level over a period of time. Leq represents the steady level of sound which would contain the same amount of sound energy as does the actual time varying sound level. Although it is an average, it is strongly influenced by the loudest events occurring during the time period because these loudest events contain most of the sound energy.

Listed in Table 1 are some commonly encountered noises, their A-weighted level, and associated subjective evaluations:

NOISE STUDY

JUNE 2020

Table 1: Noise Source Comparison

Subjective Evaluation	A-weighted Decibels		Examples
Deafening	140 dBA		Near Jet Engine
	130 dBA		Threshold of Pain
	120 dBA		Threshold of Feeling – Hard Rock Band
Very Loud	100 dBA		Loud Auto Horn (at 10 ft)
	90 dBA		OSHA 8 Hour Noise Exposure Limit
Loud	80 dBA		Shouting at 1m (3 ft)
	70 dBA		Busy Office
Moderate	60 dBA		Conversational Speech at 1m (3 ft)
	50 dBA		Average Office
Faint	40 dBA		Soft Radio Music in Apartment
	30 dBA		Average Residence without Stereo Playing
Very Faint	20 dBA		Average Whisper
	10 dBA		Human Breathing
Threshold of Hearing	0 dBA		Threshold of Audibility

Adapted from *Concepts in Architectural Acoustics* by M. David Egan (1972) and *Architectural Acoustics: Principles and Design* by M. Mehta, J. Johnson, and J. Rocafort (1999)

Instrumentation

One (1) Larson-Davis Laboratories Model 831 sound level meter was used for all short term measurements reported here. The Model 831 sound level meter was equipped with a Larson-Davis Laboratories model 377B20 microphone and Larson-Davis Laboratories Model PRM831 preamplifier. This meter conforms to the ANSI Standard Specifications for Sound Level Meters S1.4-1983 (R2006), Type 1 (Precision), and the IEC Standard 61672-1 Ed. 1.0 (2002-05), Sound-Level Meters, Class 1. The instrument was calibrated and is traceable to The National

NOISE STUDY

JUNE 2020

Institute of Standards. Evidence of traceability is on file at the Larson Davis Corporate Headquarters. The meter calibration was field verified before and after the measurement session.

Four Soft-dB, Piccolo Model sound level meters were used for A-weighted measurements for the 24-hour noise study. These meters conform to ANSI Standard Specifications for Sound Level Meters S1.4-1983 (R2006), Type 2, and the IEC Standard 61672-1 Ed. 1.0 (2002-05), Sound Level Meters Class 2. The instruments were calibrated and are traceable to the National Institute of Standards. Evidence of traceability is on file at the Soft-dB Corporate Headquarters. The meters were field verified before and after the measurement session.

Atmospheric Conditions

ABD completes noise measurements within atmospheric limits specified in ANSI S12.9 *Quantities and Procedures for Description and Measurement of Environmental Sound* and S12.18 *Outdoor Measurement of Sound Pressure Level* for environmental noise measurements. Data measured during higher wind speeds risk reliability contamination due to wind noise on the microphone, and repeatability limitations due to the directionality of the receiver relative to the noise source.

The environmental conditions, as measured at the Gerald R. Ford International Airport, in Grand Rapids MI on June 17-18, 2020 were within the range of the specified limits and are summarized in Table 2.

Table 2: Environmental conditions during testing over June 17 & 18, 2020

Time	Average Temperature (F)	Average Relative Humidity	Nominal Wind Direction	Average Wind Speed (MPH)	Precipitation (in.)
June 17-18, 2020	72°	58 %	E	3.8 mph	0.0 in

Environmental data provided by www.wunderground.com, from the Gerald R. Ford International Airport Weather Station

Noise Measurements

Noise measurements were completed at a variety of interior and exterior positions, as shown in Figure 1. The measurement locations indicated by the red squares are where the long-term measurements were taken. The locations indicated by the blue circles (and the blue gradations) are the suggested measurement locations by Tommy Car Wash and represent the short-term measurements taken while on site.

NOISE STUDY

JUNE 2020

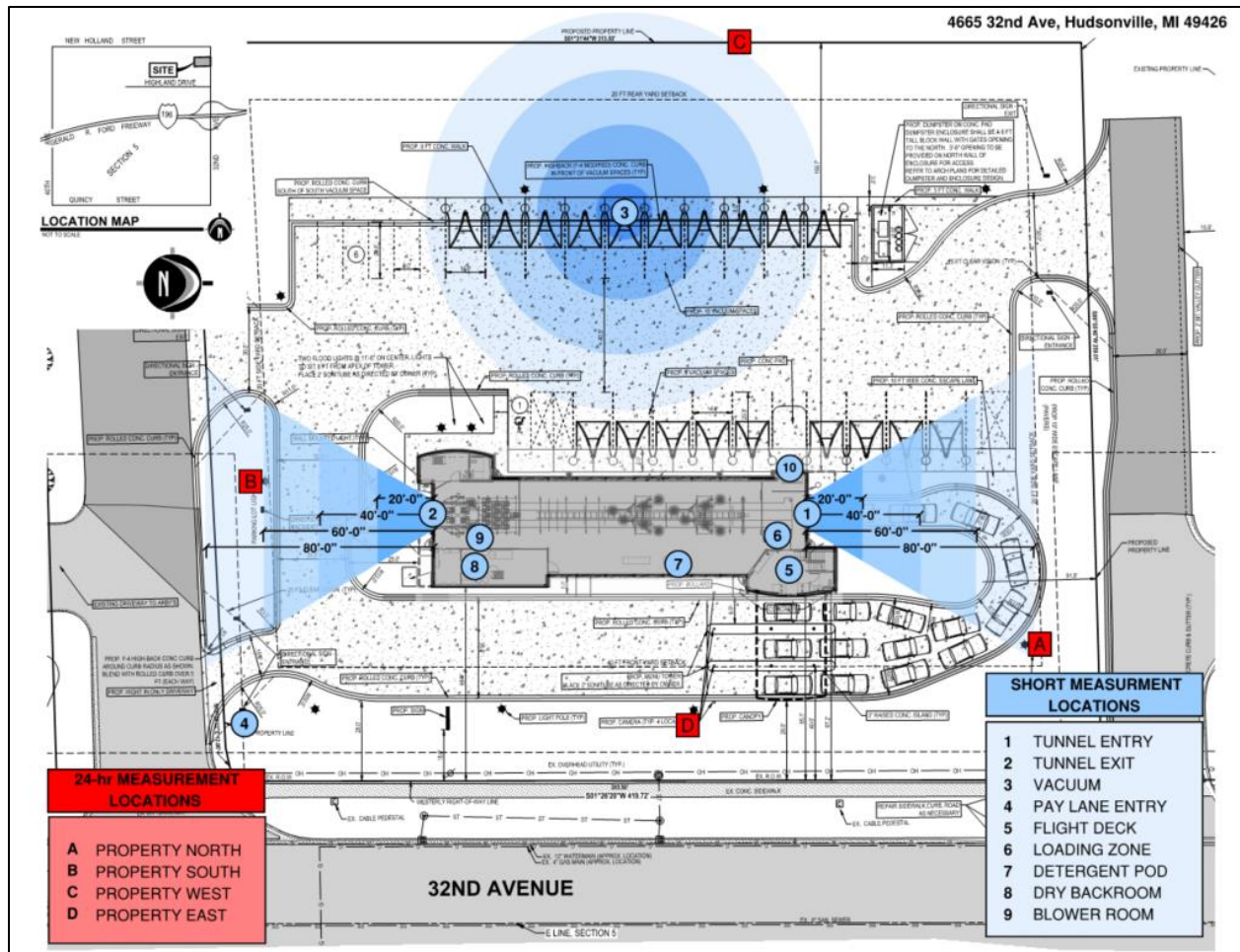


Figure 1: Site Plan with Measurement Locations

Short-Term Measurements

A description of each measurement location is provided for clarity. The short-term measurements (1-10) were taken with the Larson Davis Model 831 hand-held meter.

- 1) Tunnel Entry: This position is the vehicular entry location to the car-wash structure. Measurements were also taken at the vehicle entry to the building and at 20', 40' and 60' from the entrance towards the north of the building. All measurements were in-line with the vehicle path as it moves through the car-wash process.
- 2) Tunnel Exit: This position is the vehicular exit location to the car-wash structure. Measurements were also taken at the vehicle's exit location at distances of 20', 40', 60', and 80' from the exit towards the south of the building. All measurements were in-line with the vehicle path as it exits the car-wash process.
- 3) Vacuum: This position is intended to capture the operational noise of a single vacuum unit for which Vacuum #12 was selected. It was observed that on this unit with both hose nozzles stowed, there was a significant whistling noise being generated by the air-flow

NOISE STUDY

JUNE 2020

leakage at the storage pocket. Since typical use would involve using at least one of the hoses, one hose was removed from its pocket and placed on the ground during measurements.

Measurements were also taken relative to this vacuum station at distances of 20', 40', 60', and 80' to the west of the vacuum bay. These measurements of vacuum operational noise at these distances to the west were completed with all vacuum units within this bay operating simultaneously. This was in order to capture the loudest operating condition.

- 4) Pay Lane Entry: This location is the vehicle entry point to the property, for users who proceed through the car wash process.
- 5) Flight Deck: This location was to capture the noise within the enclosed office area where employees interact with customers through the drive-through window.
- 6) Loading Zone: This is the position where vehicles are transitioned onto the conveyer system for shuttling the car through the car-wash mechanism.
- 7) Detergent Pod: This position is located behind the bank of car-wash detergent chemical storage and delivery tanks.
- 8) Dry Backroom: This position is located within a separate closed room behind the blower bay of the car-wash facility. Chemical pumping equipment was observed within this room.
- 9) Blower Room: This space is the area where the air-blowers are used to dry the vehicles after being washed and rinsed, it is near the vehicular exit of the car-wash structure.
- 10) Mat Washer: This position is the location of two separate, self-service car mat-washer machines. Three measurements were taken at this position with one (1) of the mat washers on and operating, but no floor mat was being conveyed into the machine. The specific measurement locations are as follows: 3 ft. in front of door with the door closed, 6' in front of the door with the door closed, and 3' in front of the door with the door open.

It should be noted that noise measurements on the interior of the car wash were collected at these various locations, and during multiple operating conditions for the car wash. This was done to provide a general understanding of the noise generated within the car wash, as requested by Tommy Car Wash. It should be understood that the noise measurements that were collected are strictly informational. To understand regulations for OSHA's allowable noise exposure, please refer to the OSHA standard. For compliance to this standard, noise dosimetry testing should be performed on individual employees that spend significant amounts of time in high noise areas that are identified in the following results. Listed in Table 3 are the results of these short-term measurements. Reported here are the loudest measured levels at each measurement location over the various operating conditions evaluated.

NOISE STUDY

JUNE 2020

Table 3: Short-term Measurement Results

Short-term Measurement Locations	Measured Sound Pressure Level dB(A)¹
(1) Tunnel Entry	86
(2) Tunnel Exit	95
(3) Vacuum	90
(4) Pay Lane Entry	67
(5) Flight Deck	66
(6) Loading Zone	91
(7) Detergent Pod	93
(8) Dry Backroom	92
(9) Blower Room	104
(10) Mat Washer	86

Utilizing the short-term measurement results, we have projected how noise generated by Tommy Car Wash will propagate over the property; these results are shown in Figure 2. Please note that our measurements at distances away from the vacuum include the noise levels with all vacuums in operation (worst case scenario). This “all-vacuums on” condition was projected onto the entire property for the sound map. It should be noted that noise contribution from the vacuums dominated the noise levels at the entrance, so the results shown at the entrance on the sound map exceed the short term measurements taken in these locations with no vacuum in operation.

¹ Reported values are for the loudest operating condition captured during the measurement session.

NOISE STUDY

JUNE 2020

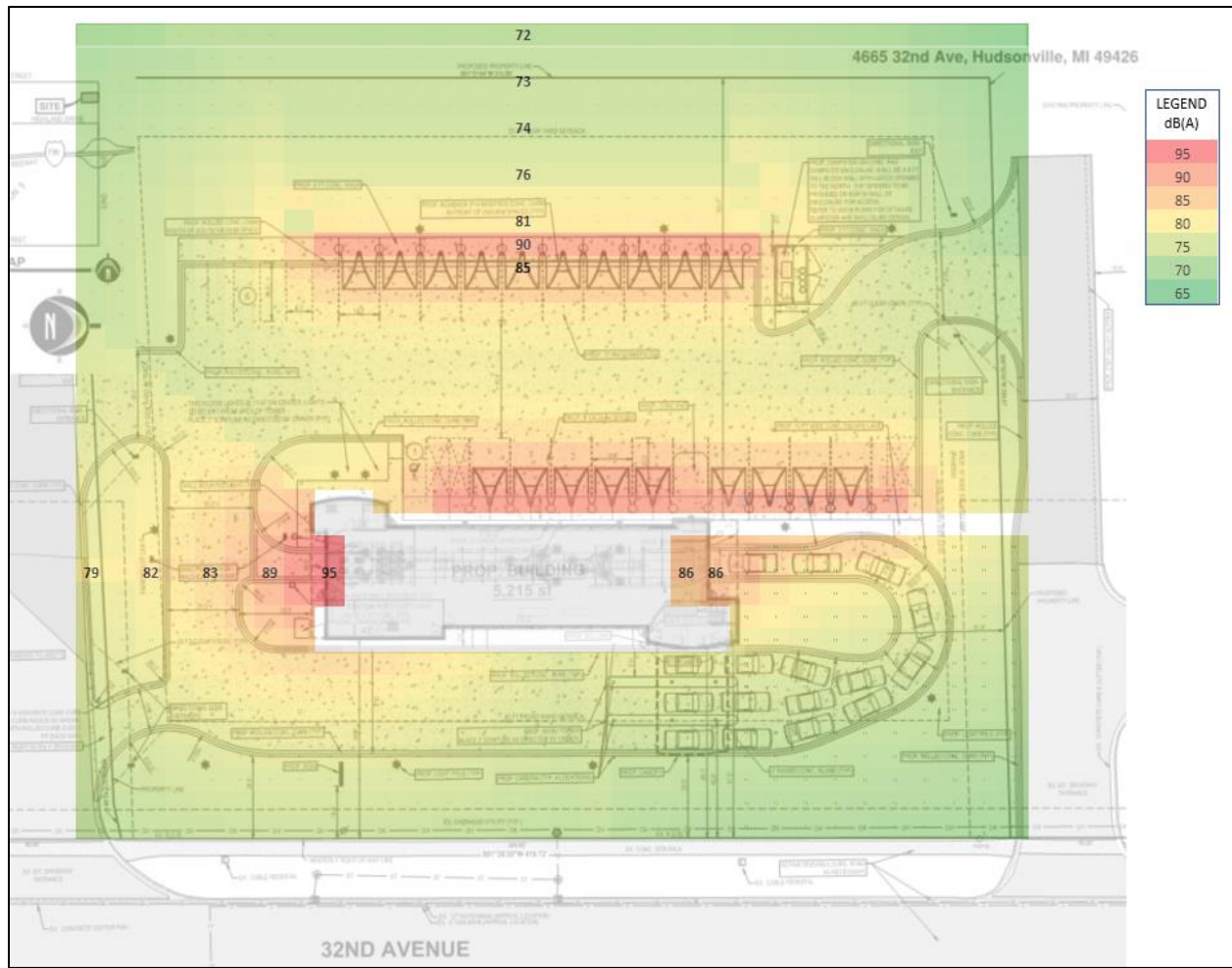


Figure 2: Sound Map of Tommy's Car Wash Property

Long-Term Measurements

The long-term measurements (A-D) were taken with the Soft-dB Piccolo meters and located at the perimeter of the property as shown in Figure 1. Locations A, B, and D were approximately 9' above the ground. Location C was 5' above the ground.

All meters were set to run with a 1-second sampling interval and using exponential (slow) detector integration methods. The time-history results of these long-term measurements over the time interval are shown in Figure 3.

NOISE STUDY

JUNE 2020

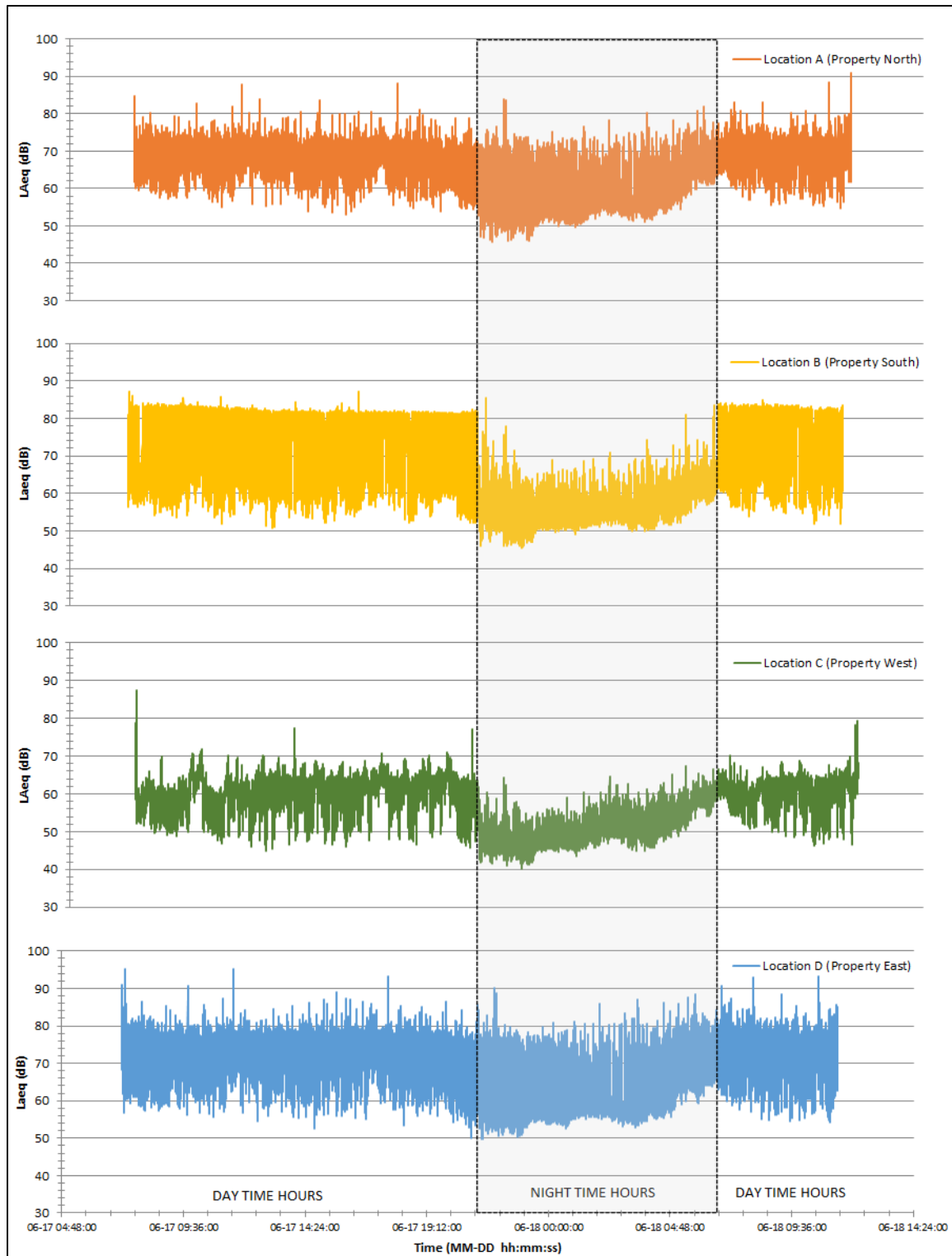


Figure 3: Time-History Results of Long-Term Measurements

NOISE STUDY

JUNE 2020

Measurement Location A and D, on the street side of the property, show no clear transition between the car wash operational noise and the nighttime noise collected at this position. Consistent with observations made at site, the noise at these locations is dominated by general traffic noise. Also note that at both Location A and D, there are a significant number of short-term peaks in these time histories. Again, based on observations made on site, these peaks are likely due to motorcycles passing by, and trucks traversing pot-holes producing a series of “bangs & clanks” as the vehicle navigated the uneven road surface.

