



# PLANNING AND ZONING CASE CHECKLIST

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET  
ROCKWALL, TX 75087

P&Z CASE # Z2022-041 P&Z DATE 09.13.2022 CC DATE 10.03.2022 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 & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- ☒ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup>: 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.

<sup>2</sup>: 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 **Fit Sport Life Boulevard**

SUBDIVISION **Structured REA-Rockwall Land LLC**

Inst. No. **20210000001622**

GENERAL LOCATION **350' South and 1050' East of intersection of I30 and Corporate Crossing**

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **Commercial - C**

CURRENT USE **Vacant**

PROPOSED ZONING **Commercial - C with SUP**

PROPOSED USE **Restaurant & Golf**

ACREAGE **8.01 acres**

LOTS [CURRENT] **0**

LOTS [PROPOSED] **1**

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

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

☐ OWNER **Structured REA-Rockwall Land LLC**

☒ APPLICANT **Wier & Associates, Inc.**

CONTACT PERSON **Conor Keilty, AIA**

CONTACT PERSON **Renee Ward, P.E.**

ADDRESS **2801 E Camelback Road, Ste. 200**

ADDRESS **2201 E Lamar Boulevard, Ste. 200E**

CITY, STATE & ZIP **Pheonix, Arizona 85016**

CITY, STATE & ZIP **Arlington, Texas 76006**

PHONE **(480) 603-7577**

PHONE **(817) 467-7700**

E-MAIL **conork@structuredrea.com**

E-MAIL **ReneeW@wierassociates.com**

## NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

OWNER'S SIGNATURE \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_





**WIER & ASSOCIATES, INC.**  
ENGINEERS  
SURVEYORS  
LAND PLANNERS

August 19, 2022

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

PRINCIPALS  
JOHN R. WIER, P.E., R.P.L.S.  
ULYS LANE III, P.E., R.P.L.S., CFM  
CARLO SILVESTRI, P.E.  
GREGG MADSEN, R.P.L.S.  
RANDALL S. EARDLEY, P.E.

SENIOR ASSOCIATES  
PHILIP L. GRAHAM, P.E.  
PRIYA ACHARYA, P.E.

ASSOCIATES  
TOBY W. RODGERS  
CASEY D. YORK

**Re: Texas Wedge at the SEC of I-30 & Corporate Crossing  
Special Use Permit Request**

Dear Planning Department,

We are requesting the following zoning changes with a SUP for the proposed Texas Wedge, 20,000 Green Space, The Nodding Donkey, and Culinary Wise Food Hall at the southeast corner of Interstate 30 and Corporate Crossing:

**Golf Driving Range**

Article 04 Section 01 of the Unified Development Code (UDC) requires a SUP for a golf driving range in the commercial zoning district.

The development plan for the proposed Texas Wedge includes a golf driving range.

We request a SUP to allow a golf driving range in the commercial zoning district.

**Netting around Golf Driving Range**

The development plan for the Texas Wedge golf driving range has proposed a 175 foot tall netting around the perimeter of the range.

We request a SUP to provide netting around the perimeter of the golf driving range.

We appreciate your acceptance of our Special Use Permit submittal and request your recommendation to the Planning and Zoning Commission and City Council for the approval of this SUP. If you have any questions or comments, please feel free to contact me at 817-467-7700 or [ReneeW@WierAssociates.com](mailto:ReneeW@WierAssociates.com).

Truly yours,

Renee Ward, PE  
Wier & Associates, Inc.  
Texas Firm Registration No. F-2776

WA# 19144.02 PRINTED: 8/18/2022 5:53 PM STB FILE: WIER-SURVEY.STB LAST SAVED: 8/18/2022 5:53 PM SAVED BY: AARON LUS FILE: PROPERTY METES & BOUNDS DESC - 19144.02.DWG

BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

# 8.014 ACRE TRACT

BEING A TRACT OF LAND LOCATED IN THE ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO STRUCTURED REA-ROCKWALL LAND, LLC, RECORDED IN INSTRUMENT NO. 20210000001622, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND, SAID IRON ROD BEING A NORTHEAST CORNER OF SAID STRUCTURED TRACT, THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO JOWERS, INC., RECORDED IN VOLUME 1215, PAGE 155, DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.), AND IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO RUSTY WALLIS FAMILY LIMITED, PARTNERSHIP #2, RECORDED IN VOLUME 4014, PAGE 173, D.R.R.C.T., FROM WHICH A 5/8" IRON ROD FOUND WITH A PINK CAP STAMPED "TXDOT" BEARS N 01°41'51" W, 384.88 FEET, SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID JOWERS TRACT AND THE NORTHWEST CORNER OF SAID RUSTY WALLIS TRACT;

THENCE S 01°41'51" E, ALONG AN EAST LINE OF SAID STRUCTURED TRACT AND THE WEST LINE OF SAID RUSTY WALLIS TRACT, 390.33 FEET TO A POINT;

THENCE S 66°40'31" W, DEPARTING AN EAST LINE OF SAID STRUCTURED TRACT AND THE WEST LINE OF SAID RUSTY WALLIS TRACT, 566.92 FEET TO A POINT;

THENCE N 69°37'39" W, A DISTANCE OF 292.21 FEET TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF FIT SPORT LIFE BOULEVARD (60' RIGHT-OF-WAY), BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE NORTHWESTERLY, AN ARC LENGTH OF 10.30 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SAID FIT SPORT LIFE BOULEVARD AND SAID CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 09°49'57", AND A CHORD BEARING OF N 15°55'28" W, 10.28 FEET TO A POINT, BEING THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

THENCE NORTHWESTERLY, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID FIT SPORT LIFE BOULEVARD, AN ARC LENGTH OF 4.15 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 11°53'16", AND A CHORD BEARING OF N 14°53'49" W, 4.14 FEET TO A POINT;

THENCE N 08°57'11" W, A DISTANCE OF 303.51 FEET TO A POINT, FROM WHICH A 5/8" IRON ROD FOUND WITH A PINK CAP STAMPED "TXDOT" BEARS S 89°22'04" W, 996.58 FEET, SAID IRON ROD BEING THE NORTHWEST CORNER OF SAID STRUCTURED TRACT AND BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF CORPORATE CROSSING (VARIABLE WIDTH RIGHT-OF-WAY) WITH THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 30 (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE N 76°34'05" E, AT A DISTANCE OF 316.84 FEET PASSING THE SOUTHWEST CORNER OF SAID JOWERS TRACT, AND CONTINUING ALONG THE SOUTH LINE OF SAID JOWERS TRACT AND A NORTH LINE OF SAID STRUCTURED TRACT A TOTAL DISTANCE OF 857.54 FEET TO THE PLACE OF BEGINNING AND CONTAINING 8.014 ACRES (349,098 SQUARE FEET) OF LAND, MORE OR LESS.



SURVEYOR PREPARING THIS EXHIBIT:

**WIER & ASSOCIATES, INC.**

2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700  
Texas Firm Registration No. F-2776 www.WierAssociates.com  
Texas Board of Professional Land Surveying Registration No. 10033900

8.014 ACRE TRACT

CITY OF ROCKWALL, COUNTY OF ROCKWALL, TEXAS

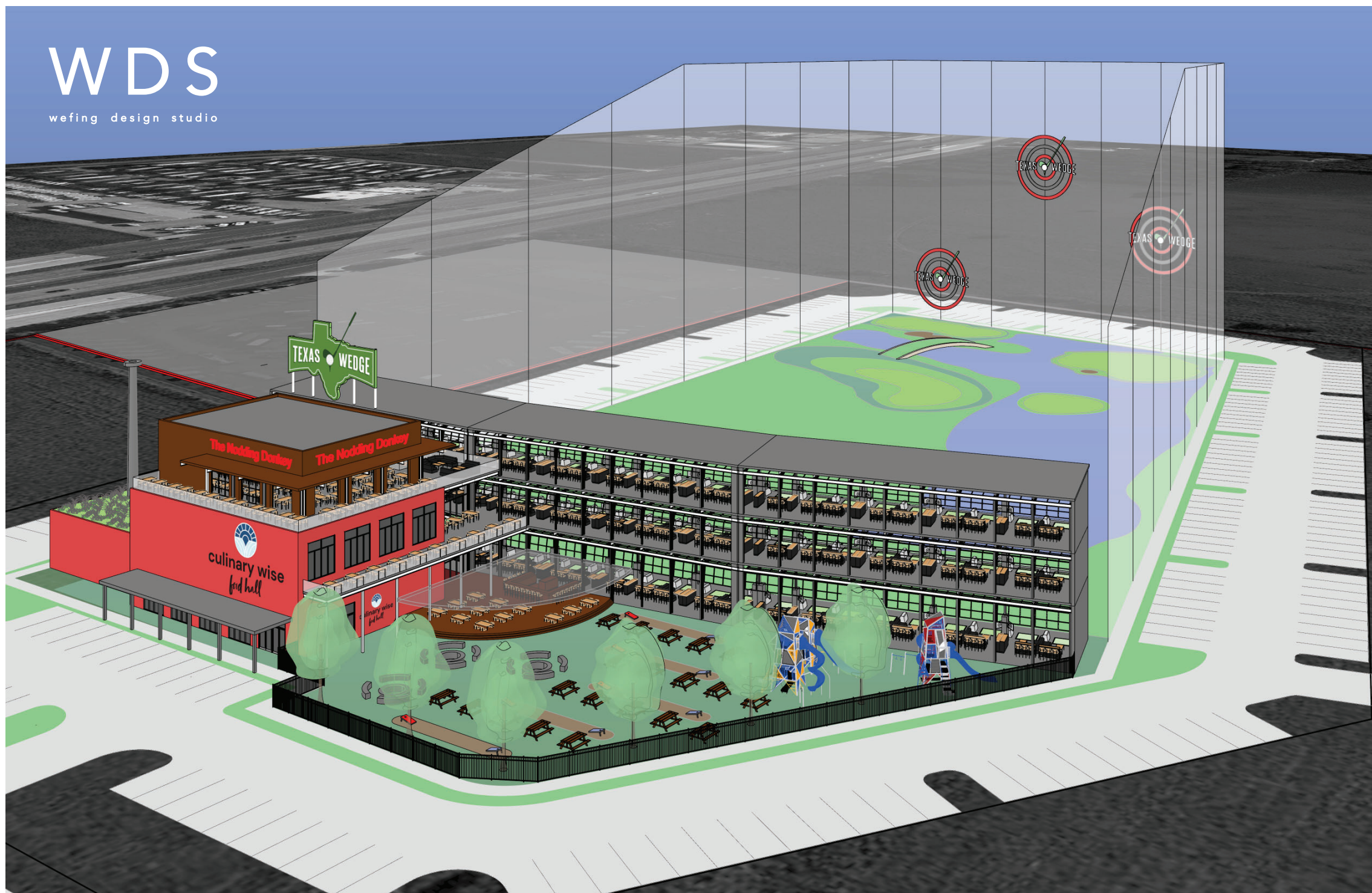
DRAWN BY: RTA

APPROVED: ALS

SHEET NO. 1 OF 1

REV.





### Texas Wedge

Texas Wedge has been designed to be an unforgettable experience for golf enthusiasts, amateurs, and families alike, focused on five-star guest service, the latest interactive golf technology and professional quality golf equipment. In each of the 81 bays, guests will swing Cleveland Wedges and drive Srixon golf balls as they play their choice of 200 of the most famous golf courses from around the world, thanks to Track Master technology. In the driving range area, guests will have access to 3-5 signature holes from some of the most well-known PGA courses.

A true entertainment destination for families and adults alike, the fun doesn't stop at golf! The second floor of Texas Wedge will be home to 12 lanes of bowling, a full arcade and five party rooms, perfect for birthday parties, corporate events and more. Go up one more level and you'll find yourself in The Nodding Donkey Sports Saloon, a full-service bar and kitchen with two private rooms (The Bourbon Room & The Bubbly Room) exclusively for adults. Each room will have private bathrooms, a bar, a balcony and two golf bays. Texas Wedge has truly been designed to be the premiere entertainment destination for families and adults alike in beautiful Rockwall, TX.

### 20,000 Green Space

Central secure green space for families to gather. Outdoor entertainment and shaded trees provide a safe and relaxing environment for family gathering. Canopy covered raised bar for live music.

### Culinary Wise Food Hall

As the parent company of our restaurants, Culinary Wise unites our concepts as one brand. The Culinary Wise Food Hall is a literal physical representation of that unity, with four of our most popular restaurant concepts under one roof, as well as a few offerings that have been served through our catering business for over 20 years. As the sole owner and operator of the food hall, unlike other food halls which rent space to individual restaurant owners, we'll have full oversight of the quality and consistency in both our offerings and our service. The food hall will have 2,500 sq ft of kitchen and eatery space with 120 indoor seats and an indoor/outdoor bar that seats 12 on both sides. There will also be 80 seats outside along with a covered & gated playground for children aged 2-12 years.



### The Nodding Donkey - Texas Sports Saloon, Scratch Kitchen

Opened in 2010, The Nodding Donkey quickly became the go to sports saloon in Uptown Dallas. Our menu offerings for the Texas Wedge outpost of The Nodding Donkey will be a hybrid of the restaurant's tex-mex and game day favorites, along with bistro items including steaks, pork chops & pasta from sister restaurant State & Allen. Located on the third floor of Texas Wedge as part of the 15,000 sq. foot open air design, The Nodding Donkey will have ample seating with 300+ seats inside, 200+ outside and 60 at the rectangular bar. With 60 tv's and a live concert venue sharing the 15,000 sq ft space, there will always be something to enjoy at The Nodding Donkey! Rockwall residents looking for a place to plan an event will also love our 5,000 sq ft private event hall overlooking the stage and outdoor bar. This larger space can also be rearranged into four 1,250 sq ft spaces to accommodate smaller parties.



INTERSTATE - 30

CAPITAL BLVD

FUTURE  
RETAIL

FUTURE  
150,000 SF  
CORPORATE  
HEADQUARTERS

FUTURE  
RETAIL




FUTURE  
COFFEE

FUTURE  
HOTEL

POTENTIAL SPORTS  
EXPANSION

**FitSport Life Building**  
Under Construction  
**GRAND OPENING APRIL 2023**

Occupants

	Cheer	200
	Volleyball	1235
	Basketball	1155

Total Athletes 2590

Assume 4 people/family x 4

Total Using Bldg Yearly 10,360  
for Four Seasons

OVERALL 56 ACRES OF LAND

TEXAS WEDGE FACILITY

8 ACRES

430 PARKING  
SPACES



FUTURE  
LIGHT INDUSTRIAL







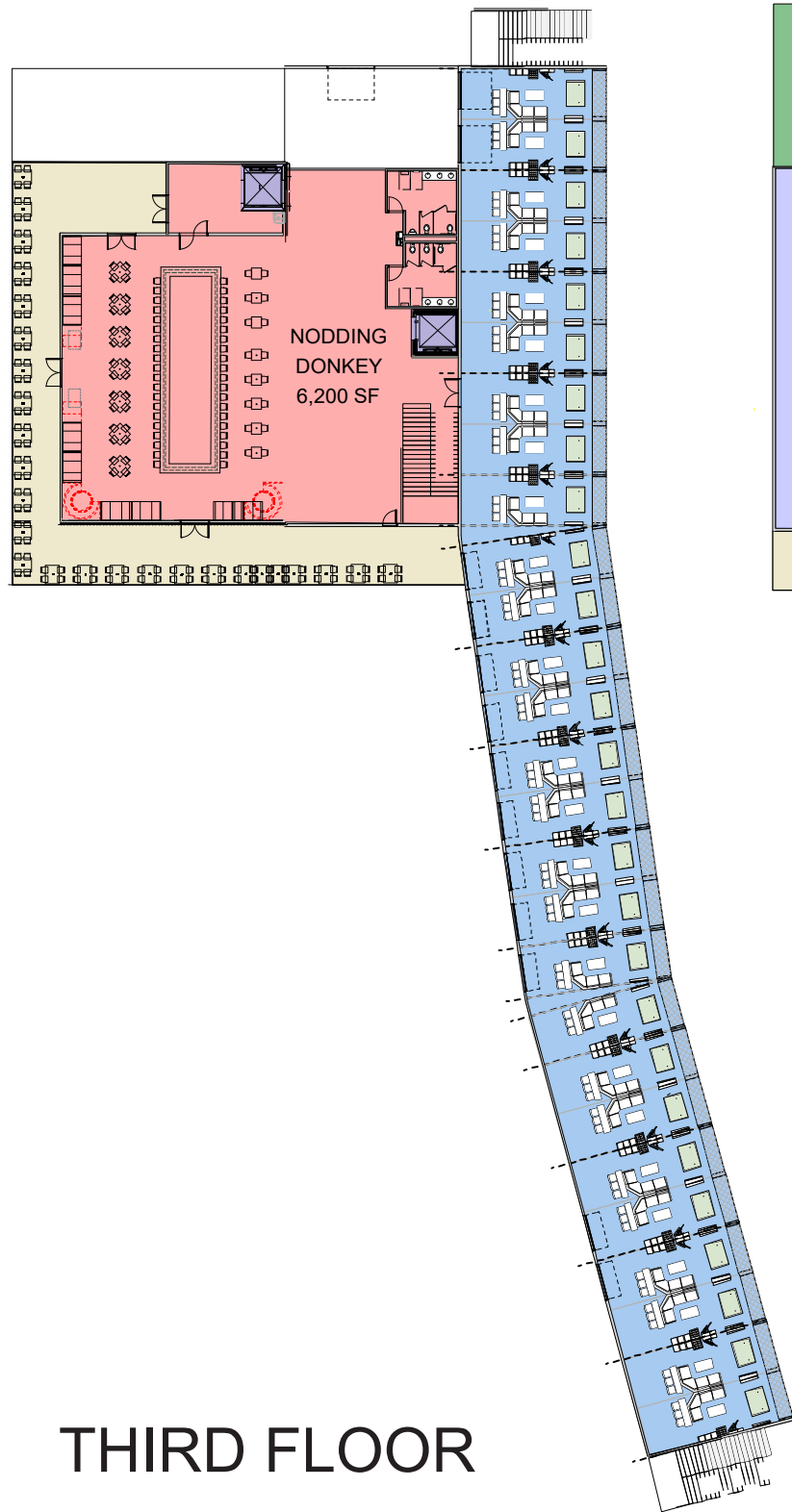
### **20,000 Green Space**

Central secure green space for families to gather. Outdoor entertainment and shaded trees provide a safe and relaxing environment for family gathering. Canopy covered raised bar for live music.

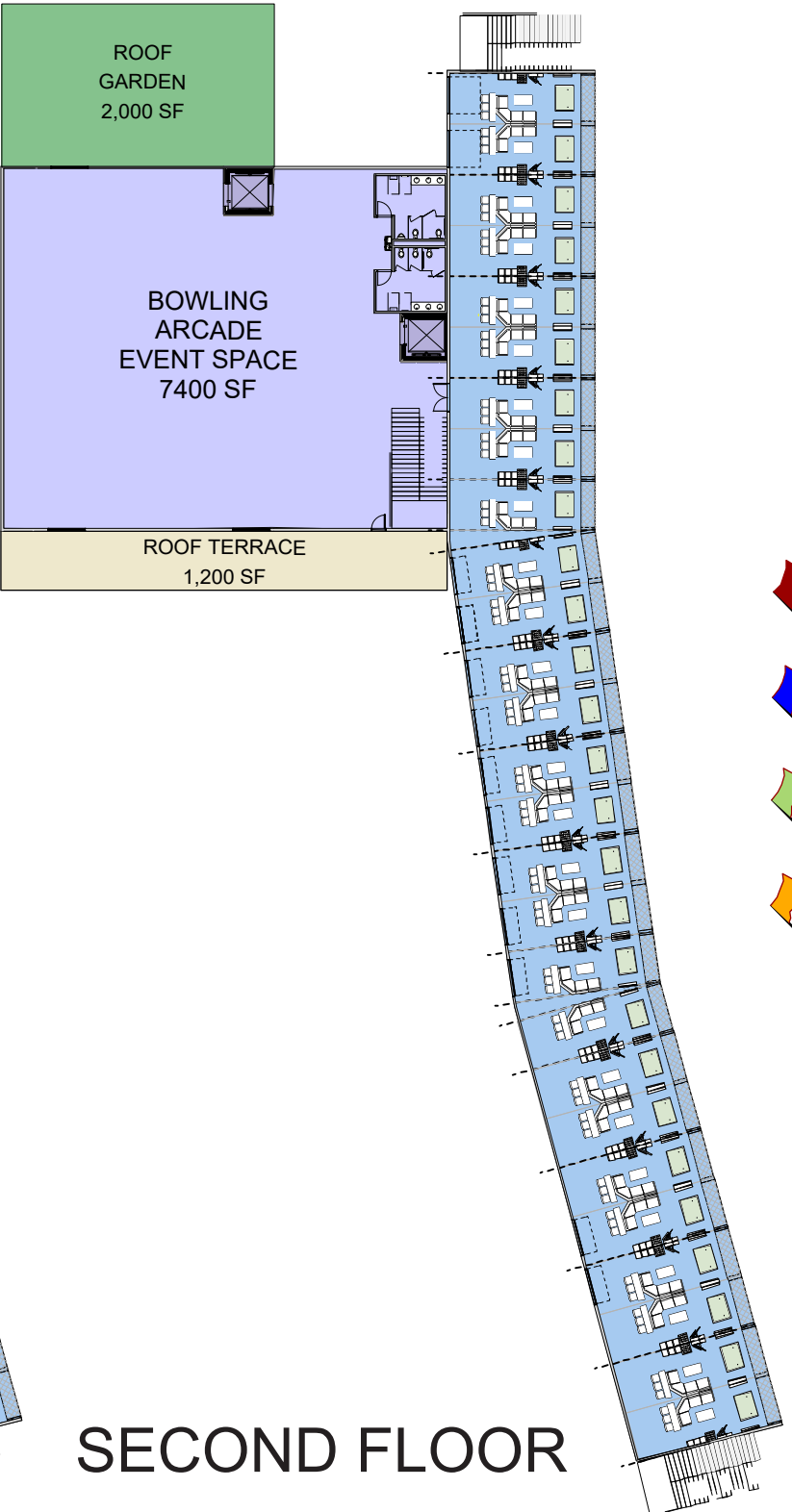
### **Texas Wedge**

Texas Wedge has been designed to be an unforgettable experience for golf enthusiasts, amateurs, and families alike, focused on five-star guest service, the latest interactive golf technology and professional quality golf equipment. In each of the 81 bays, guests will swing Cleveland Wedges and drive Srixon golf balls as they play their choice of 200 of the most famous golf courses from around the world, thanks to Track Master technology. In the driving range area, guests will have access to 3-5 signature holes from some of the most well-known PGA courses.