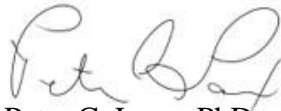
Noise data at Location B and C clearly show a distinction between the day-time (operational hours) and night-time noise levels. Location B in particular, has the loudest consistent noise levels due to the dryers at the exit..

If you have any questions, please call.

Sincerely,

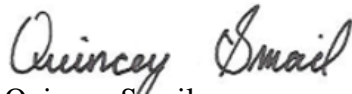
ABD ENGINEERING & DESIGN, INC.

Per:



Peter C. Laux, PhD

Chief Scientist and Senior Consultant



Quincey Smail

Acoustical Consultant

cc: Marci Boks – ABD Engineering & Design



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: July 12, 2022
APPLICANT: Kirk Eyring, *Squirrel's Real Estate*
CASE NUMBER: Z2022-032; *Specific Use Permit (SUP) for a Smitty's Car Wash*

SUMMARY

Hold a public hearing to discuss and consider a request by Kirk Eyring of Squirrel's Real Estate, LLC on behalf of Jeff Newland for the approval of a Specific Use Permit (SUP) for a *Self-Service Carwash* on a 2.47-acre parcel of land identified as Lot 3, Block A, The Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located at the southeast corner of the intersection of W. Yellow Jacket Lane and Ridge Road [FM-740], and take any action necessary.

BACKGROUND

On November 7, 1960, the City Council approved the annexation of the subject property by adopting *Ordinance No. 60-04* [Case No. A1960-004]. According to the January 3, 1972 zoning map the subject property was zoned Multi-Family 1 (MF-1) District. At some point between January 3, 1972 and May 16, 1983 the subject property was rezoned to Multi-Family 15 (MF-15) District. At some point between May 16, 1983 and December 7, 1993 the subject property was rezoned to Commercial (C) District, which remains its current zoning designation. On July 28, 2003, the City Council approved a plat for the subject property establishing it as Lot 2, Block A, The Woods at Rockwall addition and Lot 2, Block B, Rockwall High School Addition. On April 15, 2013, the City Council approved a Specific Use Permit (SUP) for the subject property to allow for a convenience store with gasoline sales by *Ordinance No.13-09* [Case No. Z2013-004]. On December 10, 2013, the Planning and Zoning Commission approved a site plan [Case No. SP2013-002] for the subject property. This Specific Use Permit (SUP) expired in September 2019. On October 5, 2020, the City Council re-approved the replat from May 1, 2017, establishing the subject property as Lot 3, Block A, The Woods at Rockwall Addition.

PURPOSE

The applicant -- *Kirk Eyring of Squirrel's Real Estate* -- is requesting the approval of a Specific Use Permit (SUP) for a *Self-Service Car Wash* (i.e. *Smitty's Car Wash*) to operate on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located at the southeast corner of W. Yellow Jacket Lane and Ridge Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the intersection of W. Yellow Jacket Lane and Ridge Road [FM-740], which are identified as M4D (i.e. *major collector, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 1.129-acre parcel of land developed with a commercial/retail strip center zoned Commercial (C) District. Beyond this is Old Country Road, which is identified as a R2 (i.e. *residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is an undeveloped 9.24-acre tract of land zoned Commercial (C) District.

- South: Directly south of the subject property are two (2) undeveloped parcels of land zoned Commercial (C) District. Beyond this is a 25.9263-acre parcel of land developed with a *Grocery Store (i.e. Walmart Superstore)* zoned Commercial (C) District.
- East: Directly east of the subject property is a 1.1988-acre parcel of land developed with a *Medical Office (i.e. Rockwall Surgery Center)* zoned Commercial (C) District. Beyond this is Greencrest Boulevard, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 35.295-acre parcel of land developed with a *High School (i.e. Rockwall High School)* zoned Commercial (C) District.
- West: Directly west of the subject property is Ridge Road [FM-740], which is identified as M4D (*i.e. major collector, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Sky Ridge Addition, which consists of six (6) parcels of land zoned Commercial (C) District. Beyond this is 2.95-acre parcel of land developed with a *House of Worship (i.e. Great Faith Church)* zoned Commercial (C) District.

CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application, concept plan, and building elevations depicting the layout of a *Self-Service Carwash*. The proposed carwash will consist of a single entrance tunnel that has three (3) lanes of queuing and a bail out lane. Based on the concept plan, the carwash tunnel will be oriented so that the entrance of the tunnel will be facing onto W. Yellow Jacket Lane and the tunnel will be parallel to Ridge Road [FM-740]. The concept plan also indicates 20 vacuum stalls and five (5) parking spaces. Staff should note that ten (10) of the vacuum bays are located adjacent to the property line along Ridge Road [FM-740] and based on the provided noise study they do not appear to meet the City of Rockwall noise ordinance (*Chapter 16, Environment, Article IV, Noise, of the Municipal Code of Ordinances*).

CONFORMANCE WITH THE CITY'S CODES

According to the Permissible Use Charts contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a Self-Service Car Wash requires a Specific Use Permit (SUP) in the Scenic Overlay (SOV District) District. In addition, Subsection 02.03.(H)(4), *Conditional Land Use Standards*, of Article 04, *Permissible Use Charts*, of the Unified Development Code (UDC) also provides the following requirements relating to regulating the land use:

- (a) Entrances and exits to the car wash shall not directly face any public right-of-way. On corner sites, car wash entrances or exits shall not open toward the street with the highest traffic volume.
- (b) The carwash shall be set back a minimum of 50-feet from any street frontage.

In this case, the submitted concept plan conforms to the conditional land use standards required for a *Self-Service Car Wash*. Staff has included additional conditions of approval that require the applicant to provide additional landscape screening of the tunnel and vacuum bays as well as prohibit all outside display/outside storage. Staff should note that the submitted building elevations do not appear to meet the minimum material standards of the Scenic Overlay (SOV) District and will need to be reviewed by the Architectural Review Board (ARB) and Planning and Zoning Commission at the time of site plan.

STAFF ANALYSIS

The subject property is located within the Scenic Overlay (SOV District) District, which requires a Specific Use Permit (SUP) for a *Self-Service Car Wash*. According to Subsection 02.02, *Specific Use Permit (SUP)*, of Article 11, *Development Applicants and Review Procedures*, of the Unified Development Code (UDC), "(t)he purpose of a Specific Use Permit (SUP) is to allow discretionary consideration of certain uses that would typically be considered incompatible within certain locations of a zoning district, but may become compatible with the addition of special provisions, conditions or restrictions." It shall be the discretion of the City Council -- *pending a recommendation from the Planning and Zoning Commission* -- to determine if the subject property is a compatible site for a *Self-Service Car Wash*. Should the Planning and Zoning Commission choose to recommend approval of the applicant's request staff has included conditions of approval described below and outlined within the *Draft Ordinance* contained in your packet.

NOTIFICATIONS

On June 21, 2022, staff mailed 32 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Turtle Cove Homeowners Association (HOA), which is the only HOA's or Neighborhood Organization 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 returned notices in regard to the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) for a *Self-Service Car Wash* then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and which are detailed as follows:
 - (a) The Self-Service Car Wash facility shall generally conform to the Concept Plan depicted in Exhibit 'B' and the Building Elevations depicted in Exhibit 'C' of the Specific Use Permit (SUP) ordinance.
 - (b) No outside display of merchandise or outside storage (e.g. *ice machine, propane cage, vending machines, and DVD rental kiosk*) shall be allowed on the subject property.
 - (c) Additional landscaping (i.e. *trees and shrubs*) shall be required adjacent to the vacuum bays to provide additional screening and sound attenuation.
 - (d) The tunnel entrance and exit shall be screened from all public rights-of-way with three (3) tier screening in accordance with Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC).
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) 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 PLANNING CASE NO.

22022-032

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 2205 Ridge Road (Property ID #86686)

SUBDIVISION The Woods of Rockwall Addition

LOT 1 & 2 BLOCK A

GENERAL LOCATION Ridge Road & Yellowjacket Lane

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial

CURRENT USE Undeveloped

PROPOSED ZONING Commercial

PROPOSED USE Tunnel Car Wash

ACREAGE 2.47

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

☒ OWNER Squirrels' Real Estate LLC

☒ APPLICANT Squirrels' Real Estate LLC

CONTACT PERSON Jeff Newland - Owner Rep

CONTACT PERSON Kirk Eyring

ADDRESS 203 S. First St.

ADDRESS 203 S. First St.

CITY, STATE & ZIP Lufkin, Texas 75901

CITY, STATE & ZIP Lufkin, Texas 75901

PHONE (936) 632-6033

PHONE (713) 550-2025

E-MAIL jnewland@smittyscarwash.com

E-MAIL keyring@smittyscarwash.com

NOTARY VERIFICATION [REQUIRED]

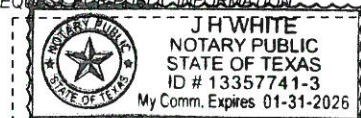
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jeff Newland [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 237.05 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 2nd DAY OF June, 20 22. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 2 DAY OF June, 20 22

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

01/31/2026



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

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

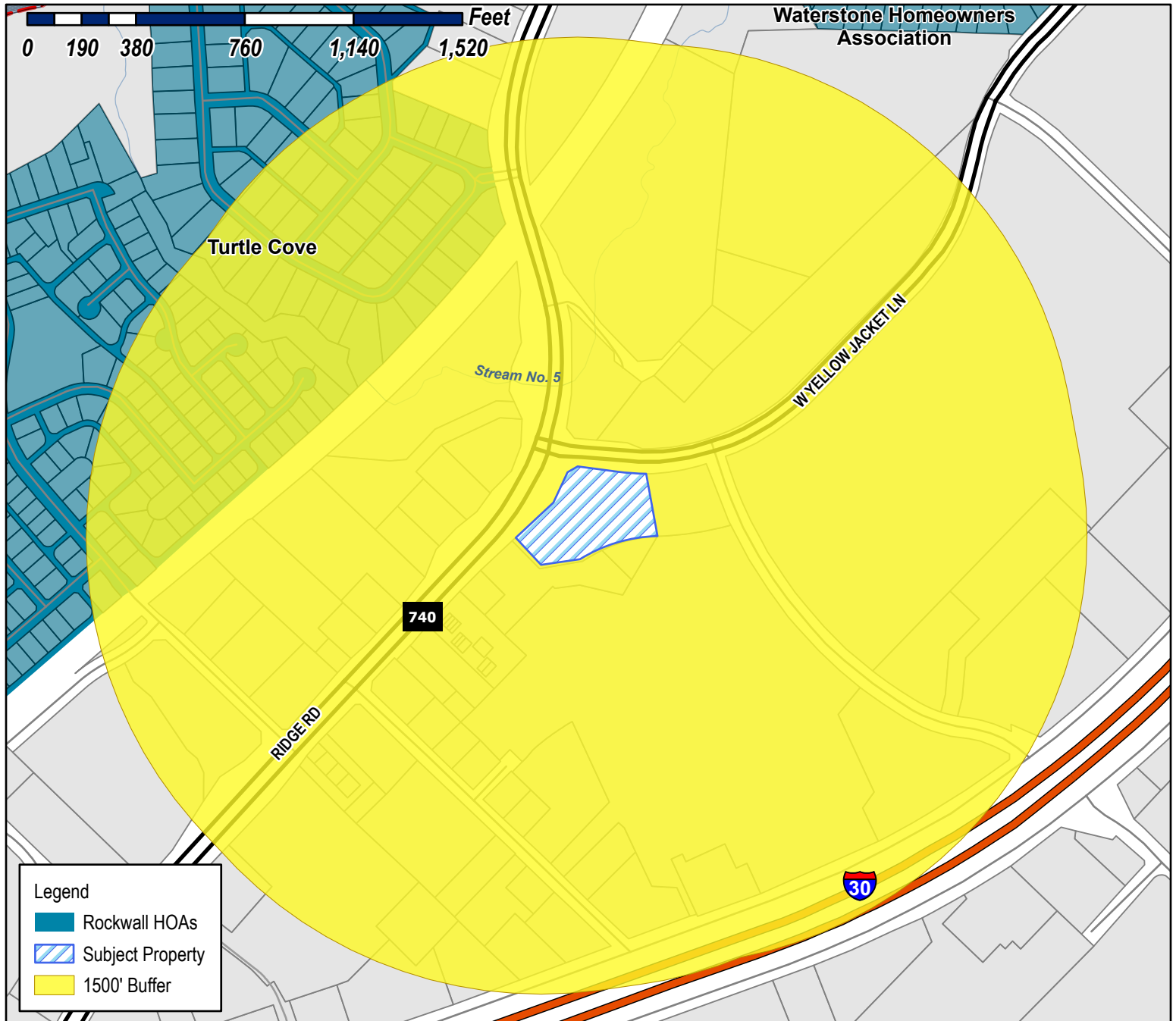




City of Rockwall

Planning & Zoning Department
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Case Number: Z2022-032
Case Name: SUP for Smitty's Car Wash
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 2205 Ridge Road

Date Saved: 6/17/2022

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



Lee, Henry

From: Gamez, Angelica
Sent: Tuesday, June 21, 2022 4:44 PM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry
Subject: Neighborhood Notification Program [Z2022-032]
Attachments: Public Notice (06.21.2022).pdf; HOA Map (06.17.2022).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *June 24, 2022*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, July 12, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 18, 2022 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

<https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2022-032: SUP for Self-Service Car Wash

Hold a public hearing to discuss and consider a request by Kirk Eyring of Squirrel's Real Estate, LLC on behalf of Jeff Newland for the approval of a *Specific Use Permit (SUP)* for a *Self-Service Carwash* on a 2.47-acre parcel of land identified as Lot 3, Block A, The Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located at the southeast corner of the intersection of W. Yellow Jacket Lane and Ridge Road [*FM-740*], and take any action necessary.

Thank you,

Angelica Gamez

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

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

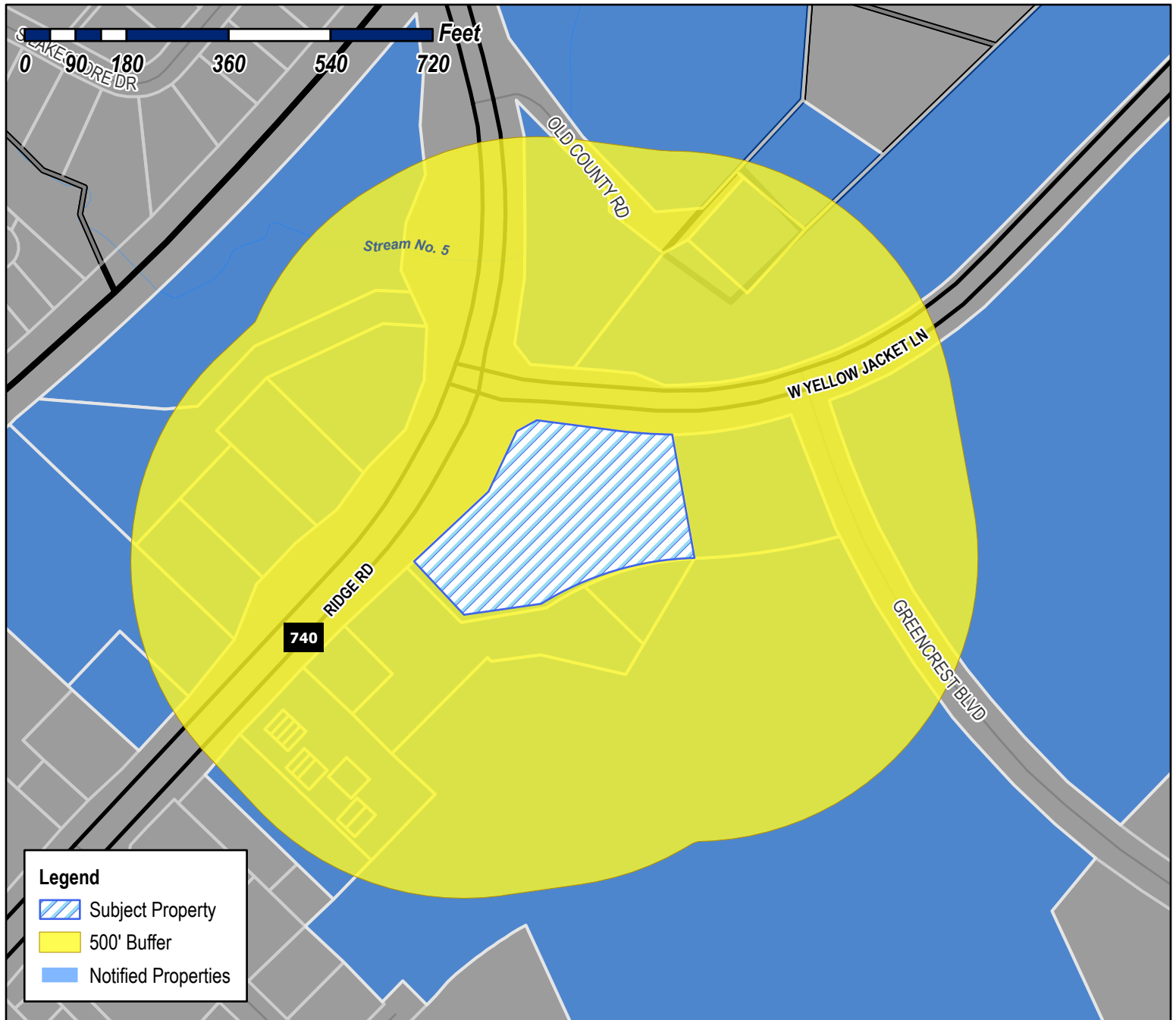
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City of Rockwall

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

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Case Number: Z2022-032
Case Name: SUP for Smitty's Car Wash
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 2205 Ridge Road