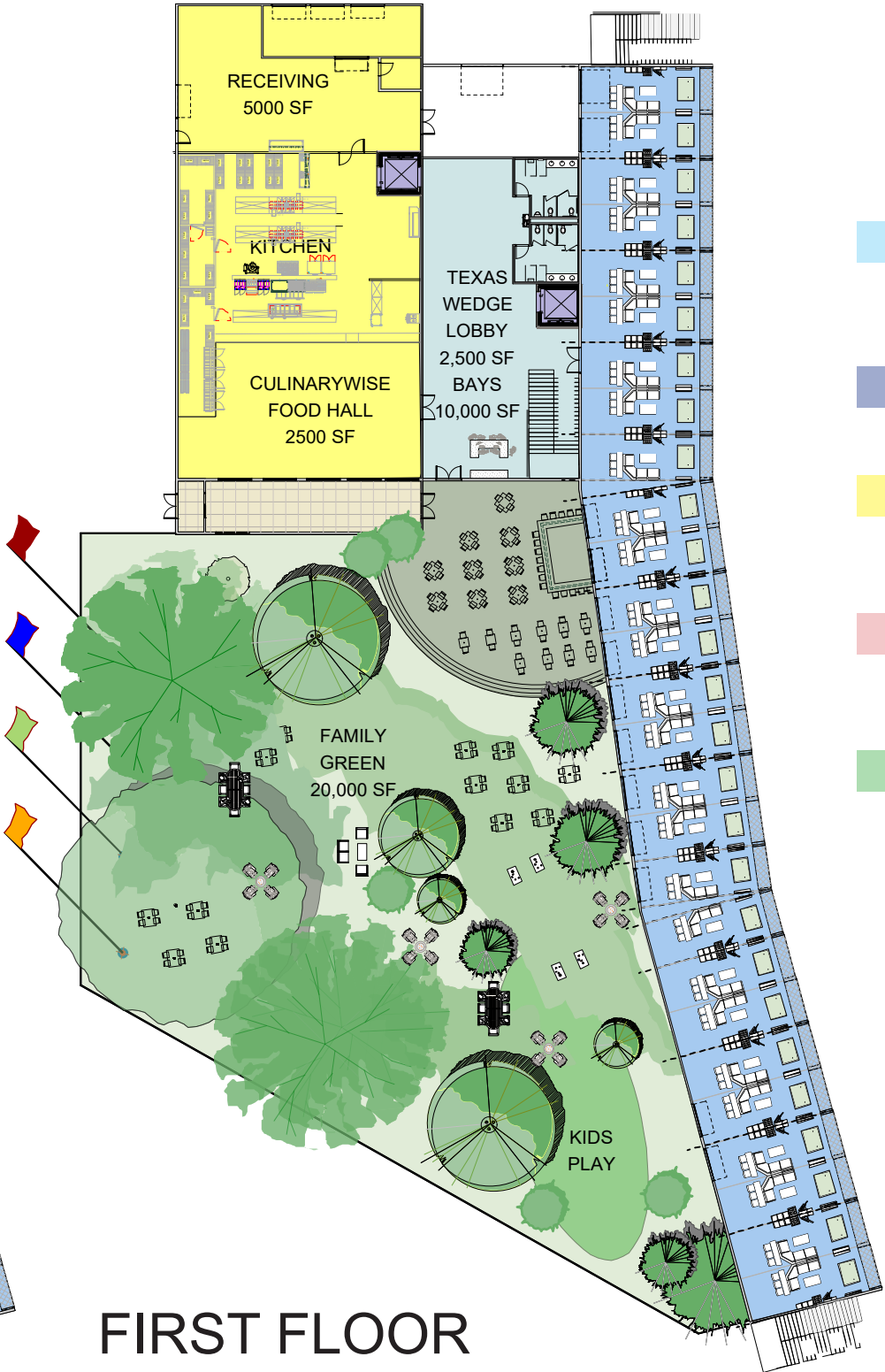
A true entertainment destination for families and adults alike, the fun doesn't stop at golf! The second floor of Texas Wedge will be home to 12 lanes of bowling, a full arcade and five party rooms, perfect for birthday parties, corporate events and more. Go up one more level and you'll find yourself in The Nodding Donkey Sports Saloon, a full-service bar and kitchen with two private rooms (The Bourbon Room & The Bubbly Room) exclusively for adults. Each room will have private bathrooms, a bar, a balcony and two golf bays. Texas Wedge has truly been designed to be the premiere entertainment destination for families and adults alike in beautiful Rockwall, TX.



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

- TEXAS WEDGE**  
2,500 SF ENCLOSED  
30,000 SF OPEN AIR
- BOWLING/ARCADE**  
7,400 SF ENCLOSED
- CULINARY WISE**  
2500 SF MARKET  
5000 SF SERVICE
- NODDING DONKEY**  
6,200 SF ENCLOSED  
2,000 SF OPEN AIR
- FAMILY GREEN**  
20,000 SF OPEN AIR
- TOTAL**  
22,500 SF EMCLOSED  
52,000 SF OPEN AIR



# DEVELOPMENT APPLICATION

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

## STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- ☒ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup>: 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.

<sup>2</sup>: 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 **Fit Sport Life Boulevard**

SUBDIVISION **Structured REA-Rockwall Land LLC**

Inst. No. **20210000001622**

GENERAL LOCATION **350' South and 1050' East of intersection of I30 and Corporate Crossing**

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **Commercial - C**

CURRENT USE **Vacant**

PROPOSED ZONING **Commercial - C with SUP**

PROPOSED USE **Restaurant & Golf**

ACREAGE **8.01 acres**

LOTS [CURRENT] **0**

LOTS [PROPOSED] **1**

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

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

☐ OWNER **Structured REA-Rockwall Land LLC**

☒ APPLICANT **Wier & Associates, Inc.**

CONTACT PERSON **Conor Keilty, AIA**

CONTACT PERSON **Renee Ward, P.E.**

ADDRESS **2801 E Camelback Road, Ste. 200**

ADDRESS **2201 E Lamar Boulevard, Ste. 200E**

CITY, STATE & ZIP **Pheonix, Arizona 85016**

CITY, STATE & ZIP **Arlington, Texas 76006**

PHONE **(480) 603-7577**

PHONE **(817) 467-7700**

E-MAIL **conork@structuredrea.com**

E-MAIL **ReneeW@wierassociates.com**

## NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

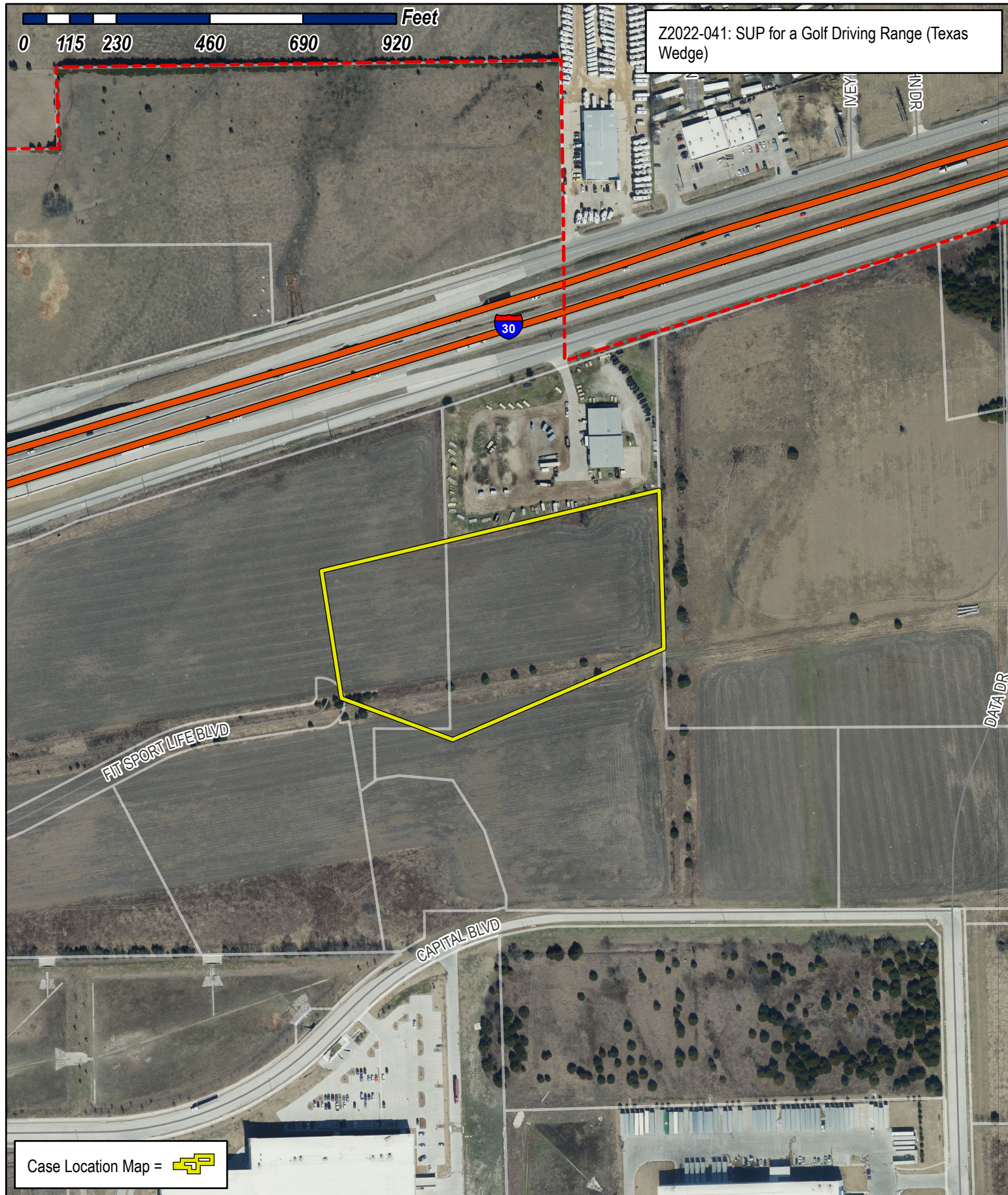
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

OWNER'S SIGNATURE \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_





## City of Rockwall

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

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



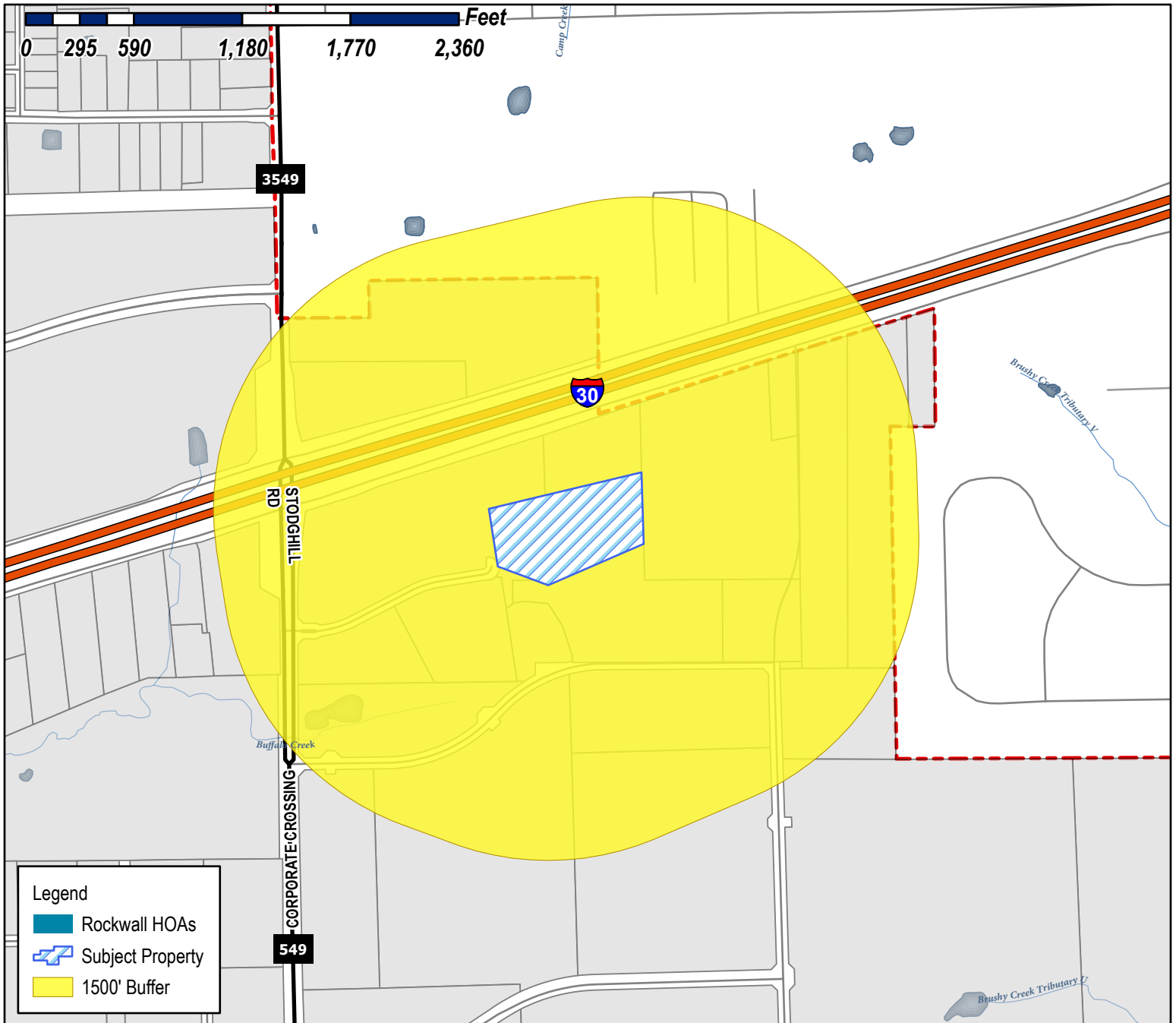




# City of Rockwall

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

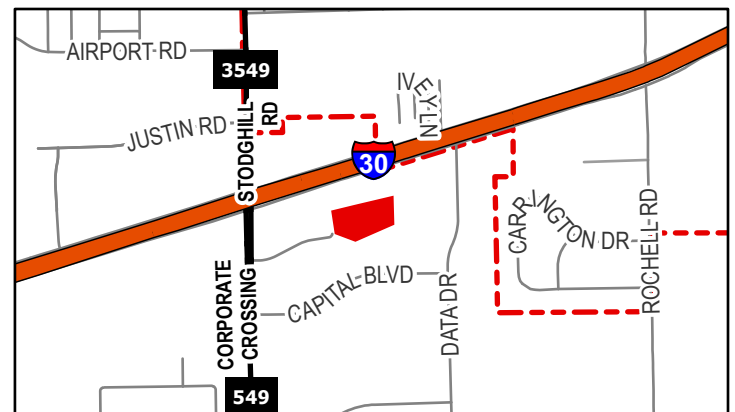
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



**Case Number:** Z2022-041  
**Case Name:** SUP for Golf Driving Range  
**Case Type:** Zoning  
**Zoning:** Commercial  
**Case Address:** SE of I-30 and Corporate Crossing

**Date Saved:** 8/19/2022

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

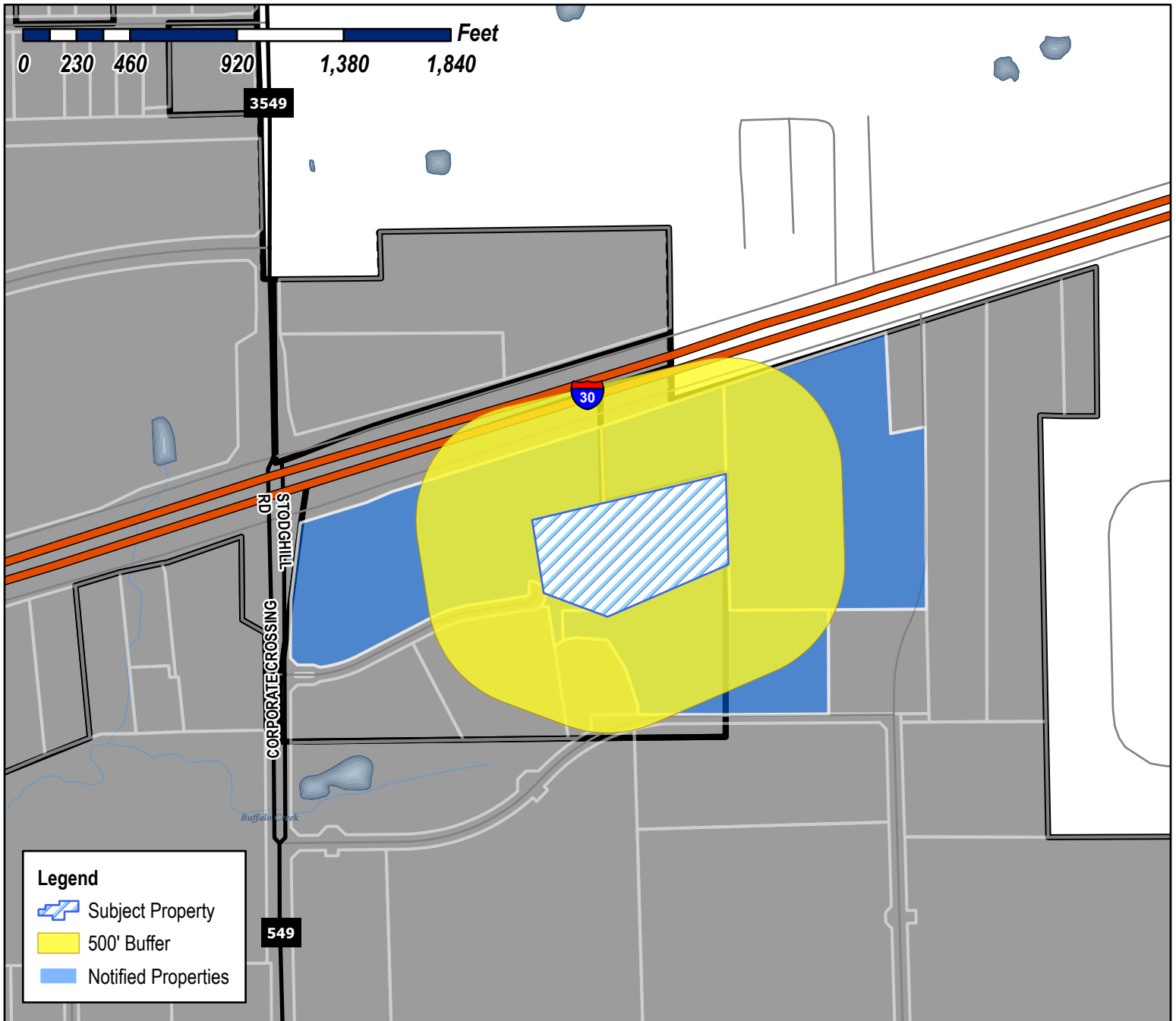
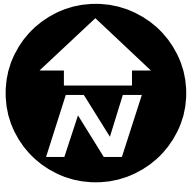




# City of Rockwall

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

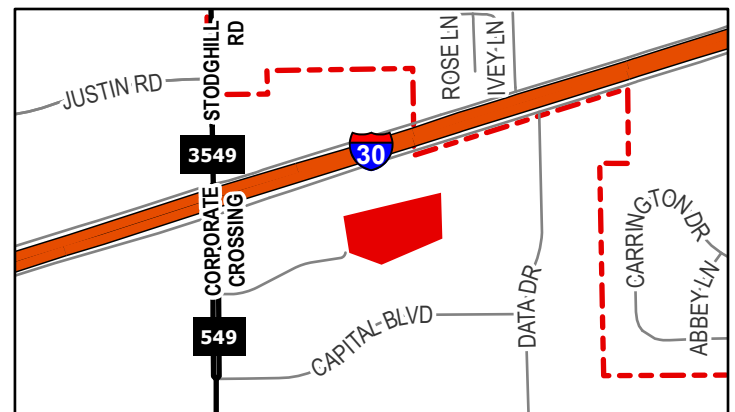
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



**Case Number:** Z2022-041  
**Case Name:** SUP for Golf Driving Range  
**Case Type:** Zoning  
**Zoning:** Commercial  
**Case Address:** SE of I-30 and Corporate Crossing

**Date Saved:** 8/19/2022

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



CAPITAL BOULEVARD VENTURE LLC AND  
GLOBAL WELLS INVESTMENT GROUP LLC  
1225 W IMPERIAL HWY STE B  
BREA, CA 92821

WALLIS RUSTY FAMILY LTD PARTNERSHIP #2  
12277 SHILOH RD  
DALLAS, TX 75228

STRUCTURED REA- ROCKWALL LAND LLC  
171 N ABERDEEN STREET SUITE 400  
CHICAGO, IL 60607

STRUCTURED REA- ROCKWALL LAND LLC  
171 N ABERDEEN STREET SUITE 400  
CHICAGO, IL 60607

STRUCTURED REA- ROCKWALL LAND LLC  
171 N ABERDEEN STREET SUITE 400  
CHICAGO, IL 60607

STRUCTURED REA- ROCKWALL LAND LLC  
171 N ABERDEEN STREET SUITE 400  
CHICAGO, IL 60607

STRUCTURED REA- ROCKWALL LAND LLC  
171 N ABERDEEN STREET SUITE 400  
CHICAGO, IL 60607

OCCUPANT  
2260 E I30  
ROCKWALL, TX 75032

OCCUPANT  
3101 FIT SPORT LIFE BLVD  
ROCKWALL, TX 75032

OCCUPANT  
GLOBAL WELLS INVESTMENT GROUP LLC  
3201 CAPITAL BLVD  
ROCKWALL, TX 75032

ROCKWALL ECONOMIC DEVELOPMENT  
CORPORATION  
P O BOX 968  
ROCKWALL, TX 75087

JOWERS INC  
PO BOX 1870  
ROCKWALL, TX 75087



**WIER & ASSOCIATES, INC.**  
ENGINEERS  
SURVEYORS  
LAND PLANNERS

August 19, 2022

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

**Re: Texas Wedge at the SEC of I-30 & Corporate Crossing  
Special Use Permit Request**

Dear Planning Department,

We are requesting the following zoning changes with a SUP for the proposed Texas Wedge, 20,000 Green Space, The Nodding Donkey, and Culinary Wise Food Hall at the southeast corner of Interstate 30 and Corporate Crossing:

**Golf Driving Range**

Article 04 Section 01 of the Unified Development Code (UDC) requires a SUP for a golf driving range in the commercial zoning district.

The development plan for the proposed Texas Wedge includes a golf driving range.

We request a SUP to allow a golf driving range in the commercial zoning district.

**Netting around Golf Driving Range**

The development plan for the Texas Wedge golf driving range has proposed a 175 foot tall netting around the perimeter of the range.

We request a SUP to provide netting around the perimeter of the golf driving range.

We appreciate your acceptance of our Special Use Permit submittal and request your recommendation to the Planning and Zoning Commission and City Council for the approval of this SUP. If you have any questions or comments, please feel free to contact me at 817-467-7700 or [ReneeW@WierAssociates.com](mailto:ReneeW@WierAssociates.com).

Truly yours,

Renee Ward, PE  
Wier & Associates, Inc.  
Texas Firm Registration No. F-2776

PRINCIPALS

JOHN R. WIER, P.E., R.P.L.S.  
ULYS LANE III, P.E., R.P.L.S., CFM  
CARLO SILVESTRI, P.E.  
GREGG MADSEN, R.P.L.S.  
RANDALL S. EARDLEY, P.E.

SENIOR ASSOCIATES

PHILIP L. GRAHAM, P.E.  
PRIYA ACHARYA, P.E.