Date Saved: 6/17/2022

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



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

JARA PARTNERS LTD
1425 HUNTERS GLEN
ROYSE CITY, TX 75189

FRANK RUSSELL
15 PRINGLE LANE
ROCKWALL, TX 75087

MEHL ROBERT F III & JOAN
1545 RUNNING CEADER CT
CHARLOTTESVILLE, VA 75087

DGR ASSOCIATES INC A MISSOURI CORP
1710 WEISKOPF DR
HEATH, TX 75032

GAMEZ SUSAN AND
VICTOR BALDERAS
2001 RIDGE RD
ROCKWALL, TX 75087

PROCK CHARLES
2003 RIDGE RD
ROCKWALL, TX 75087

PROCK CHARLES
209 RUSSELL DR
ROCKWALL, TX 75032

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

7.1 RIDGE LLC
2200 RIDGE RD
ROCKWALL, TX 75087

MOUNTAINPRIZE INC
2205 RIDGE RD
ROCKWALL, TX 75087

FRANK RUSSELL
2215 RIDGE RD
ROCKWALL, TX 75087

LAYAN INVESTMENTS INC
2225 RIDGE RD
ROCKWALL, TX 75087

7.1 RIDGE LLC
2230 RIDGE RD
ROCKWALL, TX 75087

JARA PARTNERS LTD
2231 RIDGE RD
ROCKWALL, TX 75087

DGR ASSOCIATES INC A MISSOURI CORP
2233 RIDGE RD
ROCKWALL, TX 75087

DOUPHRATE PROPERTIES INC
2235 RIDGE RD
ROCKWALL, TX 75087

MEHL ROBERT F III & JOAN
2237 RIDGE RD
ROCKWALL, TX 75087

LAKEWOOD PROPERTIES LLC
2245 RIDGE RD
ROCKWALL, TX 75087

HUDSPETH FREDERICK WARD ESTATE
NONA MAHAFFY HUDSPETH INDEPENDENT
EXECUTOR
2304 RIDGE RD
ROCKWALL, TX 75087

MCKENNEY CARL K
2306 RIDGE RD STE 2
ROCKWALL, TX 75087

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

JAMES & MARY SYVRUD REVOCABLE TRUST
JAMES P SYVRUD AND MARY J SYVRUD
4 MEADOWVIEW COURT
HEATH, TX 75087

RICHARD W MCKEE REVOCABLE TRUST
RICHARD W MCKEE- TRUSTEE
4817 RIVER VILLAGE DRIVE
VERO BEACH, FL 32967

GAMEZ SUSAN AND
VICTOR BALDERAS
602 LAURENCE
HEATH, TX 75032

LAYAN INVESTMENTS INC
6403 CRESTMOOR LN
SACHSE, TX 75048

WAL-MART REAL ESTATE
BUSINESS TRUST
782 I30
ROCKWALL, TX 75087

RICHARD W MCKEE REVOCABLE TRUST
RICHARD W MCKEE- TRUSTEE
825 YELLOW JACKET LN
ROCKWALL, TX 75087

ROCKWALL I S D
901 YELLOWJACKET RD
ROCKWALL, TX 75087

MOUNTAINPRIZE INC
P. O. BOX 2437
SMYRNA, GA 30081

LAKEWOOD PROPERTIES LLC
PO BOX 2259
ROCKWALL, TX 75087

WAL-MART REAL ESTATE
BUSINESS TRUST
PO BOX 8050
BENTONVILLE, AR 72712

PUBLIC NOTICE



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

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

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

Case No. Z2022-032: SUP for a Self-Service Car Wash

Hold a public hearing to discuss and consider a request by Kirk Eyring of Squirrel's Real Estate, LLC on behalf of Jeff Newland for the approval of a *Specific Use Permit (SUP)* for a *Self-Service Carwash* on a 2.47-acre parcel of land identified as Lot 3, Block A, The Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located at the southeast corner of the intersection of W. Yellow Jacket Lane and Ridge Road [FM-740], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, July 12, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 18, 2022 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Monday, July 18, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

Case No. Z2022-032: SUP for a Self-Service Car Wash

Please place a check mark on the appropriate line below:

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

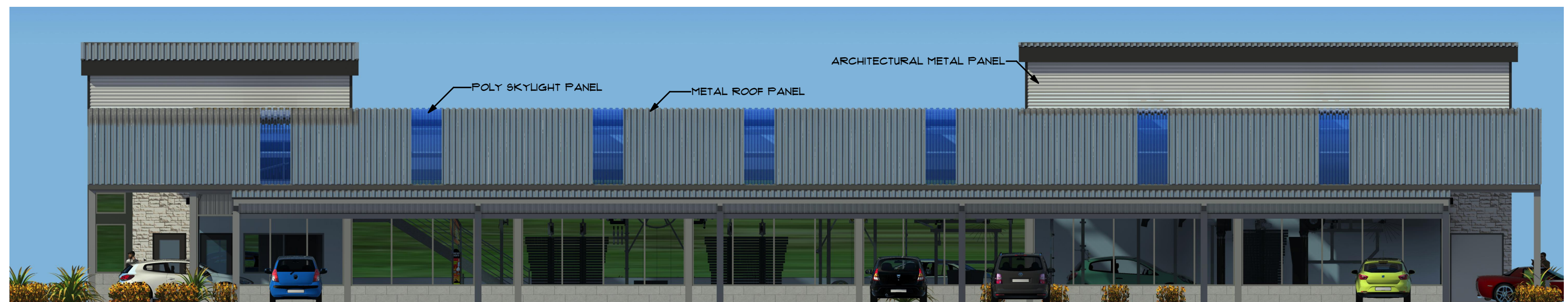
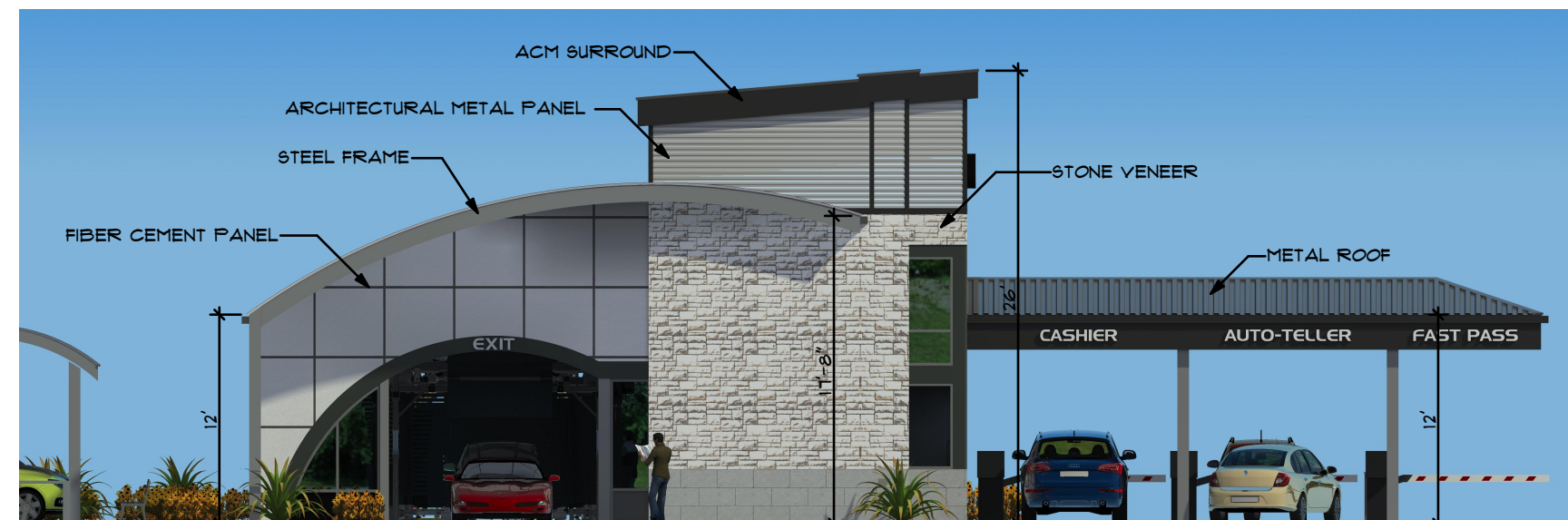
Name:

Address:

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

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

JOB NO.:
 DRAWN BY:
 CHECKED BY: JAH
 TCP
 SHEET NO.:
C1.0





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9/10/21

modernwash © COPYRIGHT 2021

5220 SCOTTSVILLE RD.
BOWLING GREEN, KY 42104
800.511.7208
info@modernwash.net

Smitty's Wash
Rockwall, Texas











modernwash © 2017



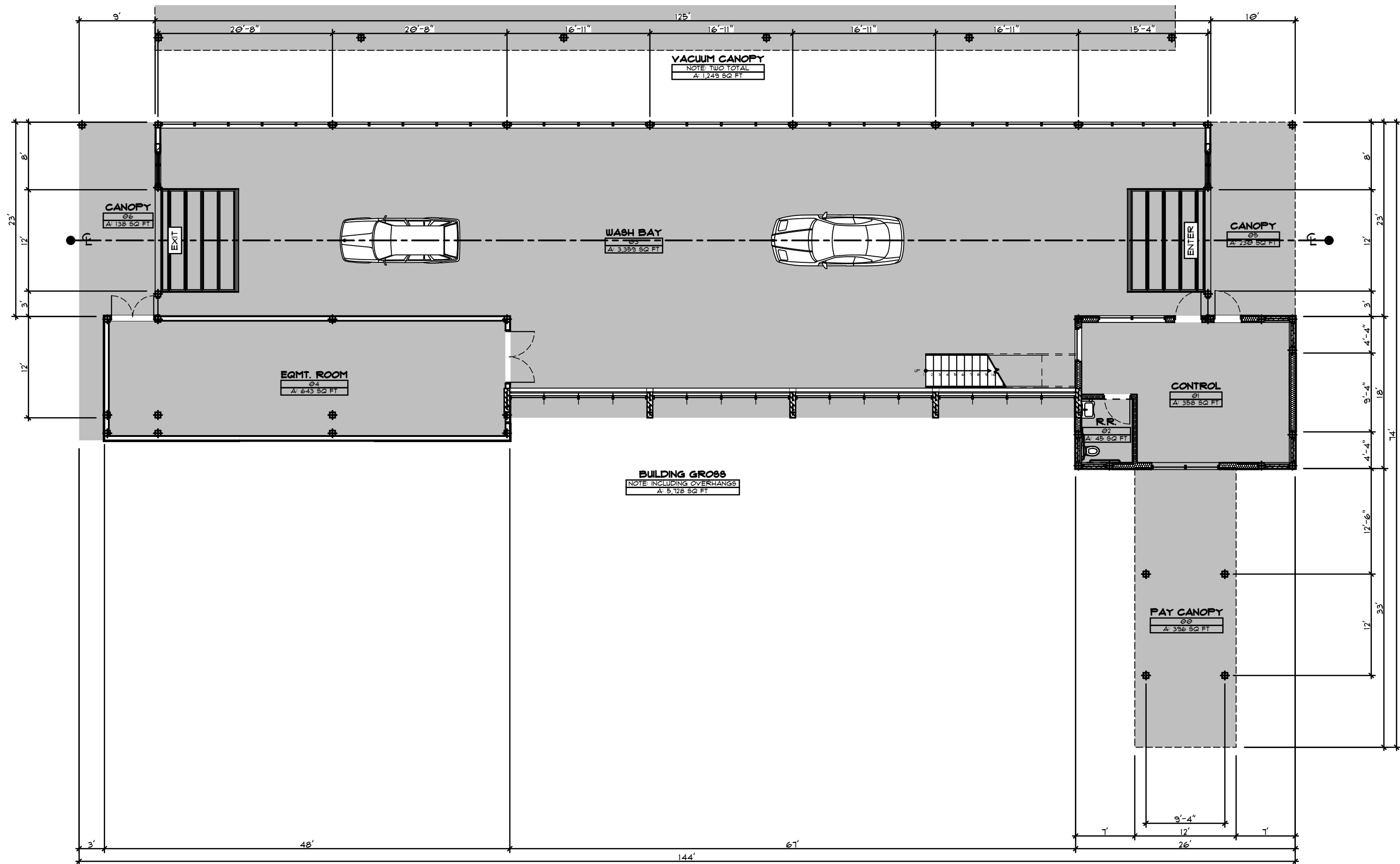




modernwash © 2017









ABD Engineering & Design

Architectural Acoustics • AV Design • Noise & Vibration

June 30, 2020

Introduction

ABD Engineering & Design, Inc., (ABD) was retained by Tommy Car Wash to complete a noise study of the new facility at 4665 32nd Ave, Hudsonville, MI 49426. Both long term and short term sound level measurements were collected at the site to capture noise levels generated by the Car Wash. Long term measurements were initiated on June 17, 2020 at 7:00 AM and were concluded on June 18, 2020 at 11:00 AM. Short term measurements were conducted on the morning of June 17. The following report details relevant acoustical concepts, and the results of our acoustical measurements.

Acoustical Terminology and Concepts

When dealing with sound, there is the physical quantity which is expressed as sound level and the perceived level which is expressed as loudness. Sound level is measured in units called decibels (abbreviated dB). Decibels are power ratios and are logarithmic quantities. Audible sound occurs over a wide frequency range, from approximately 20 Hertz (Hz) to 20,000 Hz. Human hearing does not respond equally to sounds at different frequencies (or pitch). Lower frequency sounds that are equally as “loud” have a much higher decibel level than high frequency sounds. To accommodate this variation in frequency sensitivity of human hearing, a frequency weighting can be applied to sound level measurements. When the weighting is applied, the resulting sound level measurements are said to be “A-weighted” and the decibel level is abbreviated dBA.


While the decibel or A-weighted decibel are the basic units used for noise measurement, other indices are also used. One common index, the equivalent sound level, abbreviated as Leq, is commonly used to indicate the average sound level over a period of time. Leq represents the steady level of sound which would contain the same amount of sound energy as does the actual time varying sound level. Although it is an average, it is strongly influenced by the loudest events occurring during the time period because these loudest events contain most of the sound energy.

Listed in Table 1 are some commonly encountered noises, their A-weighted level, and associated subjective evaluations:

NOISE STUDY

JUNE 2020

Table 1: Noise Source Comparison

Subjective Evaluation	A-weighted Decibels		Examples
Deafening	140 dBA		Near Jet Engine
	130 dBA		Threshold of Pain
	120 dBA		Threshold of Feeling – Hard Rock Band
Very Loud	100 dBA		Loud Auto Horn (at 10 ft)
	90 dBA		OSHA 8 Hour Noise Exposure Limit
Loud	80 dBA		Shouting at 1m (3 ft)
	70 dBA		Busy Office
Moderate	60 dBA		Conversational Speech at 1m (3 ft)
	50 dBA		Average Office
Faint	40 dBA		Soft Radio Music in Apartment
	30 dBA		Average Residence without Stereo Playing
Very Faint	20 dBA		Average Whisper
	10 dBA		Human Breathing
Threshold of Hearing	0 dBA		Threshold of Audibility

Adapted from *Concepts in Architectural Acoustics* by M. David Egan (1972) and *Architectural Acoustics: Principles and Design* by M. Mehta, J. Johnson, and J. Rocafort (1999)

Instrumentation

One (1) Larson-Davis Laboratories Model 831 sound level meter was used for all short term measurements reported here. The Model 831 sound level meter was equipped with a Larson-Davis Laboratories model 377B20 microphone and Larson-Davis Laboratories Model PRM831 preamplifier. This meter conforms to the ANSI Standard Specifications for Sound Level Meters S1.4-1983 (R2006), Type 1 (Precision), and the IEC Standard 61672-1 Ed. 1.0 (2002-05), Sound-Level Meters, Class 1. The instrument was calibrated and is traceable to The National

NOISE STUDY

JUNE 2020

Institute of Standards. Evidence of traceability is on file at the Larson Davis Corporate Headquarters. The meter calibration was field verified before and after the measurement session.

Four Soft-dB, Piccolo Model sound level meters were used for A-weighted measurements for the 24-hour noise study. These meters conform to ANSI Standard Specifications for Sound Level Meters S1.4-1983 (R2006), Type 2, and the IEC Standard 61672-1 Ed. 1.0 (2002-05), Sound Level Meters Class 2. The instruments were calibrated and are traceable to the National Institute of Standards. Evidence of traceability is on file at the Soft-dB Corporate Headquarters. The meters were field verified before and after the measurement session.

Atmospheric Conditions

ABD completes noise measurements within atmospheric limits specified in ANSI S12.9 *Quantities and Procedures for Description and Measurement of Environmental Sound* and S12.18 *Outdoor Measurement of Sound Pressure Level* for environmental noise measurements. Data measured during higher wind speeds risk reliability contamination due to wind noise on the microphone, and repeatability limitations due to the directionality of the receiver relative to the noise source.

The environmental conditions, as measured at the Gerald R. Ford International Airport, in Grand Rapids MI on June 17-18, 2020 were within the range of the specified limits and are summarized in Table 2.

Table 2: Environmental conditions during testing over June 17 & 18, 2020

Time	Average Temperature (F)	Average Relative Humidity	Nominal Wind Direction	Average Wind Speed (MPH)	Precipitation (in.)
June 17-18, 2020	72°	58 %	E	3.8 mph	0.0 in

Environmental data provided by www.wunderground.com, from the Gerald R. Ford International Airport Weather Station

Noise Measurements

Noise measurements were completed at a variety of interior and exterior positions, as shown in Figure 1. The measurement locations indicated by the red squares are where the long-term measurements were taken. The locations indicated by the blue circles (and the blue gradations) are the suggested measurement locations by Tommy Car Wash and represent the short-term measurements taken while on site.