ASSOCIATES

TOBY W. RODGERS  
CASEY D. YORK

WA# 19144.02 PRINTED: 8/18/2022 5:53 PM LAST SAVED: 8/18/2022 5:53 PM FILE: WIER-SURVEY.STB STB FILE: WIER-SURVEY.STB

SAVED BY: AARON LUS FILE: PROPERTY METES & BOUNDS DESC - 19144.02.DWG

BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

# 8.014 ACRE TRACT

BEING A TRACT OF LAND LOCATED IN THE ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO STRUCTURED REA-ROCKWALL LAND, LLC, RECORDED IN INSTRUMENT NO. 20210000001622, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND, SAID IRON ROD BEING A NORTHEAST CORNER OF SAID STRUCTURED TRACT, THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO JOWERS, INC., RECORDED IN VOLUME 1215, PAGE 155, DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.), AND IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO RUSTY WALLIS FAMILY LIMITED, PARTNERSHIP #2, RECORDED IN VOLUME 4014, PAGE 173, D.R.R.C.T., FROM WHICH A 5/8" IRON ROD FOUND WITH A PINK CAP STAMPED "TXDOT" BEARS N 01°41'51" W, 384.88 FEET, SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID JOWERS TRACT AND THE NORTHWEST CORNER OF SAID RUSTY WALLIS TRACT;

THENCE S 01°41'51" E, ALONG AN EAST LINE OF SAID STRUCTURED TRACT AND THE WEST LINE OF SAID RUSTY WALLIS TRACT, 390.33 FEET TO A POINT;

THENCE S 66°40'31" W, DEPARTING AN EAST LINE OF SAID STRUCTURED TRACT AND THE WEST LINE OF SAID RUSTY WALLIS TRACT, 566.92 FEET TO A POINT;

THENCE N 69°37'39" W, A DISTANCE OF 292.21 FEET TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF FIT SPORT LIFE BOULEVARD (60' RIGHT-OF-WAY), BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE NORTHWESTERLY, AN ARC LENGTH OF 10.30 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SAID FIT SPORT LIFE BOULEVARD AND SAID CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 09°49'57", AND A CHORD BEARING OF N 15°55'28" W, 10.28 FEET TO A POINT, BEING THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

THENCE NORTHWESTERLY, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID FIT SPORT LIFE BOULEVARD, AN ARC LENGTH OF 4.15 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 11°53'16", AND A CHORD BEARING OF N 14°53'49" W, 4.14 FEET TO A POINT;

THENCE N 08°57'11" W, A DISTANCE OF 303.51 FEET TO A POINT, FROM WHICH A 5/8" IRON ROD FOUND WITH A PINK CAP STAMPED "TXDOT" BEARS S 89°22'04" W, 996.58 FEET, SAID IRON ROD BEING THE NORTHWEST CORNER OF SAID STRUCTURED TRACT AND BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF CORPORATE CROSSING (VARIABLE WIDTH RIGHT-OF-WAY) WITH THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 30 (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE N 76°34'05" E, AT A DISTANCE OF 316.84 FEET PASSING THE SOUTHWEST CORNER OF SAID JOWERS TRACT, AND CONTINUING ALONG THE SOUTH LINE OF SAID JOWERS TRACT AND A NORTH LINE OF SAID STRUCTURED TRACT A TOTAL DISTANCE OF 857.54 FEET TO THE PLACE OF BEGINNING AND CONTAINING 8.014 ACRES (349,098 SQUARE FEET) OF LAND, MORE OR LESS.



SURVEYOR PREPARING THIS EXHIBIT:

**WIER & ASSOCIATES, INC.**

2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700  
Texas Firm Registration No. F-2776 www.WierAssociates.com  
Texas Board of Professional Land Surveying Registration No. 10033900

8.014 ACRE TRACT  
CITY OF ROCKWALL, COUNTY OF ROCKWALL, TEXAS

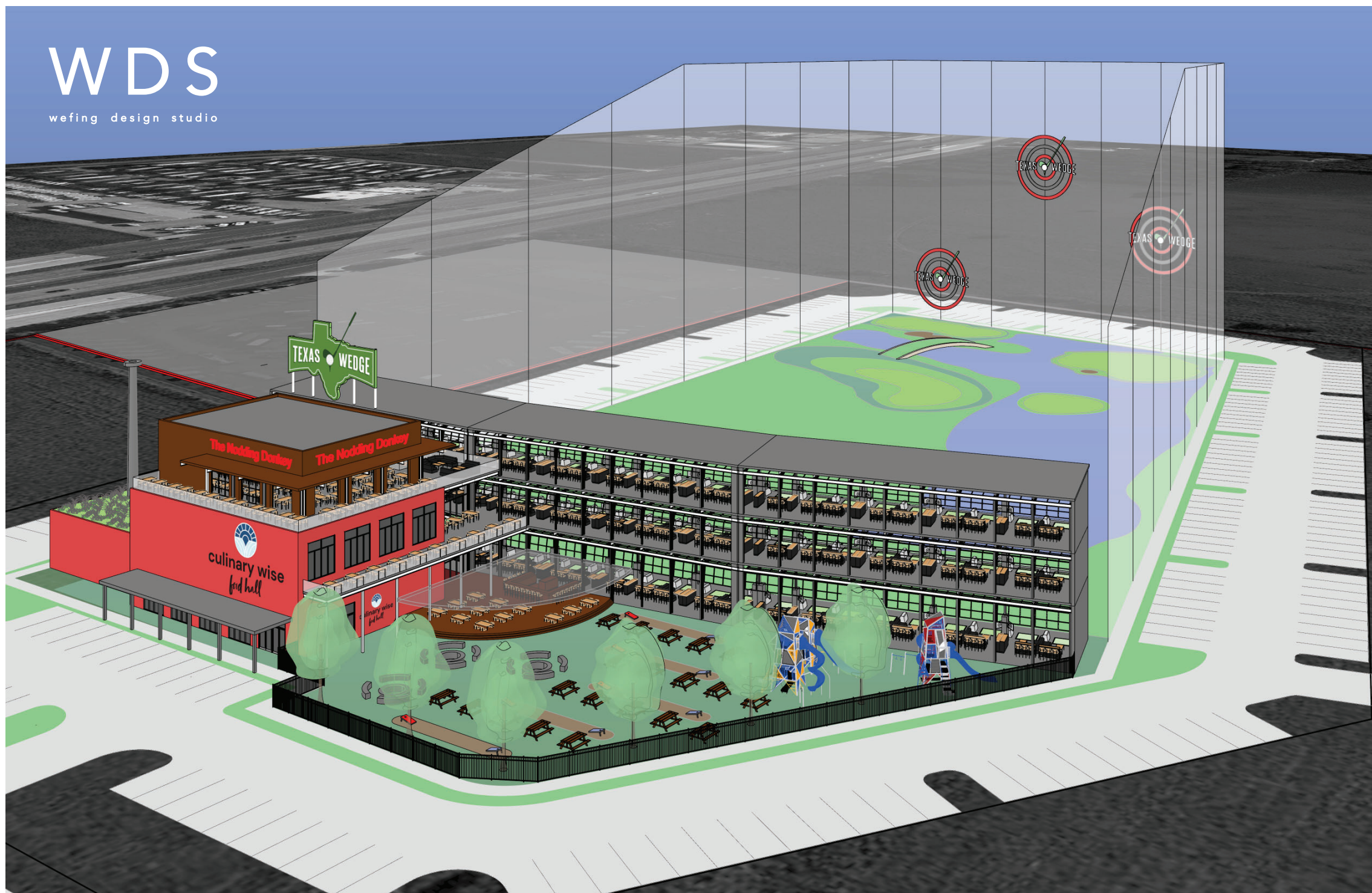
DRAWN BY: RTA

APPROVED: ALS

SHEET NO. 1 OF 1

REV.





### Texas Wedge

Texas Wedge has been designed to be an unforgettable experience for golf enthusiasts, amateurs, and families alike, focused on five-star guest service, the latest interactive golf technology and professional quality golf equipment. In each of the 81 bays, guests will swing Cleveland Wedges and drive Srixon golf balls as they play their choice of 200 of the most famous golf courses from around the world, thanks to Track Master technology. In the driving range area, guests will have access to 3-5 signature holes from some of the most well-known PGA courses.

A true entertainment destination for families and adults alike, the fun doesn't stop at golf! The second floor of Texas Wedge will be home to 12 lanes of bowling, a full arcade and five party rooms, perfect for birthday parties, corporate events and more. Go up one more level and you'll find yourself in The Nodding Donkey Sports Saloon, a full-service bar and kitchen with two private rooms (The Bourbon Room & The Bubbly Room) exclusively for adults. Each room will have private bathrooms, a bar, a balcony and two golf bays. Texas Wedge has truly been designed to be the premiere entertainment destination for families and adults alike in beautiful Rockwall, TX.

### 20,000 Green Space

Central secure green space for families to gather. Outdoor entertainment and shaded trees provide a safe and relaxing environment for family gathering. Canopy covered raised bar for live music.

### Culinary Wise Food Hall

As the parent company of our restaurants, Culinary Wise unites our concepts as one brand. The Culinary Wise Food Hall is a literal physical representation of that unity, with four of our most popular restaurant concepts under one roof, as well as a few offerings that have been served through our catering business for over 20 years. As the sole owner and operator of the food hall, unlike other food halls which rent space to individual restaurant owners, we'll have full oversight of the quality and consistency in both our offerings and our service. The food hall will have 2,500 sq ft of kitchen and eatery space with 120 indoor seats and an indoor/outdoor bar that seats 12 on both sides. There will also be 80 seats outside along with a covered & gated playground for children aged 2-12 years.



### The Nodding Donkey - Texas Sports Saloon, Scratch Kitchen

Opened in 2010, The Nodding Donkey quickly became the go to sports saloon in Uptown Dallas. Our menu offerings for the Texas Wedge outpost of The Nodding Donkey will be a hybrid of the restaurant's tex-mex and game day favorites, along with bistro items including steaks, pork chops & pasta from sister restaurant State & Allen. Located on the third floor of Texas Wedge as part of the 15,000 sq. foot open air design, The Nodding Donkey will have ample seating with 300+ seats inside, 200+ outside and 60 at the rectangular bar. With 60 tv's and a live concert venue sharing the 15,000 sq ft space, there will always be something to enjoy at The Nodding Donkey! Rockwall residents looking for a place to plan an event will also love our 5,000 sq ft private event hall overlooking the stage and outdoor bar. This larger space can also be rearranged into four 1,250 sq ft spaces to accommodate smaller parties.



INTERSTATE - 30

CAPITAL BLVD

FUTURE  
RETAIL

FUTURE  
150,000 SF  
CORPORATE  
HEADQUARTERS

FUTURE  
RETAIL

FUTURE  
COFFEE

FUTURE  
HOTEL

POTENTIAL SPORTS  
EXPANSION

OVERALL 56 ACRES OF LAND

TEXAS WEDGE FACILITY




8 ACRES

430 PARKING  
SPACES



**FitSport Life Building**  
Under Construction  
**GRAND OPENING APRIL 2023**

Occupants

	Cheer	200
	Volleyball	1235
	Basketball	1155

Total Athletes 2590

Assume 4 people/family x 4

Total Using Bldg Yearly 10,360  
for Four Seasons

FUTURE  
LIGHT INDUSTRIAL

FUTURE  
HOTEL







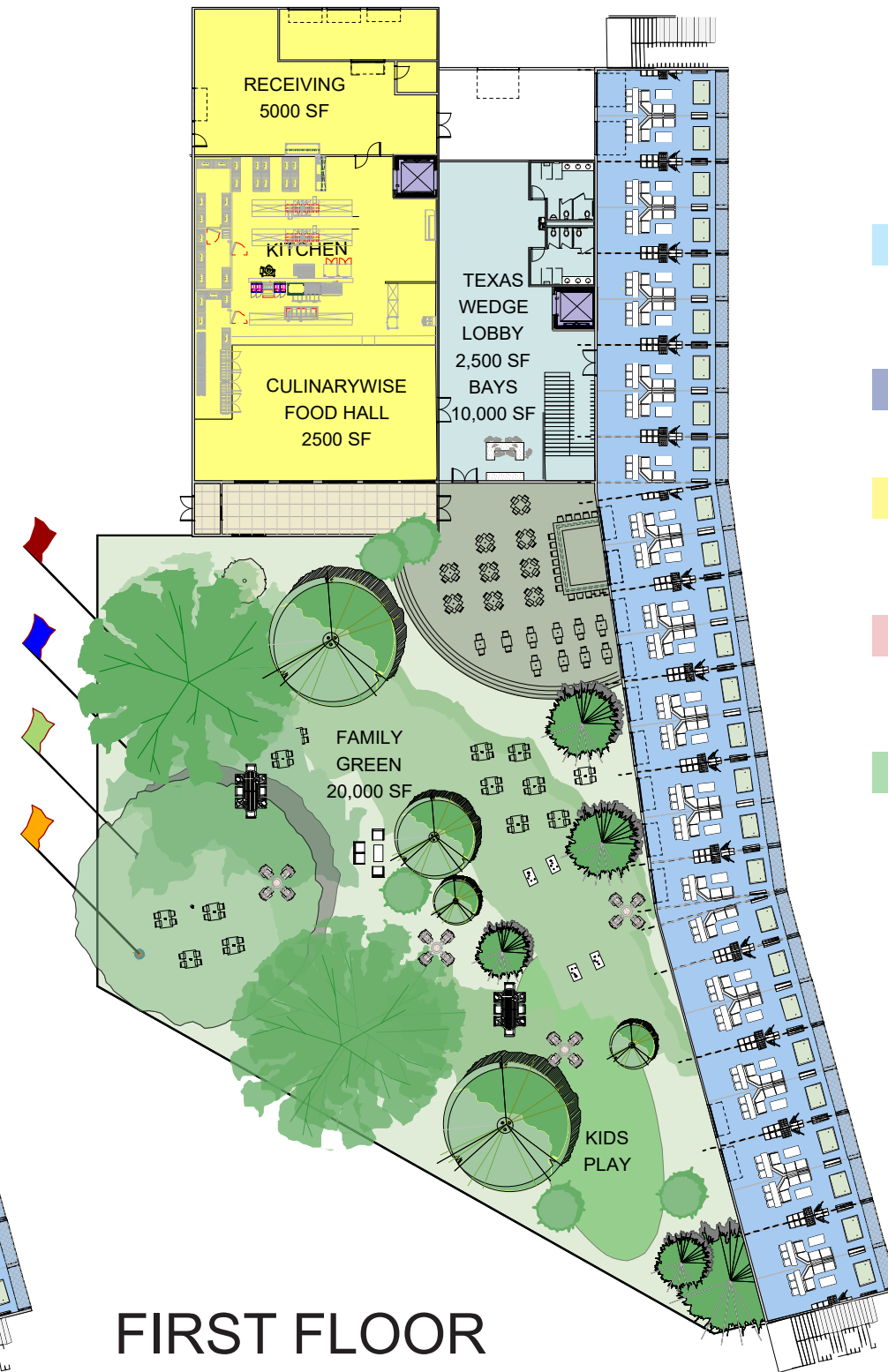
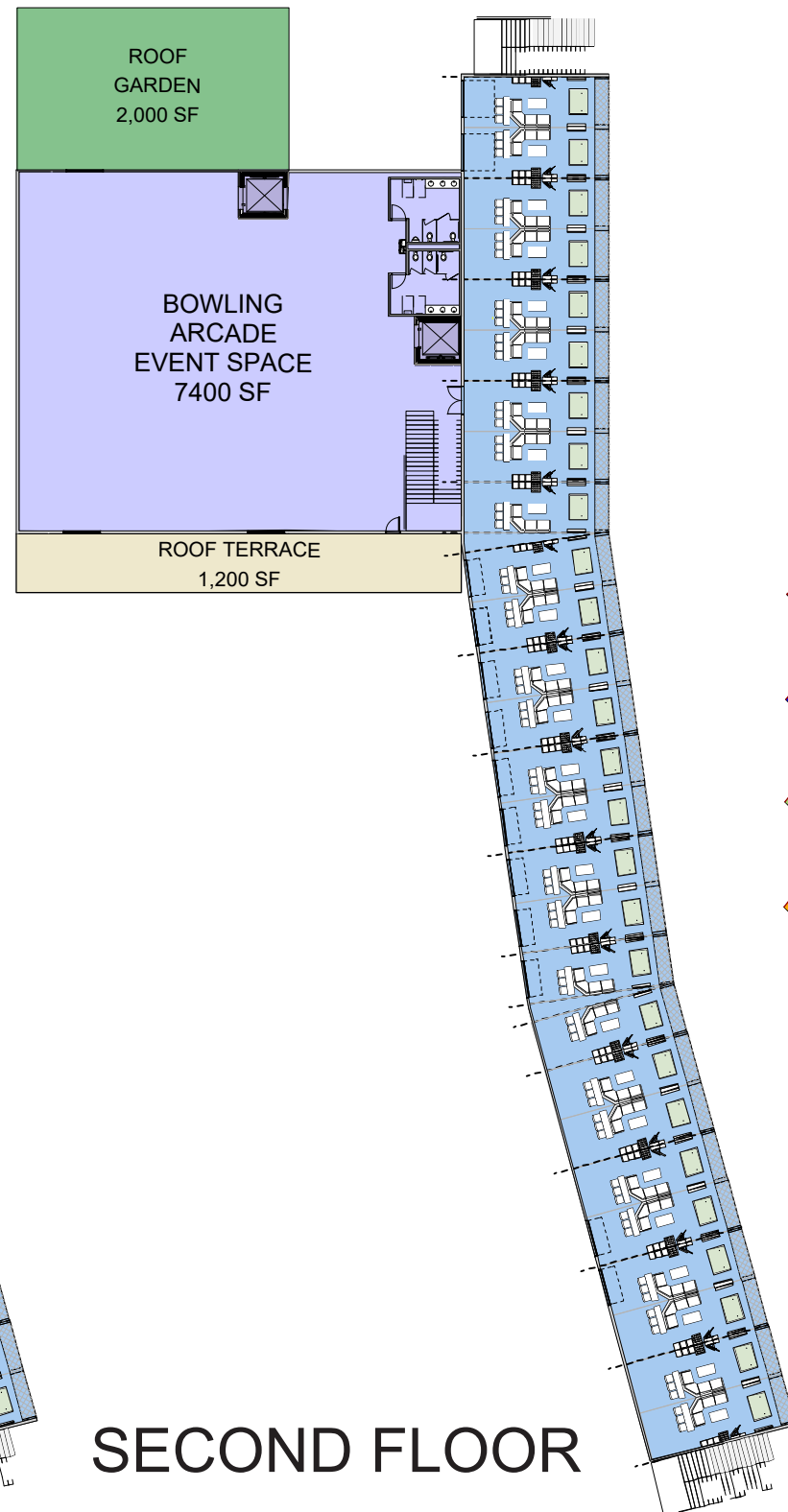
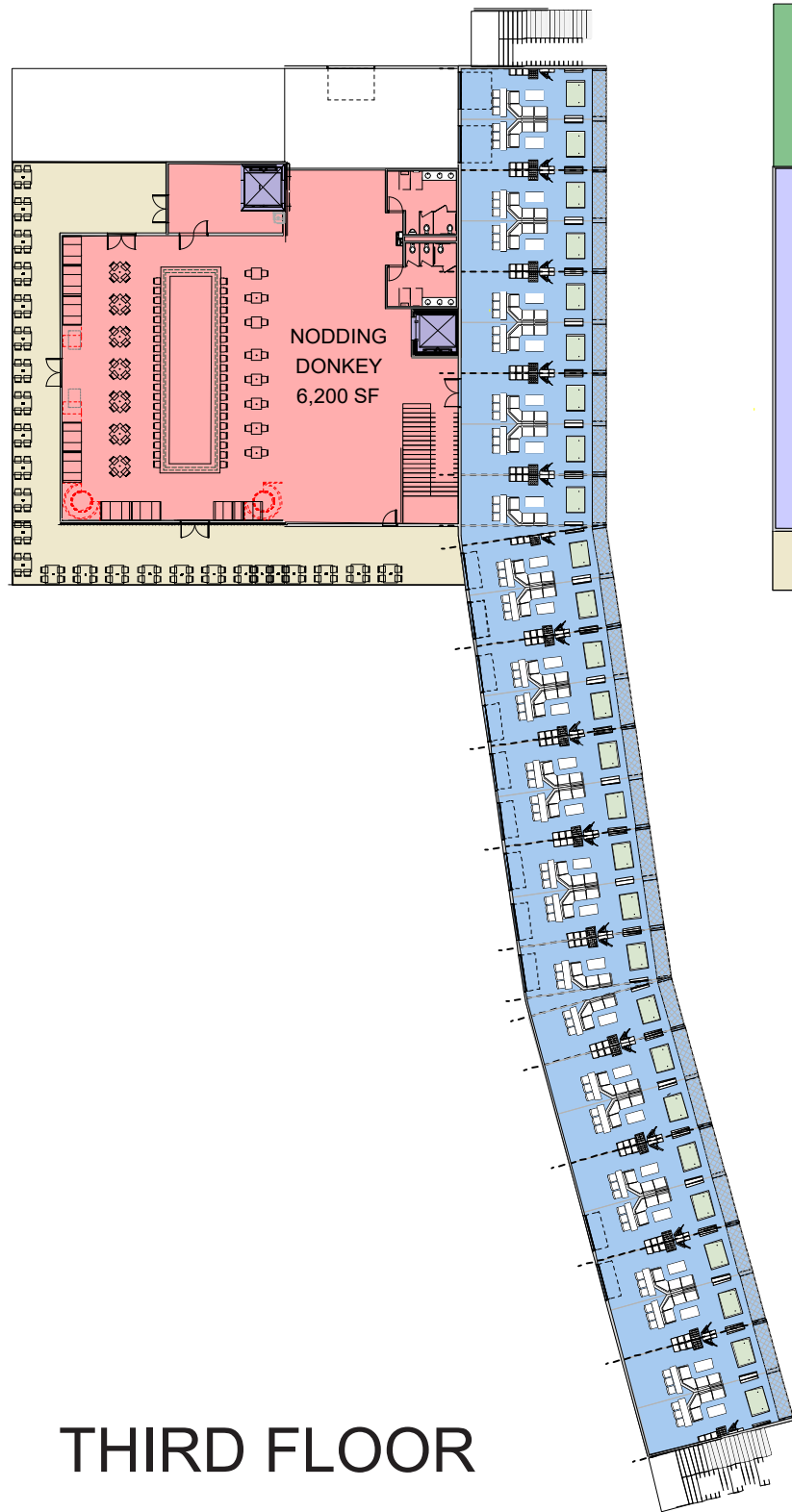
### **20,000 Green Space**

Central secure green space for families to gather. Outdoor entertainment and shaded trees provide a safe and relaxing environment for family gathering. Canopy covered raised bar for live music.

### **Texas Wedge**

Texas Wedge has been designed to be an unforgettable experience for golf enthusiasts, amateurs, and families alike, focused on five-star guest service, the latest interactive golf technology and professional quality golf equipment. In each of the 81 bays, guests will swing Cleveland Wedges and drive Srixon golf balls as they play their choice of 200 of the most famous golf courses from around the world, thanks to Track Master technology. In the driving range area, guests will have access to 3-5 signature holes from some of the most well-known PGA courses.

A true entertainment destination for families and adults alike, the fun doesn't stop at golf! The second floor of Texas Wedge will be home to 12 lanes of bowling, a full arcade and five party rooms, perfect for birthday parties, corporate events and more. Go up one more level and you'll find yourself in The Nodding Donkey Sports Saloon, a full-service bar and kitchen with two private rooms (The Bourbon Room & The Bubbly Room) exclusively for adults. Each room will have private bathrooms, a bar, a balcony and two golf bays. Texas Wedge has truly been designed to be the premiere entertainment destination for families and adults alike in beautiful Rockwall, TX.



<span style="color: #ADD8E6;">■</span>	<b>TEXAS WEDGE</b>
	2,500 SF ENCLOSED 30,000 SF OPEN AIR
<span style="color: #6495ED;">■</span>	<b>BOWLING/ARCADE</b>
	7,400 SF ENCLOSED
<span style="color: #FFFF00;">■</span>	<b>CULINARY WISE</b>
	2,500 SF MARKET 5,000 SF SERVICE
<span style="color: #FF6347;">■</span>	<b>NODDING DONKEY</b>
	6,200 SF ENCLOSED 2,000 SF OPEN AIR
<span style="color: #3CB371;">■</span>	<b>FAMILY GREEN</b>
	20,000 SF OPEN AIR
	<b>TOTAL</b>
	22,500 SF EMCLOSED 52,000 SF OPEN AIR

# PROJECT COMMENTS



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

DATE: 8/26/2022

PROJECT NUMBER: Z2022-041  
PROJECT NAME: SUP for Texas Wedge  
SITE ADDRESS/LOCATIONS:

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

CASE CAPTION: Hold a public hearing to discuss and consider a request by Renee Ward, PE of Weir & Associates, Inc. on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a Specific Use Permit (SUP) for a Golf Driving Range on an 8.01-acre tract of land being a portion of a larger 18.131-acre tract of land identified as Tract 22 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located near the terminus of Fit Sport Life Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	08/23/2022	Approved w/ Comments

08/23/2022: Z2022-041; Specific Use Permit (SUP) for Texas Wedge

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 Golf Driving Range on an 8.01-acre tract of land being a portion of a larger 18.131-acre tract of land identified as Tract 22 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, and generally located near the terminus of Fit Sport Life Boulevard.