NOISE STUDY

JUNE 2020

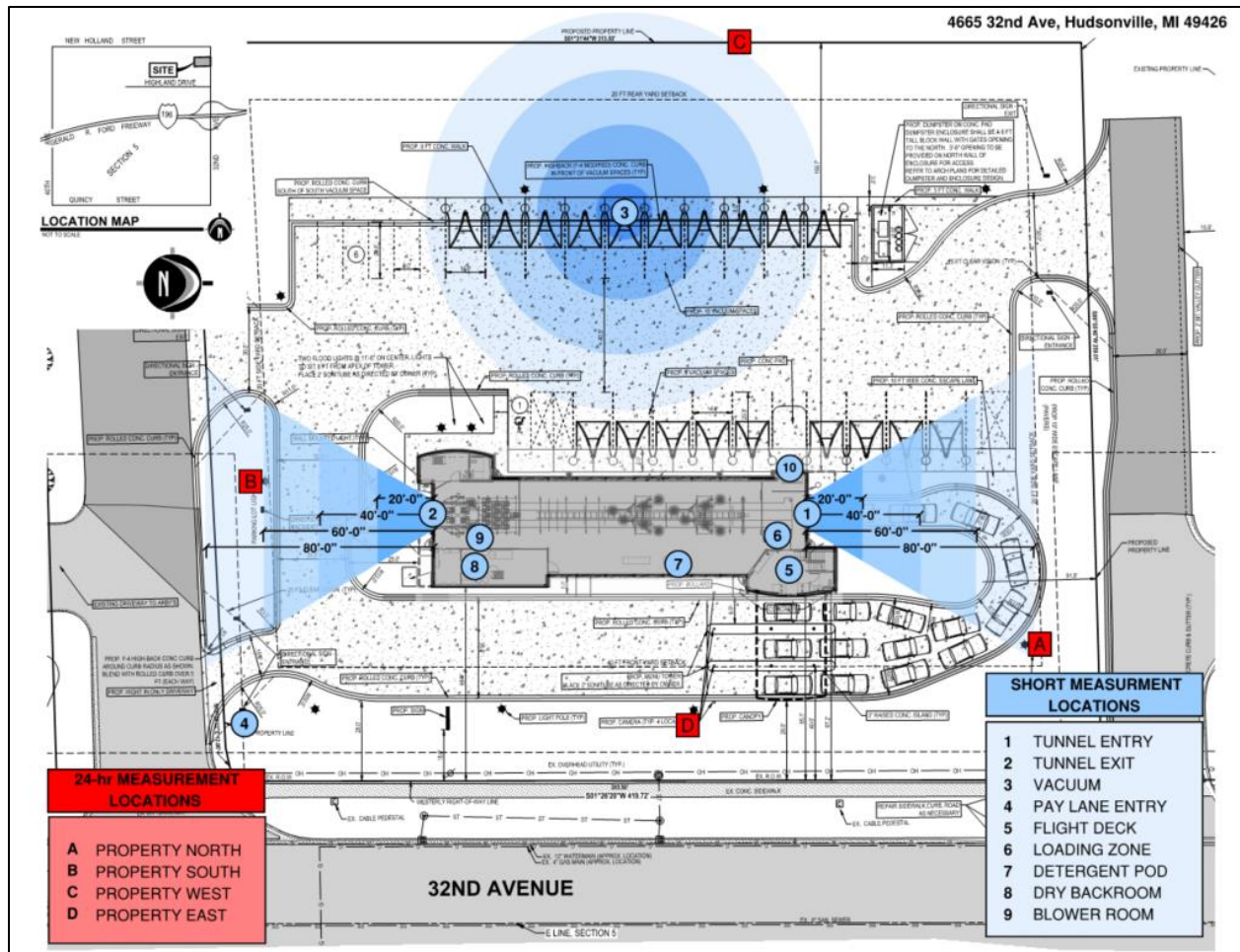


Figure 1: Site Plan with Measurement Locations

Short-Term Measurements

A description of each measurement location is provided for clarity. The short-term measurements (1-10) were taken with the Larson Davis Model 831 hand-held meter.

- 1) Tunnel Entry: This position is the vehicular entry location to the car-wash structure. Measurements were also taken at the vehicle entry to the building and at 20', 40' and 60' from the entrance towards the north of the building. All measurements were in-line with the vehicle path as it moves through the car-wash process.
- 2) Tunnel Exit: This position is the vehicular exit location to the car-wash structure. Measurements were also taken at the vehicle's exit location at distances of 20', 40', 60', and 80' from the exit towards the south of the building. All measurements were in-line with the vehicle path as it exits the car-wash process.
- 3) Vacuum: This position is intended to capture the operational noise of a single vacuum unit for which Vacuum #12 was selected. It was observed that on this unit with both hose nozzles stowed, there was a significant whistling noise being generated by the air-flow

NOISE STUDY

JUNE 2020

leakage at the storage pocket. Since typical use would involve using at least one of the hoses, one hose was removed from its pocket and placed on the ground during measurements.

Measurements were also taken relative to this vacuum station at distances of 20', 40', 60', and 80' to the west of the vacuum bay. These measurements of vacuum operational noise at these distances to the west were completed with all vacuum units within this bay operating simultaneously. This was in order to capture the loudest operating condition.

- 4) Pay Lane Entry: This location is the vehicle entry point to the property, for users who proceed through the car wash process.
- 5) Flight Deck: This location was to capture the noise within the enclosed office area where employees interact with customers through the drive-through window.
- 6) Loading Zone: This is the position where vehicles are transitioned onto the conveyer system for shuttling the car through the car-wash mechanism.
- 7) Detergent Pod: This position is located behind the bank of car-wash detergent chemical storage and delivery tanks.
- 8) Dry Backroom: This position is located within a separate closed room behind the blower bay of the car-wash facility. Chemical pumping equipment was observed within this room.
- 9) Blower Room: This space is the area where the air-blowers are used to dry the vehicles after being washed and rinsed, it is near the vehicular exit of the car-wash structure.
- 10) Mat Washer: This position is the location of two separate, self-service car mat-washer machines. Three measurements were taken at this position with one (1) of the mat washers on and operating, but no floor mat was being conveyed into the machine. The specific measurement locations are as follows: 3 ft. in front of door with the door closed, 6' in front of the door with the door closed, and 3' in front of the door with the door open.

It should be noted that noise measurements on the interior of the car wash were collected at these various locations, and during multiple operating conditions for the car wash. This was done to provide a general understanding of the noise generated within the car wash, as requested by Tommy Car Wash. It should be understood that the noise measurements that were collected are strictly informational. To understand regulations for OSHA's allowable noise exposure, please refer to the OSHA standard. For compliance to this standard, noise dosimetry testing should be performed on individual employees that spend significant amounts of time in high noise areas that are identified in the following results. Listed in Table 3 are the results of these short-term measurements. Reported here are the loudest measured levels at each measurement location over the various operating conditions evaluated.

NOISE STUDY

JUNE 2020

Table 3: Short-term Measurement Results

Short-term Measurement Locations	Measured Sound Pressure Level dB(A)¹
(1) Tunnel Entry	86
(2) Tunnel Exit	95
(3) Vacuum	90
(4) Pay Lane Entry	67
(5) Flight Deck	66
(6) Loading Zone	91
(7) Detergent Pod	93
(8) Dry Backroom	92
(9) Blower Room	104
(10) Mat Washer	86

Utilizing the short-term measurement results, we have projected how noise generated by Tommy Car Wash will propagate over the property; these results are shown in Figure 2. Please note that our measurements at distances away from the vacuum include the noise levels with all vacuums in operation (worst case scenario). This “all-vacuums on” condition was projected onto the entire property for the sound map. It should be noted that noise contribution from the vacuums dominated the noise levels at the entrance, so the results shown at the entrance on the sound map exceed the short term measurements taken in these locations with no vacuum in operation.

¹ Reported values are for the loudest operating condition captured during the measurement session.

NOISE STUDY

JUNE 2020

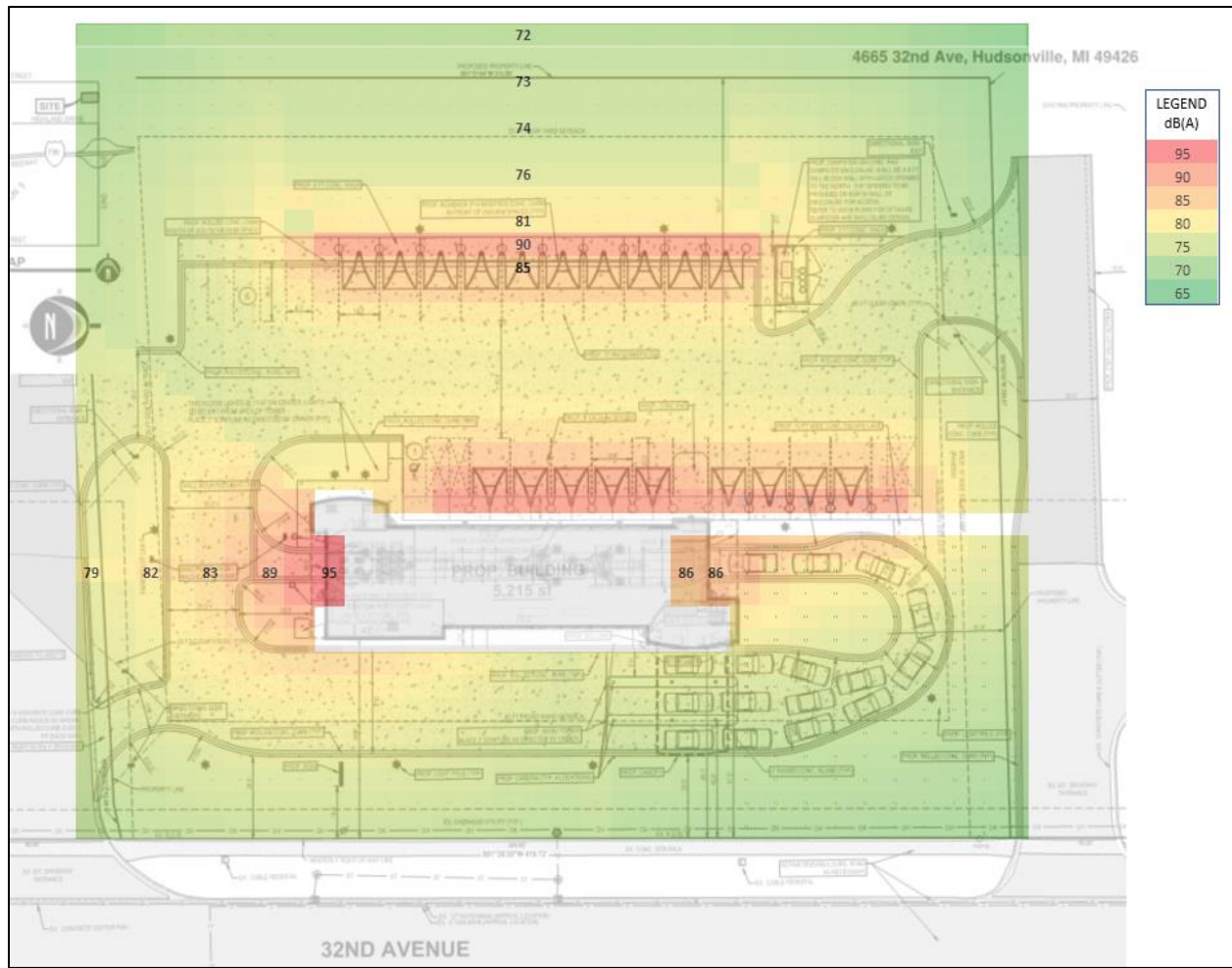


Figure 2: Sound Map of Tommy's Car Wash Property

Long-Term Measurements

The long-term measurements (A-D) were taken with the Soft-dB Piccolo meters and located at the perimeter of the property as shown in Figure 1. Locations A, B, and D were approximately 9' above the ground. Location C was 5' above the ground.

All meters were set to run with a 1-second sampling interval and using exponential (slow) detector integration methods. The time-history results of these long-term measurements over the time interval are shown in Figure 3.

NOISE STUDY

JUNE 2020

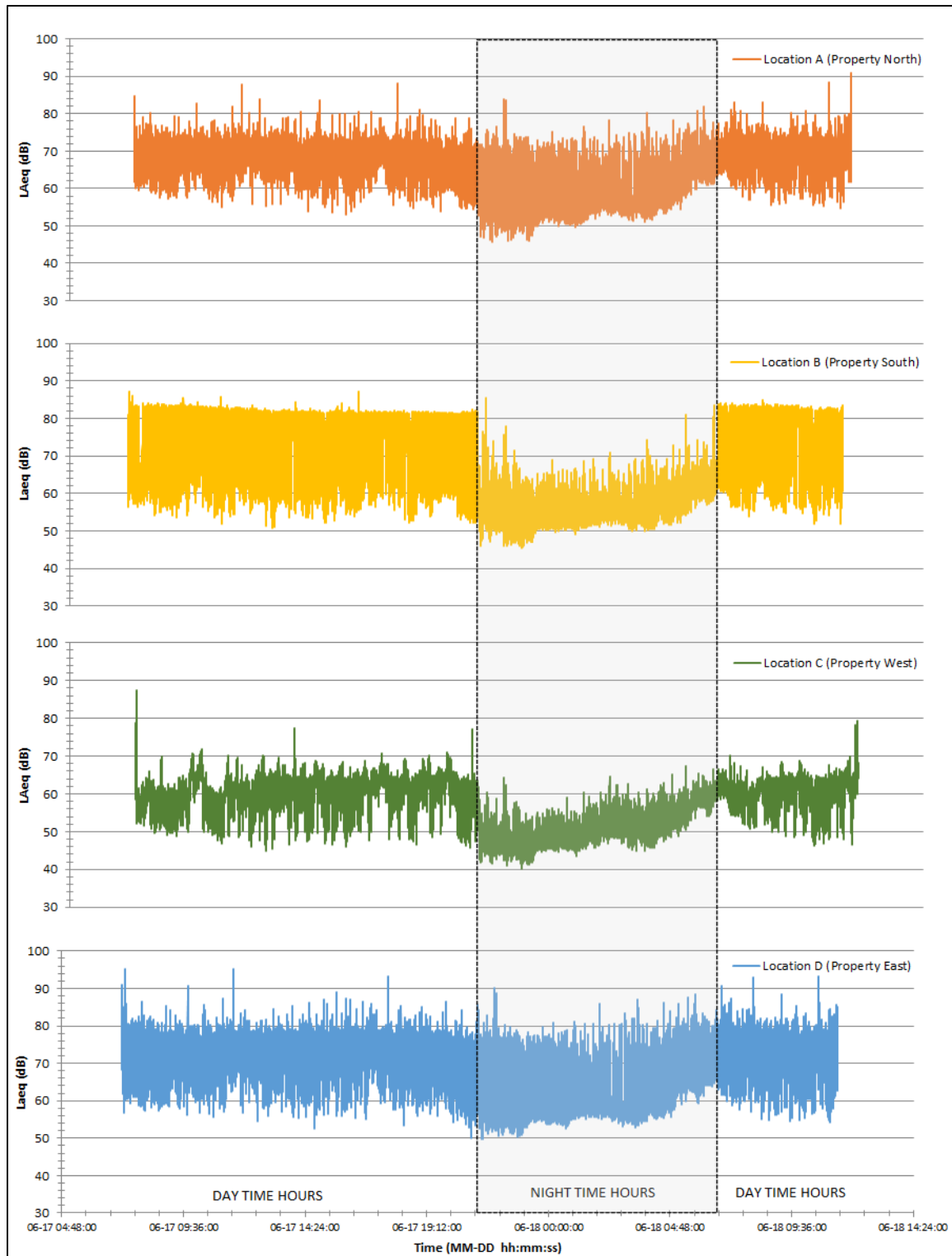


Figure 3: Time-History Results of Long-Term Measurements

NOISE STUDY

JUNE 2020

Measurement Location A and D, on the street side of the property, show no clear transition between the car wash operational noise and the nighttime noise collected at this position. Consistent with observations made at site, the noise at these locations is dominated by general traffic noise. Also note that at both Location A and D, there are a significant number of short-term peaks in these time histories. Again, based on observations made on site, these peaks are likely due to motorcycles passing by, and trucks traversing pot-holes producing a series of “bangs & clanks” as the vehicle navigated the uneven road surface.

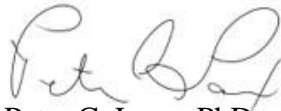
Noise data at Location B and C clearly show a distinction between the day-time (operational hours) and night-time noise levels. Location B in particular, has the loudest consistent noise levels due to the dryers at the exit..

If you have any questions, please call.

Sincerely,

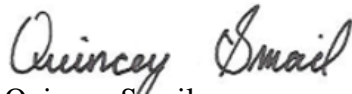
ABD ENGINEERING & DESIGN, INC.

Per:



Peter C. Laux, PhD

Chief Scientist and Senior Consultant



Quincey Smail

Acoustical Consultant

cc: Marci Boks – ABD Engineering & Design

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-2XX

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, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A SELF-SERVICE CAR WASH ON A 2.47-ACRE TRACT OF LAND, IDENTIFIED AS A LOT 3, BLOCK A, THE WOODS AT ROCKWALL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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 Kirk Eyring of Squirrel's Real Estate, LLC on behalf of Jeff Newland for the approval of a Specific Use Permit (SUP) for a *Self Service Car Wash* on a 2.47-acre tract of land, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, being identified as Lot 3, Block A, of The Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, generally located at the southeast corner of the intersection of W. Yellow Jacket Lane and Ridge Road [FM-740], and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after 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, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for a *Self-Service Car Wash* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code [Ordinance No. 20-02] on the *Subject Property*, and

SECTION 2. That the *Subject Property* shall be subject to the requirements set forth in

Subsection 02.03(H)(4), *Car Wash (Full-Service or Self-Service)*, of Article 04, *Permissible Uses*; Subsection 04.01, *General Commercial District Standards*, of Article 05, *District Development Standards*; and Subsection 06.08, *Scenic Overlay (SOV) District*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall -- as heretofore amended and as may be amended in the future -- and the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of the *Self Service Car Wash* land use on the *Subject Property* and conformance to these conditions is necessary for continued operations:

- (1) The *Self-Service Car Wash* facility shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- (2) No outside display of merchandise or outside storage (e.g. *ice machine, propane cage, vending machines, and DVD rental kiosk*) shall be allowed on the *subject property*.
- (3) Additional landscaping (i.e. *trees and shrubs*) shall be required adjacent to the vacuum bays to provide additional screening and sound attenuation.
- (4) The tunnel entrance and exit shall be screened from all public rights-of-way with three (3) tier screening in accordance with Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC).

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Certificate of Occupancy (CO)*, should any business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

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

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

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

SECTION 6. If any section or provision of this ordinance or the application of that section or

provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, 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 of this ordinance shall remain in full force and effect.