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

M.3 For reference, include the case number (Z2022-041) in the lower right-hand corner of all pages on future submittals.

I.4 According to Article 13, Definitions, of the Unified Development Code (UDC), defines a Golf Driving Range as "(a)n area improved with trees, greens, fairways, hazards, and which may include a clubhouse dining room, and accessory recreational uses." In addition, according to Article 04, Permissible Uses, of the Unified Development Code (UDC), a Golf Driving Range requires a Specific Use Permit (SUP) in a Commercial (C) District.

I.5 According to the Article 05, District Development Standards, of the Unified Development Code (UDC), the maximum height in a Commercial (C) District is 60-feet; however, the City Council -- upon recommendation from the Planning and Zoning Commission -- can increase the height permitted to 240-feet through a Specific Use Permit (SUP).

M.6 How tall is the proposed netting and support structures? If these exceed 60-feet in height staff will require an exhibit indicating the height. This exhibit will need to be referenced in the Specific Use Permit (SUP) ordinance (see highlighted note in the Draft Ordinance).

M.7 Please review the attached draft ordinance prior to the August 30, 2022 Planning & Zoning Commission meeting, and provide staff with your markups by September 7, 2022.

I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on September 7, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the September 13, 2022 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on August 30, 2022.

I.9 The projected City Council meeting dates for this case will be September 19, 2022 (1st Reading) and October 3, 2022 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	08/25/2022	Needs Review

08/25/2022: - Will need to name roadway.

- Extend 8" sewer to north property line.

- Extend 12" water to north property line.

- Remaining frontage along cul-de-sac must be at least 60'.

The following items are informational for the engineering design process.

General Items:

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

Roadway Paving Items:

- Parking to be 20'x9' .
- Drive isles to be 24' wide.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane to be in a platted easement.
- Must build your frontage of "New" road. (60' ROW, 41' B-B paving total)
- Must submit a TIA for roadway connecting to IH-30 (with review fees)

Water and Wastewater Items:

- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Must have a grease trap of oil/water separator for the dumpster drainage and must connect to the storm lines.
- Sewer pro-rata of \$2773.07/acre.
- Must loop a minimum of 8" water line through the site.
- Full panel concrete replacement is required for utility tie-ins.
- Minimum public sewer is 8".
- Must dedicate 10' utility easement along street frontages.
- Must install 12" water line along frontage.
- Must extend 8" sewer line to north property line across frontage

Drainage Items:

- Detention is required.
- No walls allowed in detention.
- Rational Method C-value is per zoning type.

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	08/24/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	08/24/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT

GIS	Lance Singleton	08/22/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	08/23/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/22/2022	Approved
No Comments			



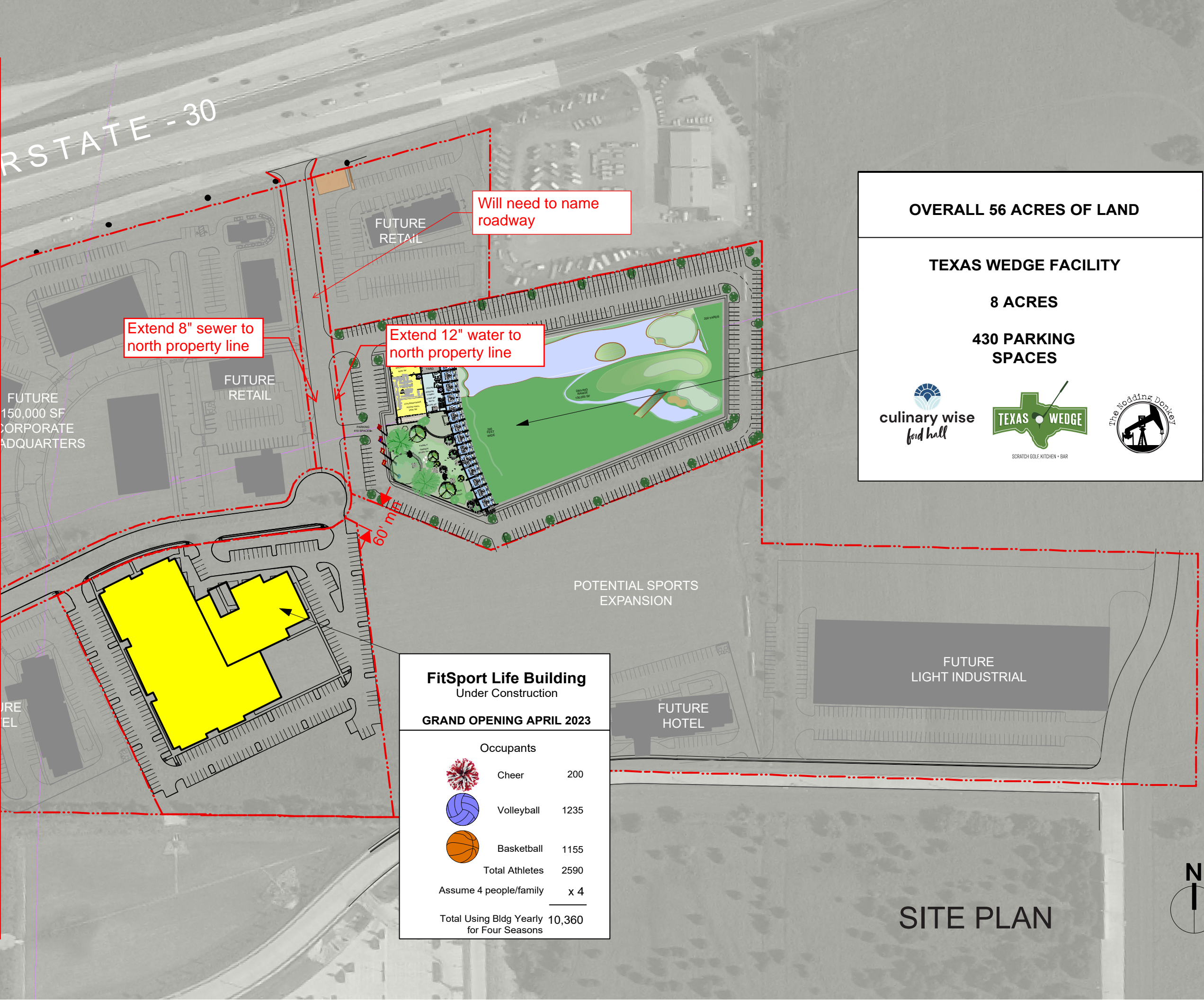
- General Items:**
- Must meet City Standards of Design and Construction
  - 4% Engineering Inspection Fees
  - Impact Fees (Water, Wastewater & Roadway)
  - Minimum easement width is 20' for new easements. No structures allowed in easements.
  - Retaining walls 3' and over must be engineered.
  - All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

- Roadway Paving Items:**
- Parking to be 20'x9' .
  - Drive isles to be 24' wide.
  - Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
  - Fire lane to be in a platted easement.
  - Must build your frontage of "New" road. (60' ROW, 41' B-B paving total)
  - Must submit a TIA for roadway connecting to IH-30 (with review fees)

- Water and Wastewater Items:**
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
  - Must have a grease trap of oil/water separator for the dumpster drainage and must connect to the storm lines.
  - Sewer pro-rata of \$2773.07/acre.
  - Must loop a minimum of 8" water line through the site.
  - Full panel concrete replacement is required for utility tie-ins.
  - Minimum public sewer is 8" .
  - Must dedicate 10' utility easement along street frontages.
  - Must install 12" water line along frontage.
  - Must extend 8" sewer line to north property line across frontage

- Drainage Items:**
- Detention is required.
  - No walls allowed in detention.
  - Rational Method C-value is per zoning type.

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







# DEVELOPMENT APPLICATION

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

## STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- ☒ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup>: 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.

<sup>2</sup>: 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 **Fit Sport Life Boulevard**

SUBDIVISION **Structured REA-Rockwall Land LLC**

Inst. No. **20210000001622**

GENERAL LOCATION **350' South and 1050' East of intersection of I30 and Corporate Crossing**

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **Commercial - C**

CURRENT USE **Vacant**

PROPOSED ZONING **Commercial - C with SUP**

PROPOSED USE **Restaurant & Golf**

ACREAGE **8.01 acres**

LOTS [CURRENT] **0**

LOTS [PROPOSED] **1**

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

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

☐ OWNER **Structured REA-Rockwall Land LLC**

☒ APPLICANT **Wier & Associates, Inc.**

CONTACT PERSON **Conor Keilty, AIA**

CONTACT PERSON **Renee Ward, P.E.**

ADDRESS **2801 E Camelback Road, Ste. 200**

ADDRESS **2201 E Lamar Boulevard, Ste. 200E**

CITY, STATE & ZIP **Pheonix, Arizona 85016**

CITY, STATE & ZIP **Arlington, Texas 76006**

PHONE **(480) 603-7577**

PHONE **(817) 467-7700**

E-MAIL **conork@structuredrea.com**

E-MAIL **ReneeW@wierassociates.com**

## NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

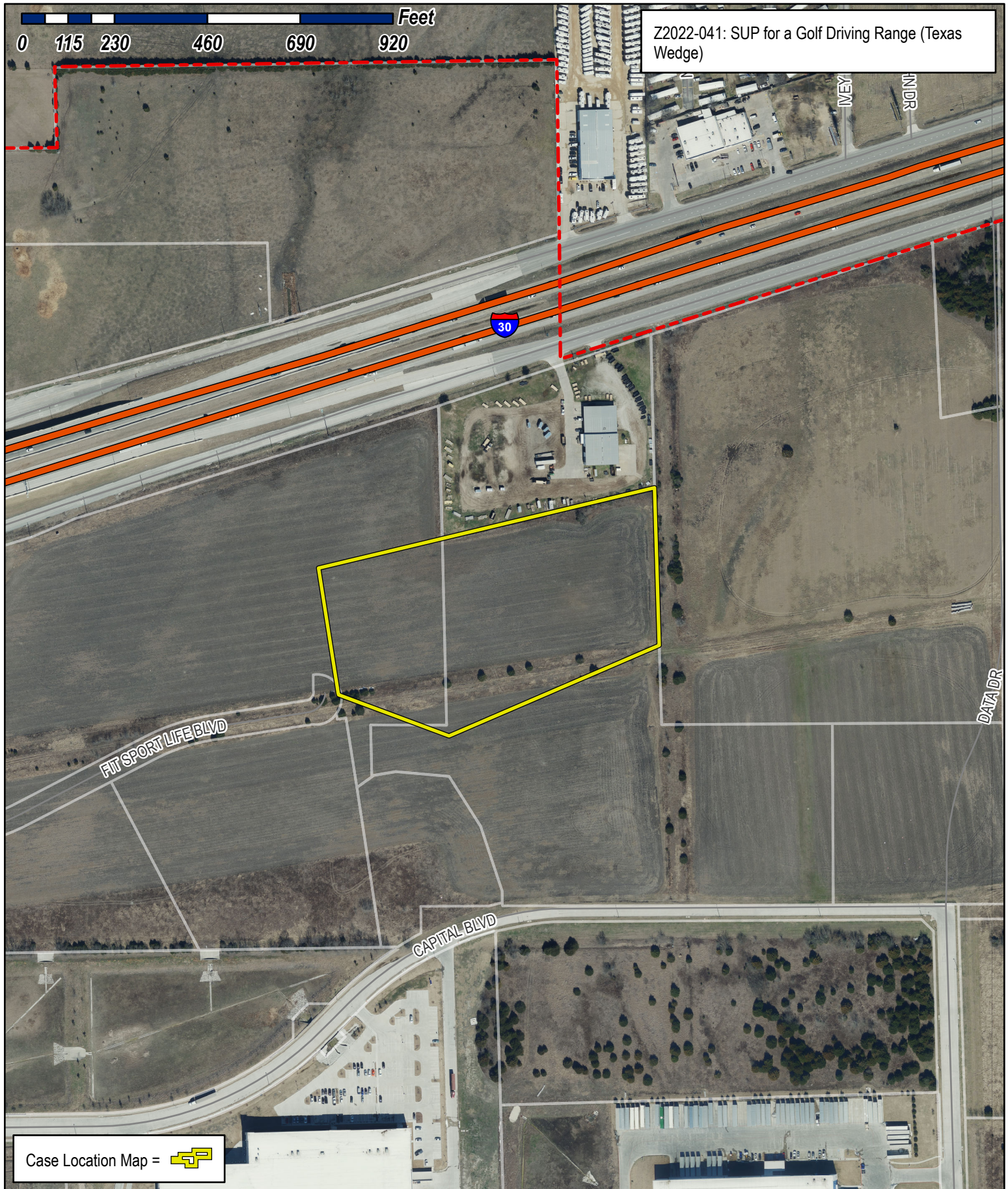
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