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 1st DAY OF AUGUST, 2022.**

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: July 12, 2022

2nd Reading: August 1, 2022

Exhibit 'A'
Legal Description and Location Map

Legal Description: Lot 3, Block A, The Woods at Rockwall Addition

Address: Southeast corner of the intersection of W. Yellow Jacket Lane and Ridge Road [FM-740]

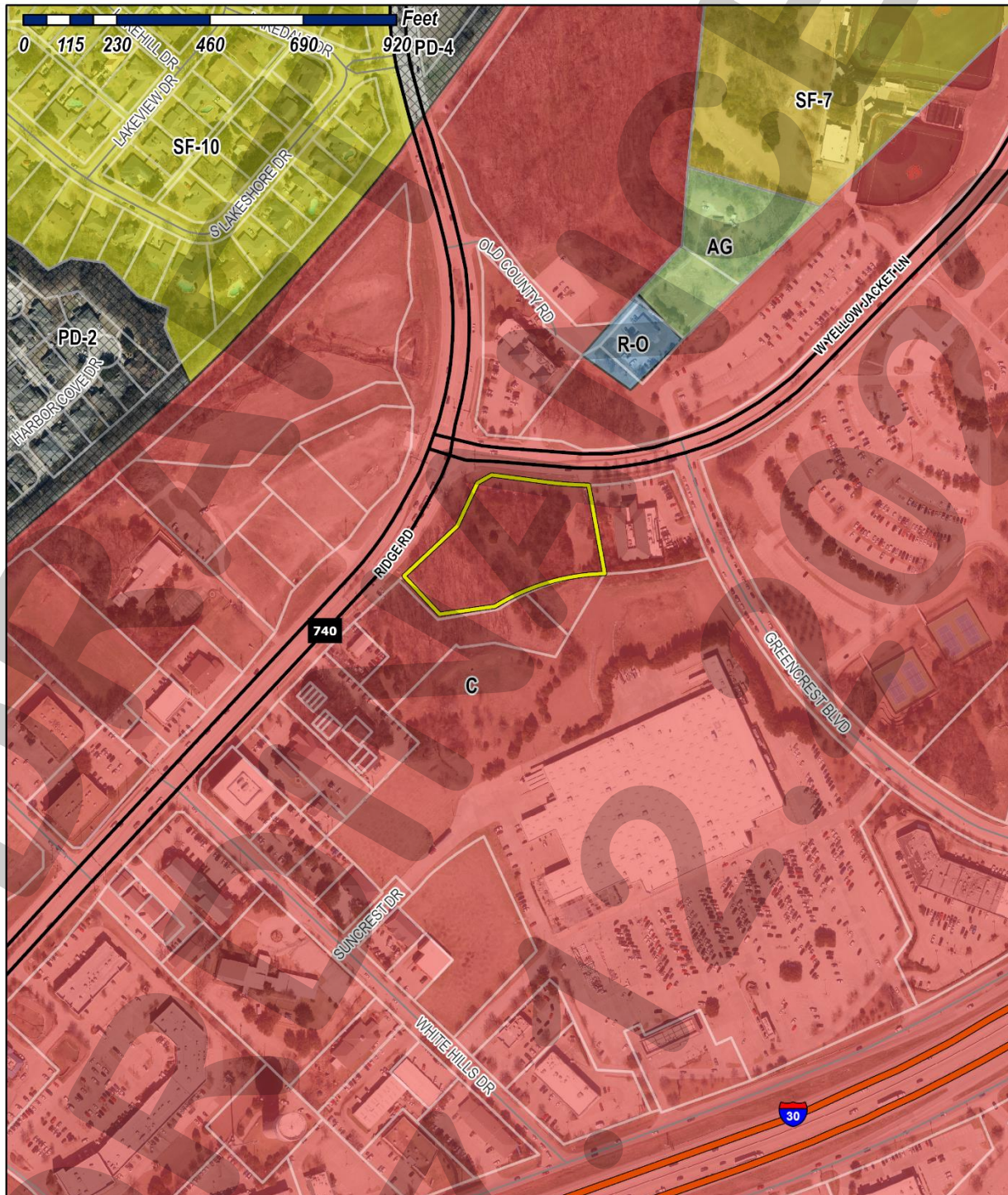
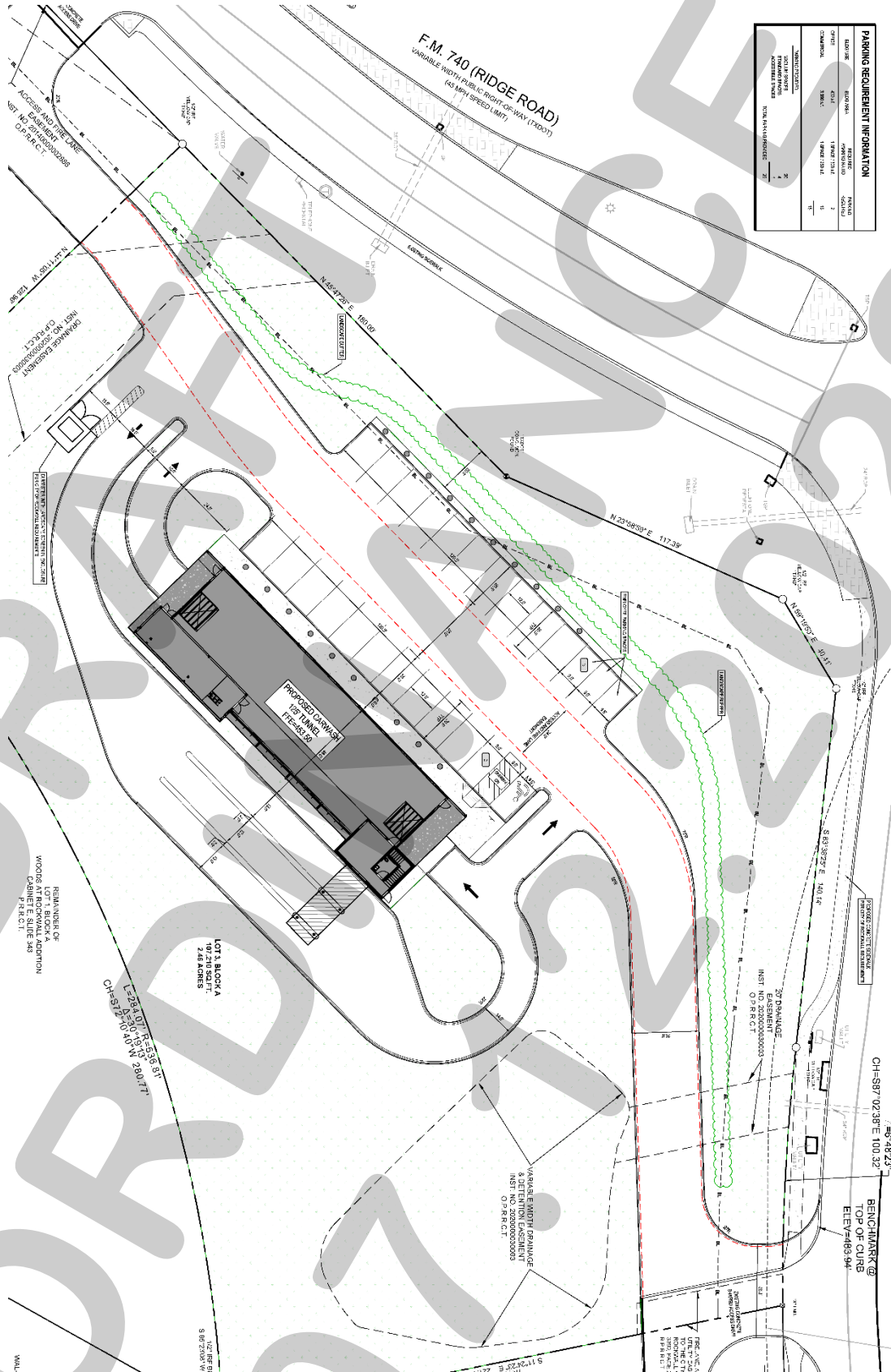


Exhibit 'B' Concept Plan



PARKING REQUIREMENT INFORMATION			
DATE	REVISION	BY	APP'D
03/11/2022	1	1	1
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03/11/2022	3	3	3
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Exhibit 'C'
Building Elevations

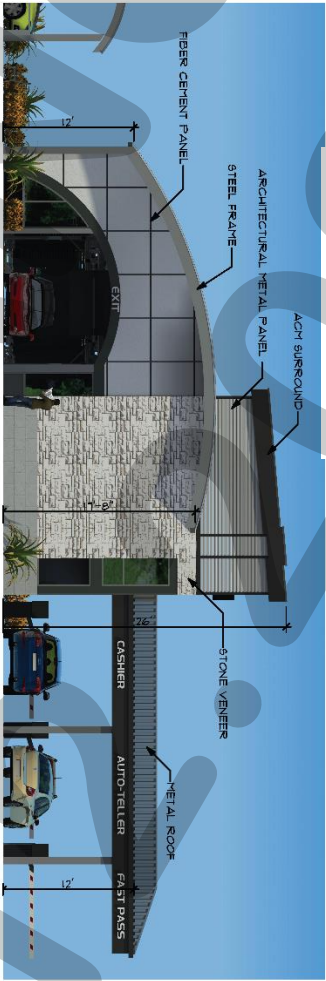


Exhibit 'C'
Building Elevations





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: July 18, 2022
APPLICANT: Kirk Eyring, *Squirrel's Real Estate*
CASE NUMBER: Z2022-032; *Specific Use Permit (SUP) for a Smitty's Car Wash*

SUMMARY

Hold a public hearing to discuss and consider a request by Kirk Eyring of Squirrel's Real Estate, LLC on behalf of Jeff Newland for the approval of a Specific Use Permit (SUP) for a *Self-Service Carwash* on a 2.47-acre parcel of land identified as Lot 3, Block A, The Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located at the southeast corner of the intersection of W. Yellow Jacket Lane and Ridge Road [FM-740], and take any action necessary.

BACKGROUND

On November 7, 1960, the City Council approved the annexation of the subject property by adopting *Ordinance No. 60-04* [Case No. A1960-004]. According to the January 3, 1972 zoning map the subject property was zoned Multi-Family 1 (MF-1) District. At some point between January 3, 1972 and May 16, 1983 the subject property was rezoned to Multi-Family 15 (MF-15) District. At some point between May 16, 1983 and December 7, 1993 the subject property was rezoned to Commercial (C) District, which remains its current zoning designation. On July 28, 2003, the City Council approved a plat for the subject property establishing it as Lot 2, Block A, The Woods at Rockwall addition and Lot 2, Block B, Rockwall High School Addition. On April 15, 2013, the City Council approved a Specific Use Permit (SUP) for the subject property to allow for a convenience store with gasoline sales by *Ordinance No.13-09* [Case No. Z2013-004]. On December 10, 2013, the Planning and Zoning Commission approved a site plan [Case No. SP2013-002] for the subject property. This Specific Use Permit (SUP) expired in September 2019. On October 5, 2020, the City Council re-approved the replat from May 1, 2017, establishing the subject property as Lot 3, Block A, The Woods at Rockwall Addition.

PURPOSE

The applicant -- *Kirk Eyring of Squirrel's Real Estate* -- is requesting the approval of a Specific Use Permit (SUP) for a *Self-Service Car Wash* (i.e. *Smitty's Car Wash*) to operate on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located at the southeast corner of W. Yellow Jacket Lane and Ridge Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the intersection of W. Yellow Jacket Lane and Ridge Road [FM-740], which are identified as M4D (i.e. *major collector, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 1.129-acre parcel of land developed with a commercial/retail strip center zoned Commercial (C) District. Beyond this is Old Country Road, which is identified as a R2 (i.e. *residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is an undeveloped 9.24-acre tract of land zoned Commercial (C) District.

- South: Directly south of the subject property are two (2) undeveloped parcels of land zoned Commercial (C) District. Beyond this is a 25.9263-acre parcel of land developed with a *Grocery Store (i.e. Walmart Superstore)* zoned Commercial (C) District.
- East: Directly east of the subject property is a 1.1988-acre parcel of land developed with a *Medical Office (i.e. Rockwall Surgery Center)* zoned Commercial (C) District. Beyond this is Greencrest Boulevard, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 35.295-acre parcel of land developed with a *High School (i.e. Rockwall High School)* zoned Commercial (C) District.
- West: Directly west of the subject property is Ridge Road [FM-740], which is identified as M4D (*i.e. major collector, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Sky Ridge Addition, which consists of six (6) parcels of land zoned Commercial (C) District. Beyond this is 2.95-acre parcel of land developed with a *House of Worship (i.e. Great Faith Church)* zoned Commercial (C) District.

CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application, concept plan, and building elevations depicting the layout of a *Self-Service Carwash*. The proposed carwash will consist of a single entrance tunnel that has three (3) lanes of queuing and a bail out lane. Based on the concept plan, the carwash tunnel will be oriented so that the entrance of the tunnel will be facing onto W. Yellow Jacket Lane and the tunnel will be parallel to Ridge Road [FM-740]. The concept plan also indicates 20 vacuum stalls and five (5) parking spaces. Staff should note that ten (10) of the vacuum bays are located adjacent to the property line along Ridge Road [FM-740] and based on the provided noise study they do not appear to meet the City of Rockwall noise ordinance (*Chapter 16, Environment, Article IV, Noise, of the Municipal Code of Ordinances*).

CONFORMANCE WITH THE CITY'S CODES

According to the Permissible Use Charts contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a Self-Service Car Wash requires a Specific Use Permit (SUP) in the Scenic Overlay (SOV District) District. In addition, Subsection 02.03.(H)(4), *Conditional Land Use Standards*, of Article 04, *Permissible Use Charts*, of the Unified Development Code (UDC) also provides the following requirements relating to regulating the land use:

- (a) Entrances and exits to the car wash shall not directly face any public right-of-way. On corner sites, car wash entrances or exits shall not open toward the street with the highest traffic volume.
- (b) The carwash shall be set back a minimum of 50-feet from any street frontage.

In this case, the submitted concept plan conforms to the conditional land use standards required for a *Self-Service Car Wash*. Staff has included additional conditions of approval that require the applicant to provide additional landscape screening of the tunnel and vacuum bays as well as prohibit all outside display/outside storage. Staff should note that the submitted building elevations do not appear to meet the minimum material standards of the Scenic Overlay (SOV) District and will need to be reviewed by the Architectural Review Board (ARB) and Planning and Zoning Commission at the time of site plan.

STAFF ANALYSIS

The subject property is located within the Scenic Overlay (SOV District) District, which requires a Specific Use Permit (SUP) for a *Self-Service Car Wash*. According to Subsection 02.02, *Specific Use Permit (SUP)*, of Article 11, *Development Applicants and Review Procedures*, of the Unified Development Code (UDC), "(t)he purpose of a Specific Use Permit (SUP) is to allow discretionary consideration of certain uses that would typically be considered incompatible within certain locations of a zoning district, but may become compatible with the addition of special provisions, conditions or restrictions." It shall be the discretion of the City Council -- *pending a recommendation from the Planning and Zoning Commission* -- to determine if the subject property is a compatible site for a *Self-Service Car Wash*. Should the City Council choose to approve the applicant's request staff has included conditions of approval described below and outlined within the *Draft Ordinance* contained in your packet.

NOTIFICATIONS

On June 21, 2022, staff mailed 32 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Turtle Cove Homeowners Association (HOA), which is the only HOA's or Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received one (1) returned notice in opposition to the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request for a Specific Use Permit (SUP) for a *Self-Service Car Wash* then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and which are detailed as follows:
 - (a) The Self-Service Car Wash facility shall generally conform to the Concept Plan depicted in Exhibit 'B' and the Building Elevations depicted in Exhibit 'C' of the Specific Use Permit (SUP) ordinance.
 - (b) No outside display of merchandise or outside storage (e.g. *ice machine, propane cage, vending machines, and DVD rental kiosk*) shall be allowed on the subject property.
 - (c) Additional landscaping (i.e. *trees and shrubs*) shall be required adjacent to the vacuum bays to provide additional screening and sound attenuation.
 - (d) The tunnel entrance and exit shall be screened from all public rights-of-way with three (3) tier screening in accordance with Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC).
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) 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 July 12, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the SUP by a vote of 6-0, with Commissioner Llewellyn absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING PLANNING CASE NO.

22022-032

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 2205 Ridge Road (Property ID #86686)

SUBDIVISION The Woods of Rockwall Addition

LOT 1 & 2 BLOCK A

GENERAL LOCATION Ridge Road & Yellowjacket Lane

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial

CURRENT USE Undeveloped

PROPOSED ZONING Commercial

PROPOSED USE Tunnel Car Wash

ACREAGE 2.47

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

☒ OWNER Squirrels' Real Estate LLC

☒ APPLICANT Squirrels' Real Estate LLC

CONTACT PERSON Jeff Newland - Owner Rep

CONTACT PERSON Kirk Eyring

ADDRESS 203 S. First St.

ADDRESS 203 S. First St.

CITY, STATE & ZIP Lufkin, Texas 75901

CITY, STATE & ZIP Lufkin, Texas 75901

PHONE (936) 632-6033

PHONE (713) 550-2025

E-MAIL jnewland@smittyscarwash.com

E-MAIL keyring@smittyscarwash.com

NOTARY VERIFICATION [REQUIRED]

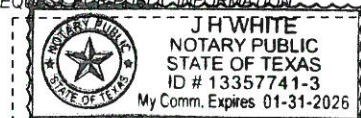
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jeff Newland [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 237.05 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 2nd DAY OF June, 20 22. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 2 DAY OF June, 20 22

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

01/31/2026



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

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

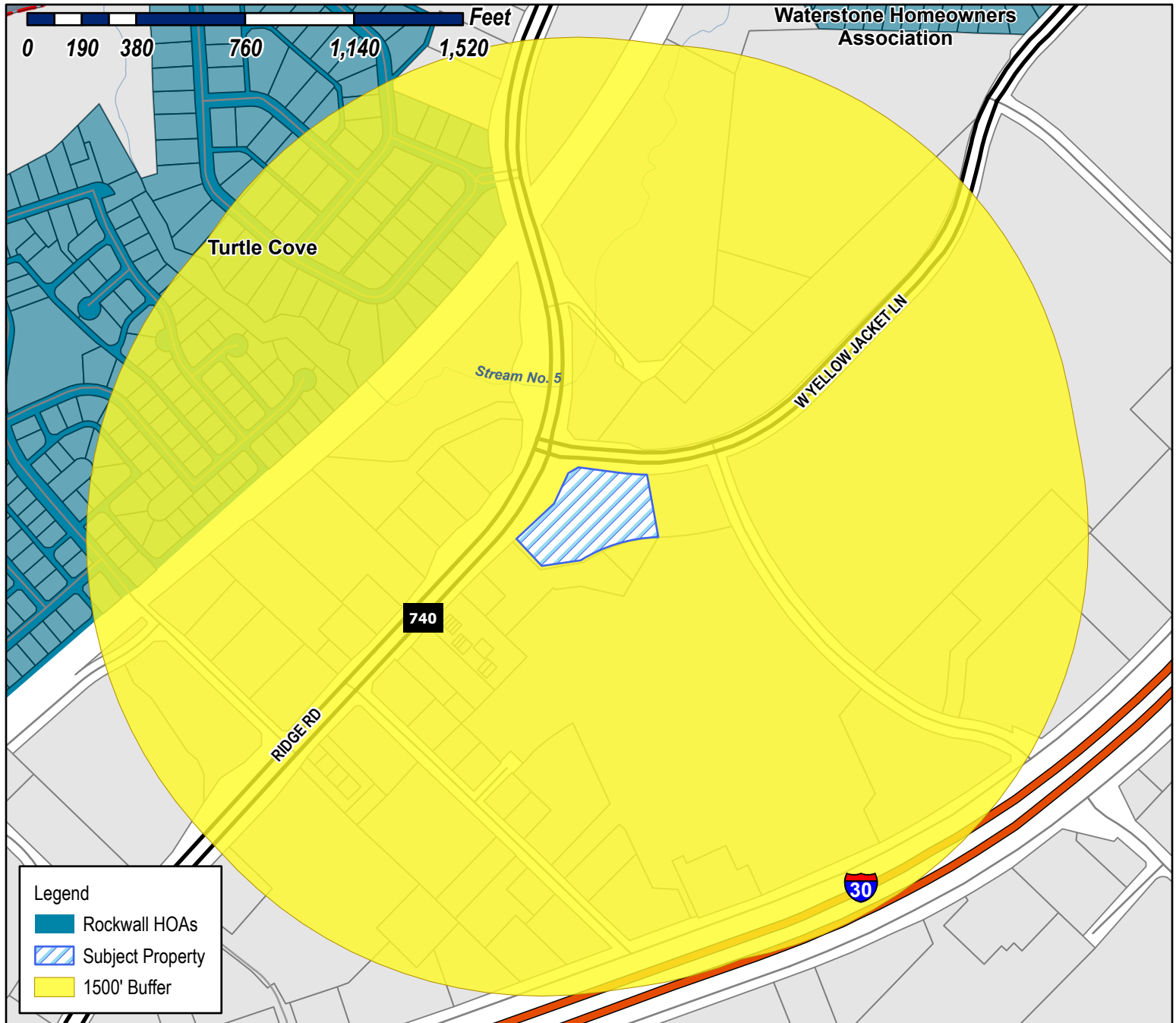




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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Case Number: Z2022-032
Case Name: SUP for Smitty's Car Wash
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 2205 Ridge Road

Date Saved: 6/17/2022

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



Lee, Henry

From: Gamez, Angelica
Sent: Tuesday, June 21, 2022 4:44 PM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry
Subject: Neighborhood Notification Program [Z2022-032]
Attachments: Public Notice (06.21.2022).pdf; HOA Map (06.17.2022).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on June 24, 2022. The Planning and Zoning Commission will hold a public hearing on Tuesday, July 12, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 18, 2022 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

<https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2022-032: SUP for Self-Service Car Wash

Hold a public hearing to discuss and consider a request by Kirk Eyring of Squirrel's Real Estate, LLC on behalf of Jeff Newland for the approval of a *Specific Use Permit (SUP)* for a *Self-Service Carwash* on a 2.47-acre parcel of land identified as Lot 3, Block A, The Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located at the southeast corner of the intersection of W. Yellow Jacket Lane and Ridge Road [FM-740], and take any action necessary.

Thank you,

Angelica Gamez

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

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

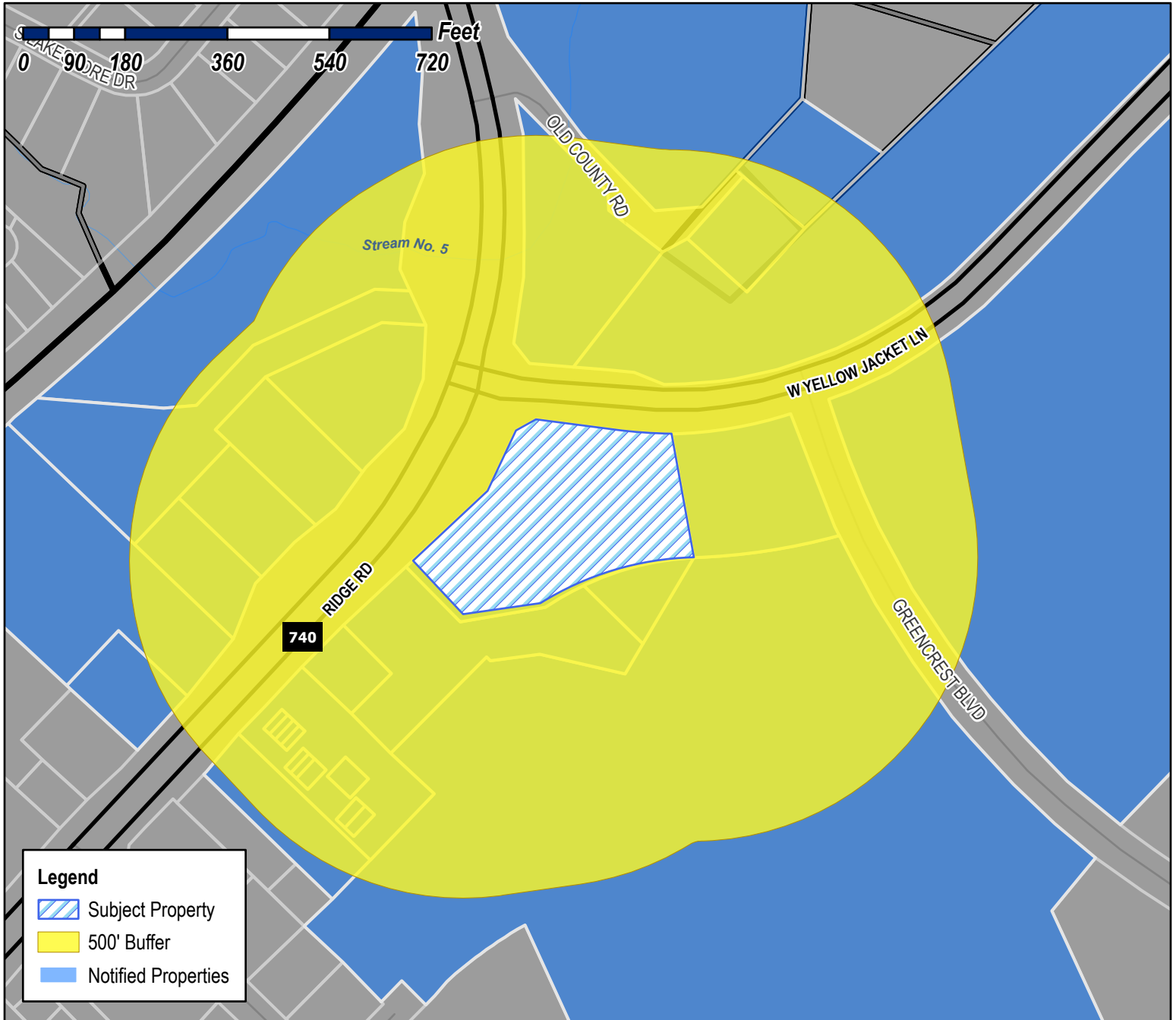
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City of Rockwall

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

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Case Number: Z2022-032
Case Name: SUP for Smitty's Car Wash
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 2205 Ridge Road

Date Saved: 6/17/2022

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



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

JARA PARTNERS LTD
1425 HUNTERS GLEN
ROYSE CITY, TX 75189

FRANK RUSSELL
15 PRINGLE LANE
ROCKWALL, TX 75087

MEHL ROBERT F III & JOAN
1545 RUNNING CEADER CT
CHARLOTTESVILLE, VA 75087

DGR ASSOCIATES INC A MISSOURI CORP
1710 WEISKOPF DR
HEATH, TX 75032

GAMEZ SUSAN AND
VICTOR BALDERAS
2001 RIDGE RD
ROCKWALL, TX 75087

PROCK CHARLES
2003 RIDGE RD
ROCKWALL, TX 75087

PROCK CHARLES
209 RUSSELL DR
ROCKWALL, TX 75032

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

7.1 RIDGE LLC
2200 RIDGE RD
ROCKWALL, TX 75087

MOUNTAINPRIZE INC
2205 RIDGE RD
ROCKWALL, TX 75087

FRANK RUSSELL
2215 RIDGE RD
ROCKWALL, TX 75087

LAYAN INVESTMENTS INC
2225 RIDGE RD
ROCKWALL, TX 75087

7.1 RIDGE LLC
2230 RIDGE RD
ROCKWALL, TX 75087

JARA PARTNERS LTD
2231 RIDGE RD
ROCKWALL, TX 75087

DGR ASSOCIATES INC A MISSOURI CORP
2233 RIDGE RD
ROCKWALL, TX 75087

DOUPHRAE PROPERTIES INC
2235 RIDGE RD
ROCKWALL, TX 75087

MEHL ROBERT F III & JOAN
2237 RIDGE RD
ROCKWALL, TX 75087

LAKEWOOD PROPERTIES LLC
2245 RIDGE RD
ROCKWALL, TX 75087

HUDSPETH FREDERICK WARD ESTATE
NONA MAHAFFY HUDSPETH INDEPENDENT
EXECUTOR
2304 RIDGE RD
ROCKWALL, TX 75087

MCKENNEY CARL K
2306 RIDGE RD STE 2
ROCKWALL, TX 75087

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

JAMES & MARY SYVRUD REVOCABLE TRUST
JAMES P SYVRUD AND MARY J SYVRUD
4 MEADOWVIEW COURT
HEATH, TX 75087

RICHARD W MCKEE REVOCABLE TRUST
RICHARD W MCKEE- TRUSTEE
4817 RIVER VILLAGE DRIVE
VERO BEACH, FL 32967

GAMEZ SUSAN AND
VICTOR BALDERAS
602 LAURENCE
HEATH, TX 75032

LAYAN INVESTMENTS INC
6403 CRESTMOOR LN
SACHSE, TX 75048

WAL-MART REAL ESTATE
BUSINESS TRUST
782 I30
ROCKWALL, TX 75087

RICHARD W MCKEE REVOCABLE TRUST
RICHARD W MCKEE- TRUSTEE
825 YELLOW JACKET LN
ROCKWALL, TX 75087

ROCKWALL I S D
901 YELLOWJACKET RD
ROCKWALL, TX 75087

MOUNTAINPRIZE INC
P. O. BOX 2437
SMYRNA, GA 30081

LAKEWOOD PROPERTIES LLC
PO BOX 2259
ROCKWALL, TX 75087

WAL-MART REAL ESTATE
BUSINESS TRUST
PO BOX 8050
BENTONVILLE, AR 72712

PUBLIC NOTICE



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

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

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

Case No. Z2022-032: SUP for a Self-Service Car Wash

Hold a public hearing to discuss and consider a request by Kirk Eyring of Squirrel's Real Estate, LLC on behalf of Jeff Newland for the approval of a *Specific Use Permit (SUP)* for a *Self-Service Carwash* on a 2.47-acre parcel of land identified as Lot 3, Block A, The Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located at the southeast corner of the intersection of W. Yellow Jacket Lane and Ridge Road [FM-740], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, July 12, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 18, 2022 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Monday, July 18, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

Case No. Z2022-032: SUP for a Self-Service Car Wash

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

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

Lee, Henry

From: Miller, Ryan
Sent: Tuesday, July 12, 2022 3:26 PM
To: Lee, Henry
Subject: FW: Official protest

FYI ...



RYAN C. MILLER, AICP

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

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

NOTES

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

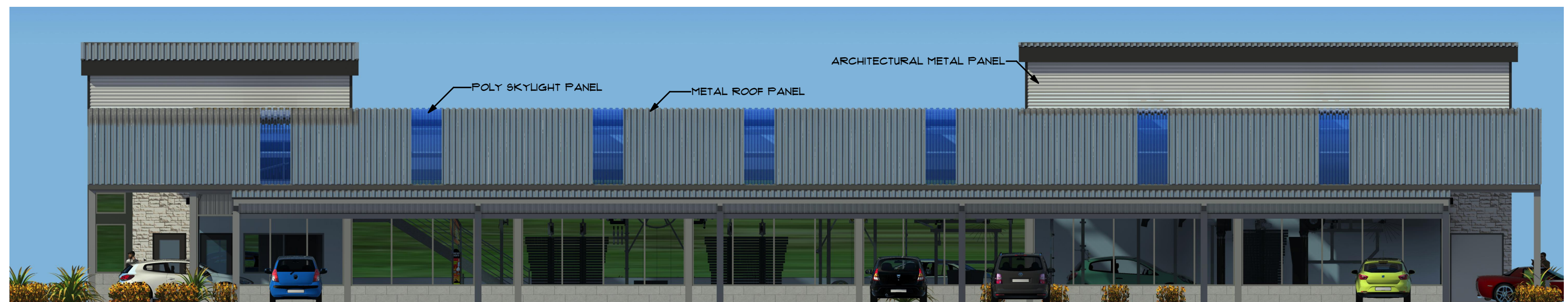
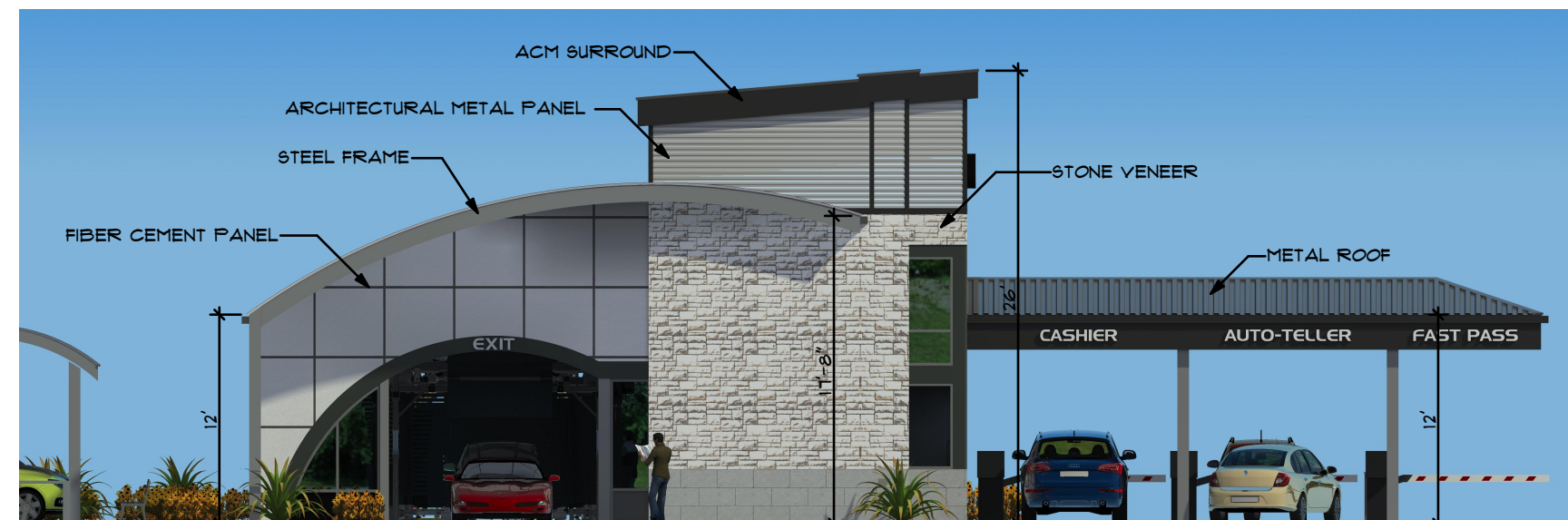
From: Marco Vega <hcw2400m@gmail.com>
Sent: Tuesday, July 12, 2022 2:23 PM
To: Miller, Ryan <RMiller@rockwall.com>
Cc: Danielle Frank <haccw2400@yahoo.com>; Hacienda CarWash <hcw2400@gmail.com>
Subject: Official protest

Good afternoon Ryan

Hope you doing well. With this email we would like to make it an official protest against the new car wash that is attempting to come in on Ridge Road and yellow jacket. It's a Terrible location for traffic and noise levels.

Regards
Marco Vega

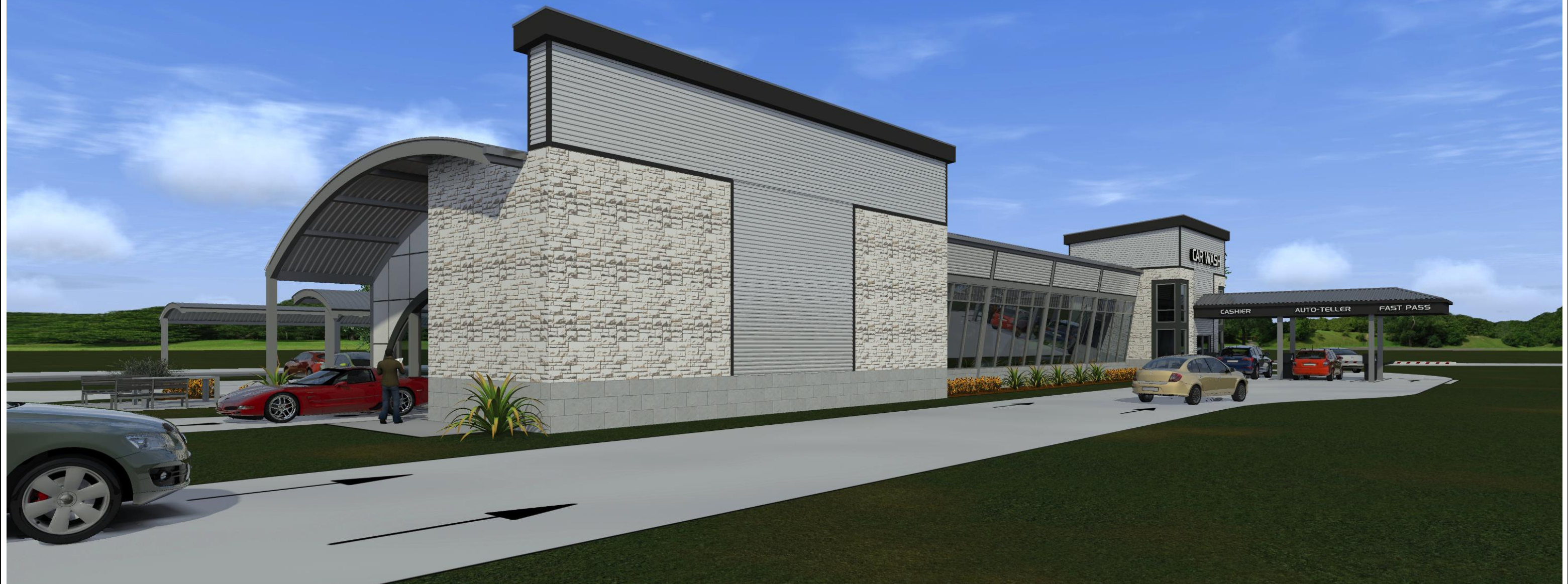
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modernwash

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9/10/21

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5220 SCOTTSVILLE RD.
BOWLING GREEN, KY 42104
800.511.7208
info@modernwash.net

Smitty's Wash
Rockwall, Texas











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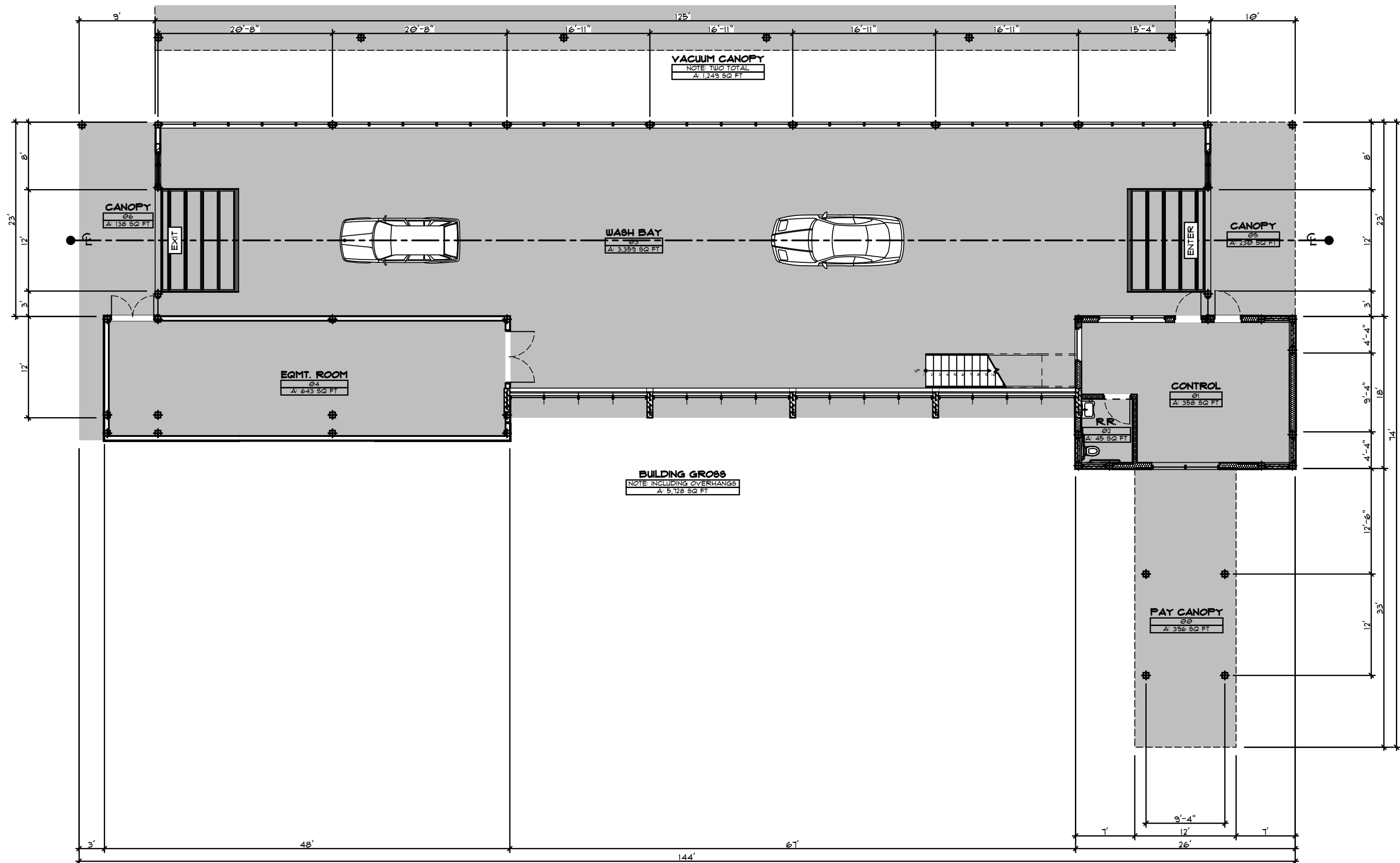




modernwash © 2017









ABD Engineering & Design

Architectural Acoustics • AV Design • Noise & Vibration

June 30, 2020

Introduction

ABD Engineering & Design, Inc., (ABD) was retained by Tommy Car Wash to complete a noise study of the new facility at 4665 32nd Ave, Hudsonville, MI 49426. Both long term and short term sound level measurements were collected at the site to capture noise levels generated by the Car Wash. Long term measurements were initiated on June 17, 2020 at 7:00 AM and were concluded on June 18, 2020 at 11:00 AM. Short term measurements were conducted on the morning of June 17. The following report details relevant acoustical concepts, and the results of our acoustical measurements.

Acoustical Terminology and Concepts

When dealing with sound, there is the physical quantity which is expressed as sound level and the perceived level which is expressed as loudness. Sound level is measured in units called decibels (abbreviated dB). Decibels are power ratios and are logarithmic quantities. Audible sound occurs over a wide frequency range, from approximately 20 Hertz (Hz) to 20,000 Hz. Human hearing does not respond equally to sounds at different frequencies (or pitch). Lower frequency sounds that are equally as “loud” have a much higher decibel level than high frequency sounds. To accommodate this variation in frequency sensitivity of human hearing, a frequency weighting can be applied to sound level measurements. When the weighting is applied, the resulting sound level measurements are said to be “A-weighted” and the decibel level is abbreviated dBA.


While the decibel or A-weighted decibel are the basic units used for noise measurement, other indices are also used. One common index, the equivalent sound level, abbreviated as Leq, is commonly used to indicate the average sound level over a period of time. Leq represents the steady level of sound which would contain the same amount of sound energy as does the actual time varying sound level. Although it is an average, it is strongly influenced by the loudest events occurring during the time period because these loudest events contain most of the sound energy.

Listed in Table 1 are some commonly encountered noises, their A-weighted level, and associated subjective evaluations:

NOISE STUDY

JUNE 2020

Table 1: Noise Source Comparison

Subjective Evaluation	A-weighted Decibels		Examples
Deafening	140 dBA		Near Jet Engine
	130 dBA		Threshold of Pain
	120 dBA		Threshold of Feeling – Hard Rock Band
Very Loud	100 dBA		Loud Auto Horn (at 10 ft)
	90 dBA		OSHA 8 Hour Noise Exposure Limit
Loud	80 dBA		Shouting at 1m (3 ft)
	70 dBA		Busy Office
Moderate	60 dBA		Conversational Speech at 1m (3 ft)
	50 dBA		Average Office
Faint	40 dBA		Soft Radio Music in Apartment
	30 dBA		Average Residence without Stereo Playing
Very Faint	20 dBA		Average Whisper
	10 dBA		Human Breathing
Threshold of Hearing	0 dBA		Threshold of Audibility

Adapted from *Concepts in Architectural Acoustics* by M. David Egan (1972) and *Architectural Acoustics: Principles and Design* by M. Mehta, J. Johnson, and J. Rocafort (1999)

Instrumentation

One (1) Larson-Davis Laboratories Model 831 sound level meter was used for all short term measurements reported here. The Model 831 sound level meter was equipped with a Larson-Davis Laboratories model 377B20 microphone and Larson-Davis Laboratories Model PRM831 preamplifier. This meter conforms to the ANSI Standard Specifications for Sound Level Meters S1.4-1983 (R2006), Type 1 (Precision), and the IEC Standard 61672-1 Ed. 1.0 (2002-05), Sound-Level Meters, Class 1. The instrument was calibrated and is traceable to The National

NOISE STUDY

JUNE 2020

Institute of Standards. Evidence of traceability is on file at the Larson Davis Corporate Headquarters. The meter calibration was field verified before and after the measurement session.

Four Soft-dB, Piccolo Model sound level meters were used for A-weighted measurements for the 24-hour noise study. These meters conform to ANSI Standard Specifications for Sound Level Meters S1.4-1983 (R2006), Type 2, and the IEC Standard 61672-1 Ed. 1.0 (2002-05), Sound Level Meters Class 2. The instruments were calibrated and are traceable to the National Institute of Standards. Evidence of traceability is on file at the Soft-dB Corporate Headquarters. The meters were field verified before and after the measurement session.

Atmospheric Conditions

ABD completes noise measurements within atmospheric limits specified in ANSI S12.9 *Quantities and Procedures for Description and Measurement of Environmental Sound* and S12.18 *Outdoor Measurement of Sound Pressure Level* for environmental noise measurements. Data measured during higher wind speeds risk reliability contamination due to wind noise on the microphone, and repeatability limitations due to the directionality of the receiver relative to the noise source.

The environmental conditions, as measured at the Gerald R. Ford International Airport, in Grand Rapids MI on June 17-18, 2020 were within the range of the specified limits and are summarized in Table 2.

Table 2: Environmental conditions during testing over June 17 & 18, 2020

Time	Average Temperature (F)	Average Relative Humidity	Nominal Wind Direction	Average Wind Speed (MPH)	Precipitation (in.)
June 17-18, 2020	72°	58 %	E	3.8 mph	0.0 in

Environmental data provided by www.wunderground.com, from the Gerald R. Ford International Airport Weather Station

Noise Measurements

Noise measurements were completed at a variety of interior and exterior positions, as shown in Figure 1. The measurement locations indicated by the red squares are where the long-term measurements were taken. The locations indicated by the blue circles (and the blue gradations) are the suggested measurement locations by Tommy Car Wash and represent the short-term measurements taken while on site.

NOISE STUDY

JUNE 2020

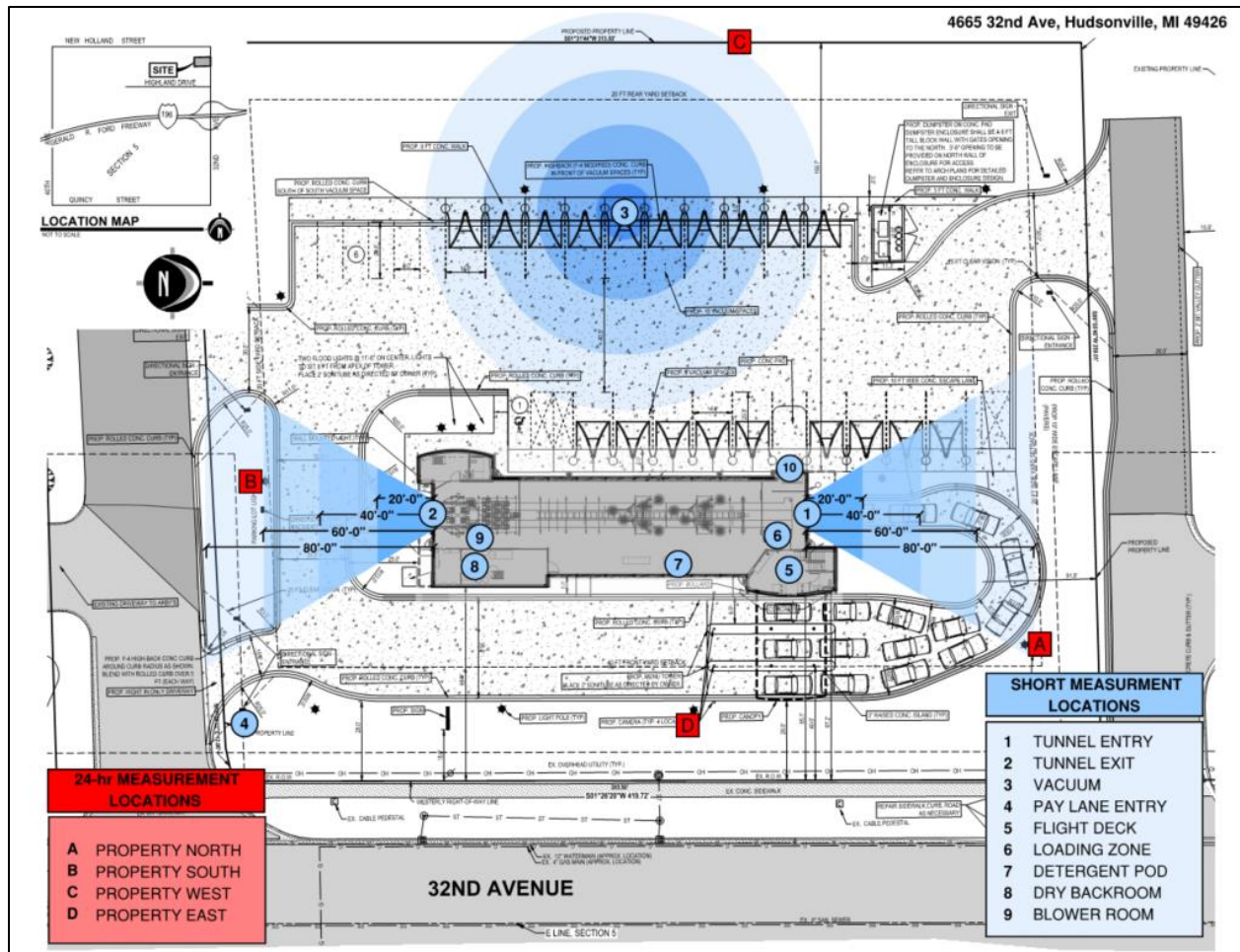


Figure 1: Site Plan with Measurement Locations

Short-Term Measurements

A description of each measurement location is provided for clarity. The short-term measurements (1-10) were taken with the Larson Davis Model 831 hand-held meter.

- 1) Tunnel Entry: This position is the vehicular entry location to the car-wash structure. Measurements were also taken at the vehicle entry to the building and at 20', 40' and 60' from the entrance towards the north of the building. All measurements were in-line with the vehicle path as it moves through the car-wash process.
- 2) Tunnel Exit: This position is the vehicular exit location to the car-wash structure. Measurements were also taken at the vehicle's exit location at distances of 20', 40', 60', and 80' from the exit towards the south of the building. All measurements were in-line with the vehicle path as it exits the car-wash process.
- 3) Vacuum: This position is intended to capture the operational noise of a single vacuum unit for which Vacuum #12 was selected. It was observed that on this unit with both hose nozzles stowed, there was a significant whistling noise being generated by the air-flow

NOISE STUDY

JUNE 2020

leakage at the storage pocket. Since typical use would involve using at least one of the hoses, one hose was removed from its pocket and placed on the ground during measurements.

Measurements were also taken relative to this vacuum station at distances of 20', 40', 60', and 80' to the west of the vacuum bay. These measurements of vacuum operational noise at these distances to the west were completed with all vacuum units within this bay operating simultaneously. This was in order to capture the loudest operating condition.

- 4) Pay Lane Entry: This location is the vehicle entry point to the property, for users who proceed through the car wash process.
- 5) Flight Deck: This location was to capture the noise within the enclosed office area where employees interact with customers through the drive-through window.
- 6) Loading Zone: This is the position where vehicles are transitioned onto the conveyer system for shuttling the car through the car-wash mechanism.
- 7) Detergent Pod: This position is located behind the bank of car-wash detergent chemical storage and delivery tanks.
- 8) Dry Backroom: This position is located within a separate closed room behind the blower bay of the car-wash facility. Chemical pumping equipment was observed within this room.
- 9) Blower Room: This space is the area where the air-blowers are used to dry the vehicles after being washed and rinsed, it is near the vehicular exit of the car-wash structure.
- 10) Mat Washer: This position is the location of two separate, self-service car mat-washer machines. Three measurements were taken at this position with one (1) of the mat washers on and operating, but no floor mat was being conveyed into the machine. The specific measurement locations are as follows: 3 ft. in front of door with the door closed, 6' in front of the door with the door closed, and 3' in front of the door with the door open.

It should be noted that noise measurements on the interior of the car wash were collected at these various locations, and during multiple operating conditions for the car wash. This was done to provide a general understanding of the noise generated within the car wash, as requested by Tommy Car Wash. It should be understood that the noise measurements that were collected are strictly informational. To understand regulations for OSHA's allowable noise exposure, please refer to the OSHA standard. For compliance to this standard, noise dosimetry testing should be performed on individual employees that spend significant amounts of time in high noise areas that are identified in the following results. Listed in Table 3 are the results of these short-term measurements. Reported here are the loudest measured levels at each measurement location over the various operating conditions evaluated.

NOISE STUDY

JUNE 2020

Table 3: Short-term Measurement Results

Short-term Measurement Locations	Measured Sound Pressure Level dB(A)¹
(1) Tunnel Entry	86
(2) Tunnel Exit	95
(3) Vacuum	90
(4) Pay Lane Entry	67
(5) Flight Deck	66
(6) Loading Zone	91
(7) Detergent Pod	93
(8) Dry Backroom	92
(9) Blower Room	104
(10) Mat Washer	86

Utilizing the short-term measurement results, we have projected how noise generated by Tommy Car Wash will propagate over the property; these results are shown in Figure 2. Please note that our measurements at distances away from the vacuum include the noise levels with all vacuums in operation (worst case scenario). This “all-vacuums on” condition was projected onto the entire property for the sound map. It should be noted that noise contribution from the vacuums dominated the noise levels at the entrance, so the results shown at the entrance on the sound map exceed the short term measurements taken in these locations with no vacuum in operation.

¹ Reported values are for the loudest operating condition captured during the measurement session.

NOISE STUDY

JUNE 2020

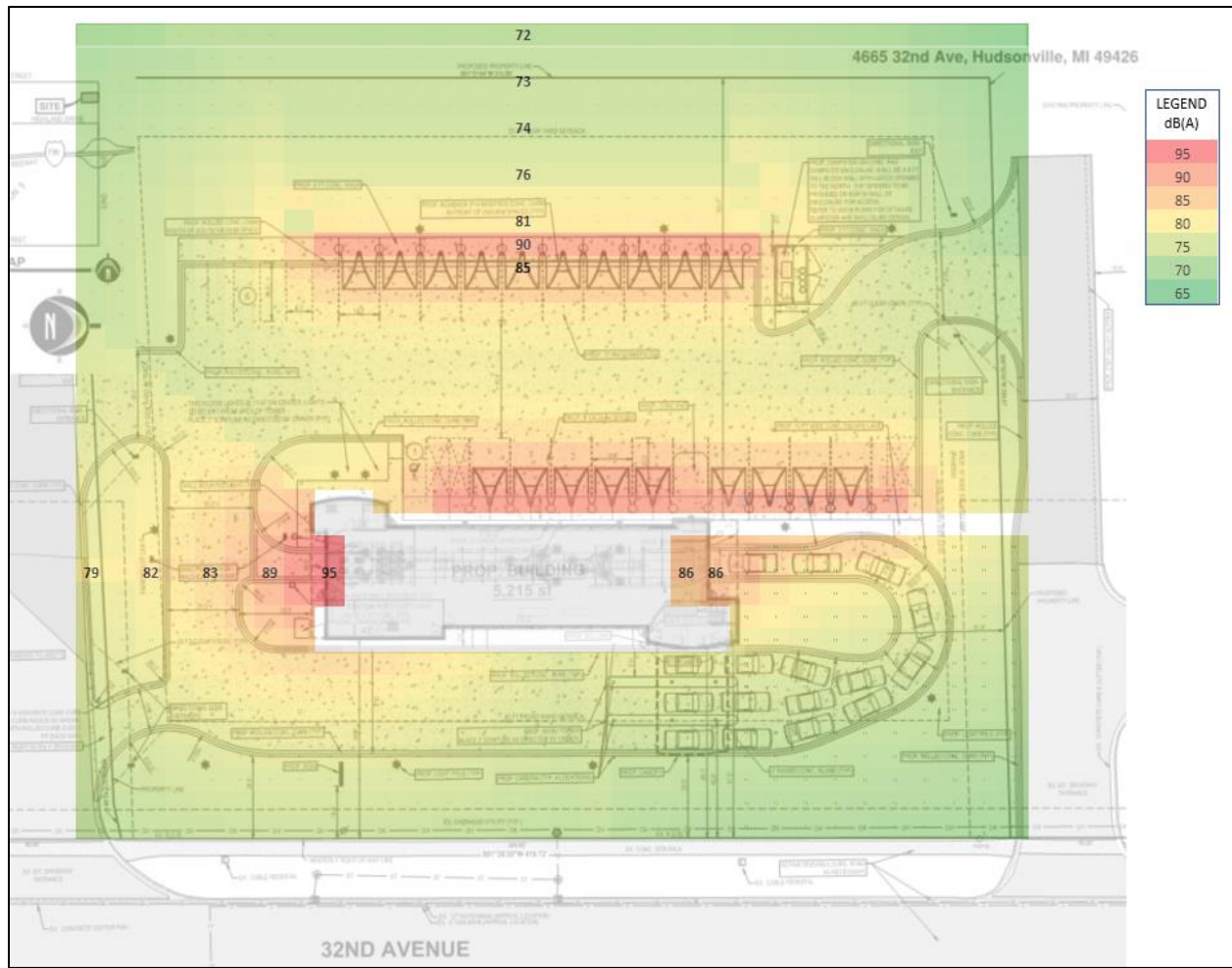


Figure 2: Sound Map of Tommy's Car Wash Property

Long-Term Measurements

The long-term measurements (A-D) were taken with the Soft-dB Piccolo meters and located at the perimeter of the property as shown in Figure 1. Locations A, B, and D were approximately 9' above the ground. Location C was 5' above the ground.

All meters were set to run with a 1-second sampling interval and using exponential (slow) detector integration methods. The time-history results of these long-term measurements over the time interval are shown in Figure 3.

NOISE STUDY

JUNE 2020

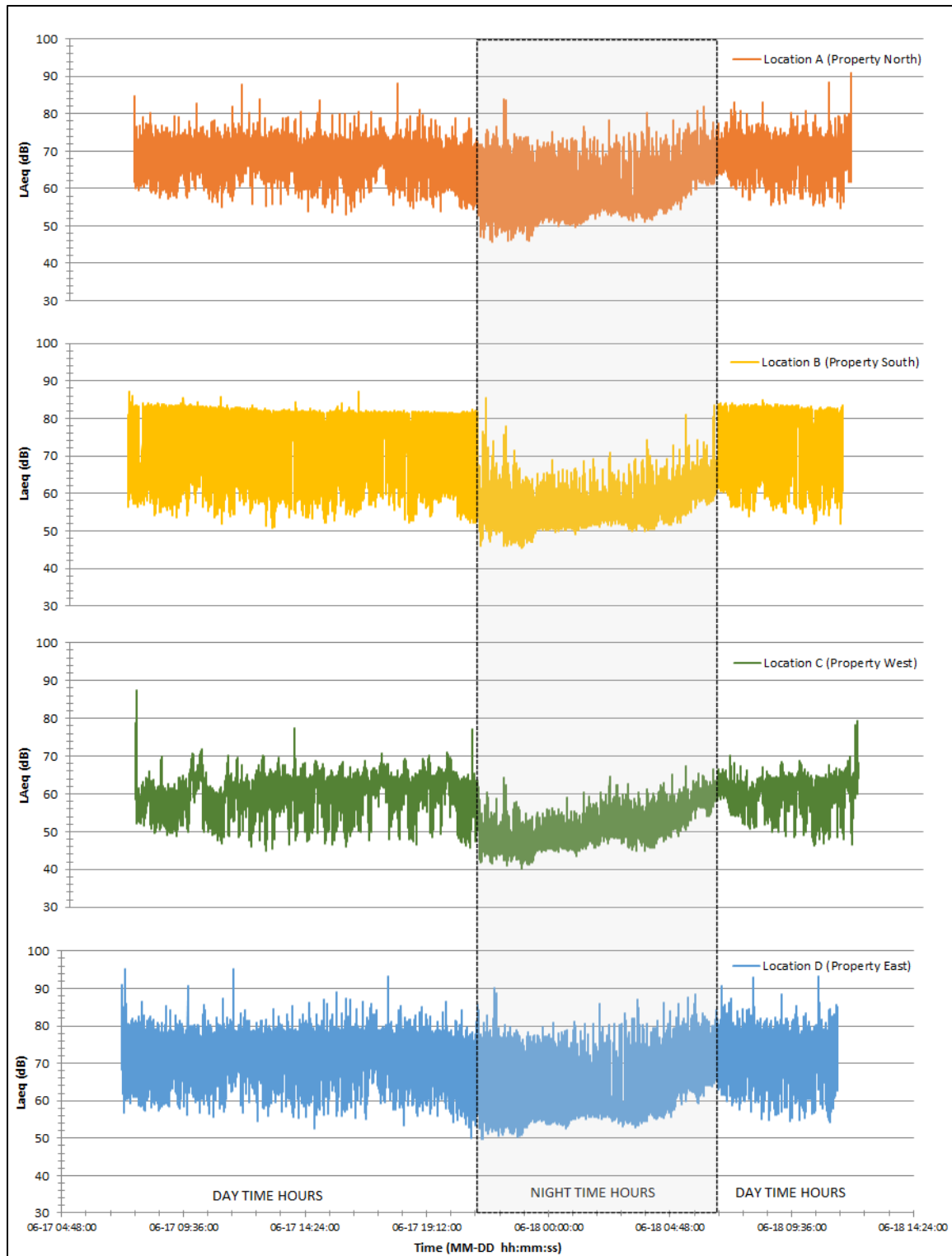


Figure 3: Time-History Results of Long-Term Measurements

NOISE STUDY

JUNE 2020

Measurement Location A and D, on the street side of the property, show no clear transition between the car wash operational noise and the nighttime noise collected at this position. Consistent with observations made at site, the noise at these locations is dominated by general traffic noise. Also note that at both Location A and D, there are a significant number of short-term peaks in these time histories. Again, based on observations made on site, these peaks are likely due to motorcycles passing by, and trucks traversing pot-holes producing a series of “bangs & clanks” as the vehicle navigated the uneven road surface.

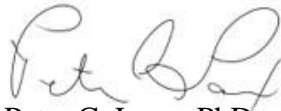
Noise data at Location B and C clearly show a distinction between the day-time (operational hours) and night-time noise levels. Location B in particular, has the loudest consistent noise levels due to the dryers at the exit..

If you have any questions, please call.

Sincerely,

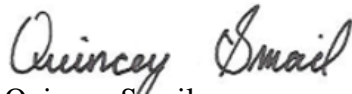
ABD ENGINEERING & DESIGN, INC.

Per:



Peter C. Laux, PhD

Chief Scientist and Senior Consultant



Quincey Smail

Acoustical Consultant

cc: Marci Boks – ABD Engineering & Design

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-2XX

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, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A SELF-SERVICE CAR WASH ON A 2.47-ACRE TRACT OF LAND, IDENTIFIED AS A LOT 3, BLOCK A, THE WOODS AT ROCKWALL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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 Kirk Eyring of Squirrel's Real Estate, LLC on behalf of Jeff Newland for the approval of a Specific Use Permit (SUP) for a *Self Service Car Wash* on a 2.47-acre tract of land, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, being identified as Lot 3, Block A, of The Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, generally located at the southeast corner of the intersection of W. Yellow Jacket Lane and Ridge Road [FM-740], and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after 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, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for a *Self-Service Car Wash* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code [Ordinance No. 20-02] on the *Subject Property*, and

SECTION 2. That the *Subject Property* shall be subject to the requirements set forth in

Subsection 02.03(H)(4), *Car Wash (Full-Service or Self-Service)*, of Article 04, *Permissible Uses*; Subsection 04.01, *General Commercial District Standards*, of Article 05, *District Development Standards*; and Subsection 06.08, *Scenic Overlay (SOV) District*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall -- as heretofore amended and as may be amended in the future -- and the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of the *Self Service Car Wash* land use on the *Subject Property* and conformance to these conditions is necessary for continued operations:

- (1) The *Self-Service Car Wash* facility shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- (2) No outside display of merchandise or outside storage (e.g. *ice machine, propane cage, vending machines, and DVD rental kiosk*) shall be allowed on the *subject property*.
- (3) Additional landscaping (i.e. *trees and shrubs*) shall be required adjacent to the vacuum bays to provide additional screening and sound attenuation.
- (4) The tunnel entrance and exit shall be screened from all public rights-of-way with three (3) tier screening in accordance with Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC).

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Certificate of Occupancy (CO)*, should any business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

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

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

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

SECTION 6. If any section or provision of this ordinance or the application of that section or

provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, 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 of this ordinance shall remain in full force and effect.

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 1st DAY OF AUGUST, 2022.**

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: July 12, 2022

2nd Reading: August 1, 2022

Exhibit 'A'
Legal Description and Location Map

Legal Description: Lot 3, Block A, The Woods at Rockwall Addition

Address: Southeast corner of the intersection of W. Yellow Jacket Lane and Ridge Road [FM-740]

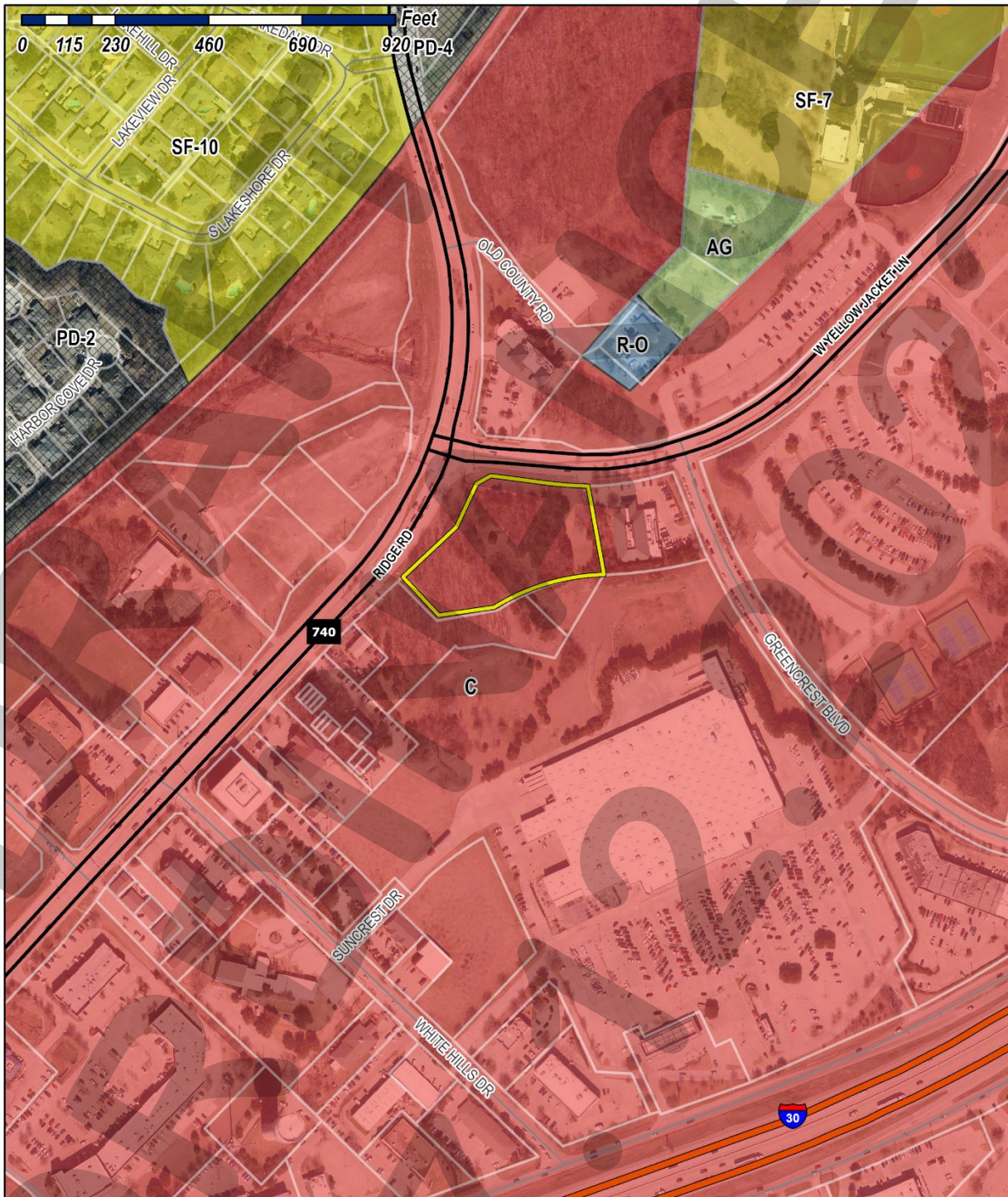


Exhibit 'B' Concept Plan

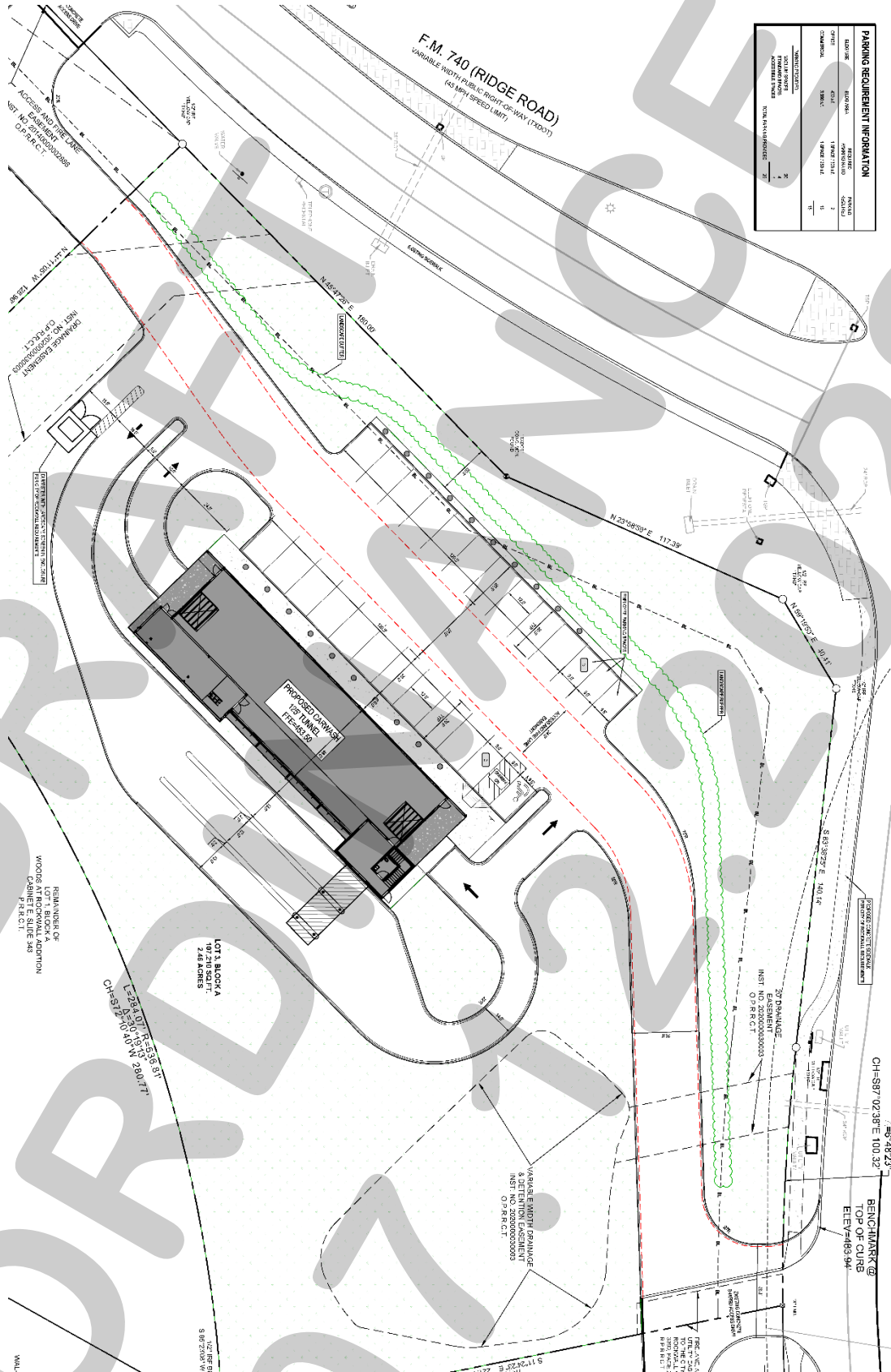


Exhibit 'C'
Building Elevations

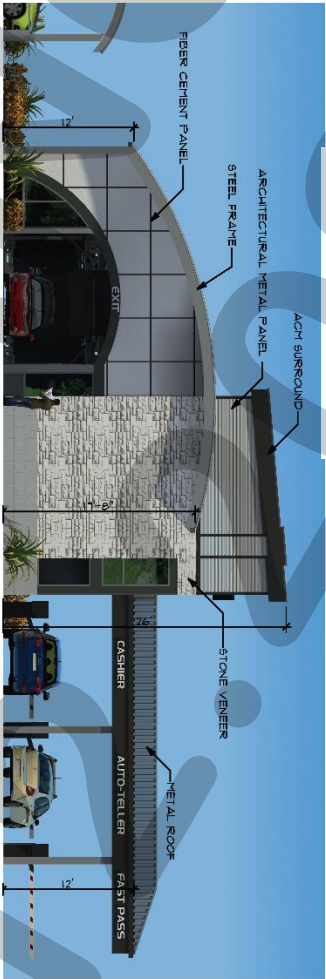


Exhibit 'C'
Building Elevations



Lee, Henry

From: Lee, Henry
Sent: Friday, June 24, 2022 4:26 PM
To: 'Kirk Eyring'
Subject: Staff Comments Z2022-032
Attachments: Draft Ordinance (06.28.2022).pdf; Engineering Comments (06.24.2022).pdf; Project Comments (06.24.2022).pdf

Good Afternoon,

Attached are staff comments in reference to your case, Z2022-032. Please review the draft ordinance and let me know if you want any changes. Feel free to contact me if you have any questions.

Thank you,



HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

Lee, Henry

From: Kirk Eyring <keyring@smittyscarwash.com>
Sent: Wednesday, July 6, 2022 3:29 PM
To: Lee, Henry
Cc: Kirk Eyring
Subject: Smitty's Car Wash Submittal
Attachments: Smitty's - Rockwall - Site Exhibit (7-6).pdf

Mr. Lee,
please see attached drawing which addresses some of the issues on your review comments

I would like to discuss this drawing at your earliest
convenience

We would like to make a presentation in front of the board on July 12

please confirm

Kirk Eyring

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August 11, 2022

TO: Kirk Eyring
Squirrels' Real Estate, LLC
203 S. First Street
Lufkin, TX, 75901

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

SUBJECT: Z2022-032; SUP for Smitty's Car Wash

Kirk Eyring:

This letter serves to notify you that the above referenced zoning case, that you submitted for consideration by the City of Rockwall, was denied by the City Council on July 18, 2022. The following is a record of all voting records:

Planning and Zoning Commission

On July 12, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the SUP by a vote of 6-0, with Commissioner Llewellyn absent.

City Council

On July 18, 2022, the City Council approved a motion to deny the SUP with a vote of 5-0, with Council Members Jorif and Moeller absent.

According to Subsection 02.05, *City Council Action*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(t)he City Council may deny a request for a zoning change, Specific Use Permit (SUP), or text amendment with or without prejudice. If a request or amendment is denied with prejudice, a new application may not be submitted for the same lot or tract of land -- *or any portion thereof* -- for a period of one (1) year unless the request is for a more restrictive or less intense land use than the previously denied request ... If a request or amendment is denied without prejudice, no restrictions on resubmitting an application shall apply (*i.e. an application for the same request may be filed at the applicant's discretion*). A failure to indicate a denial is with or without prejudice in making a motion to deny a request or amendment shall be considered a denial with prejudice." Should you have any questions or concerns regarding the denial of your site plan or the site planning process, please feel free to contact me a (972) 771-7745.

Sincerely,

Henry Lee, AICP, Planner
Department of Planning and Zoning