OWNER'S SIGNATURE \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_





## City of Rockwall

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

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



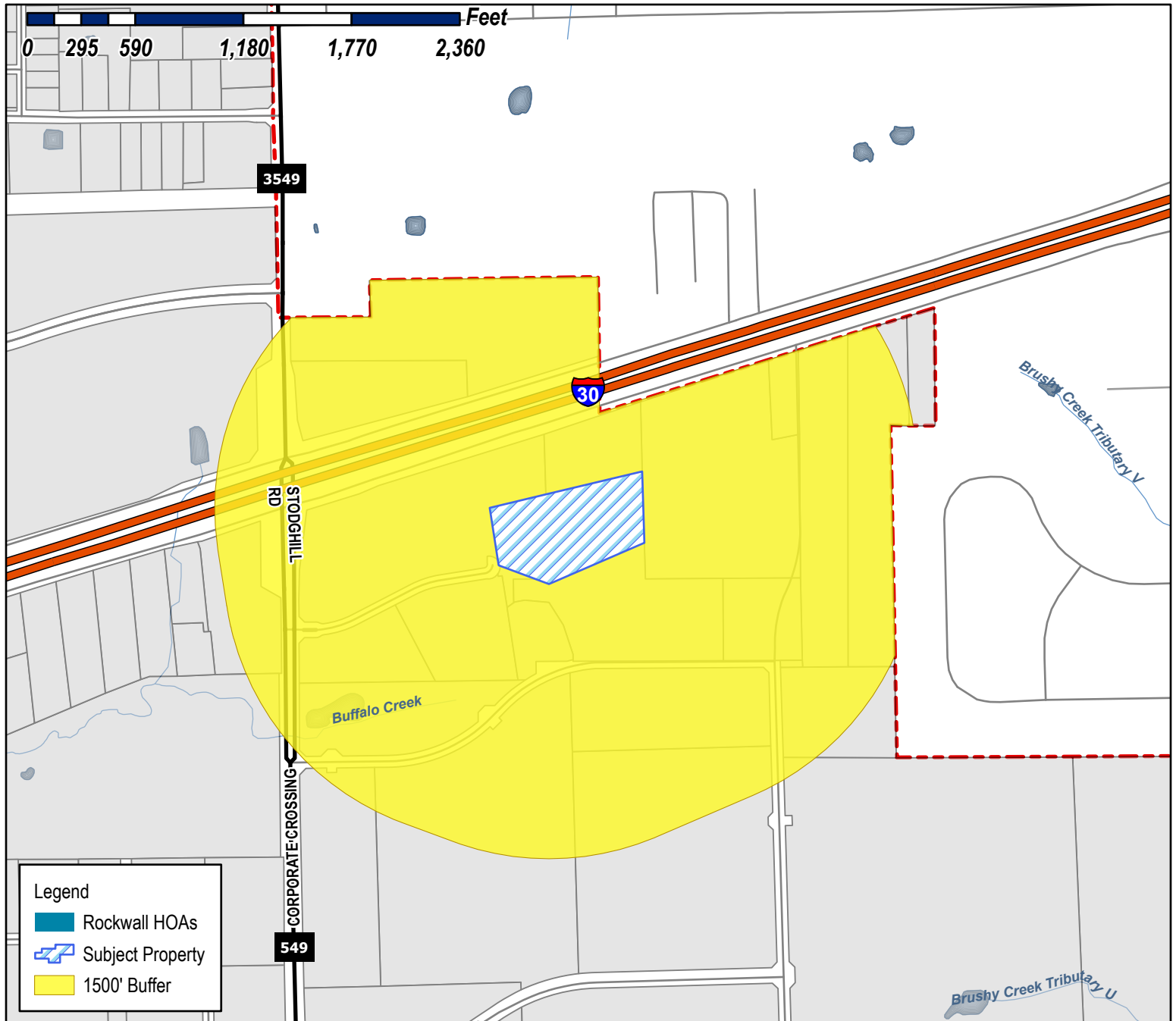




# City of Rockwall

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

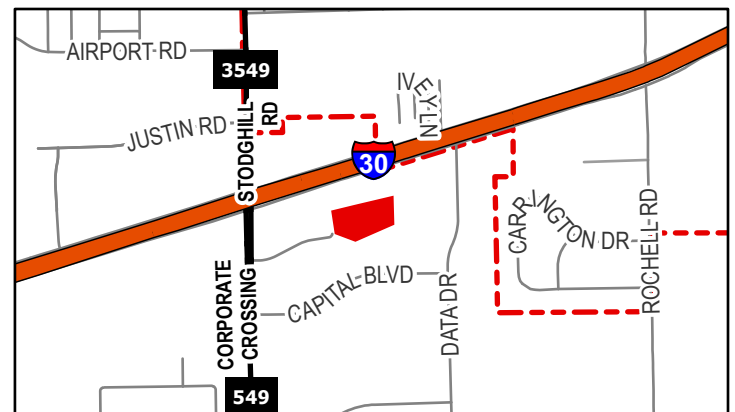
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



**Case Number:** Z2022-041  
**Case Name:** SUP for Golf Driving Range  
**Case Type:** Zoning  
**Zoning:** Commercial  
**Case Address:** SE of I-30 and Corporate Crossing

**Date Saved:** 8/22/2022

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

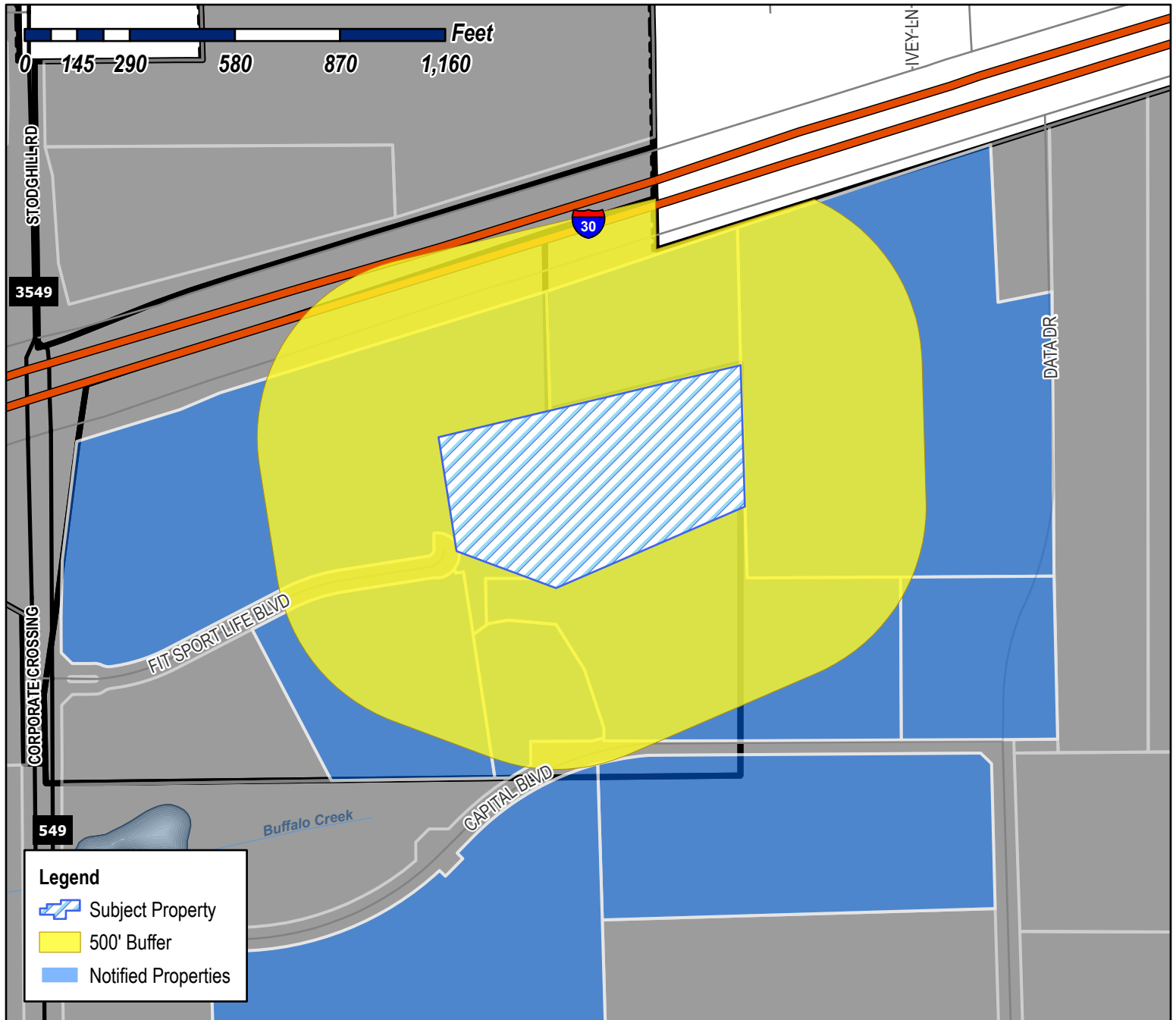




# City of Rockwall

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

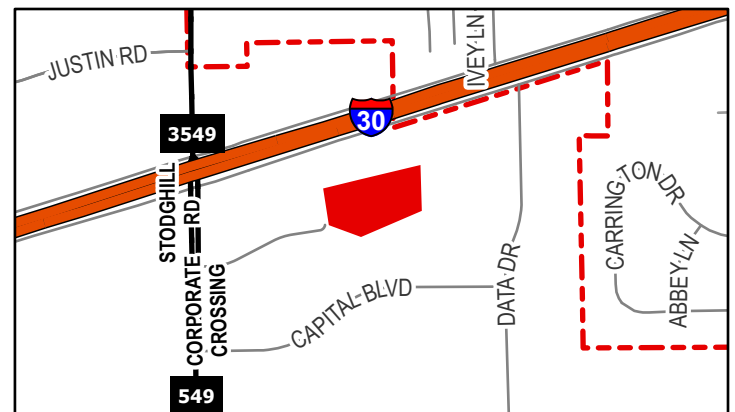
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



**Case Number:** Z2022-041  
**Case Name:** SUP for Golf Driving Range  
**Case Type:** Zoning  
**Zoning:** Commercial  
**Case Address:** SE of I-30 and Corporate Crossing

**Date Saved:** 8/22/2022

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



CAPITAL BOULEVARD VENTURE LLC AND  
GLOBAL WELLS INVESTMENT GROUP LLC  
1225 W IMPERIAL HWY STE B  
BREA, CA 92821

WALLIS RUSTY FAMILY LTD PARTNERSHIP #2  
12277 SHILOH RD  
DALLAS, TX 75228

STRUCTURED REA- ROCKWALL LAND LLC  
171 N ABERDEEN STREET SUITE 400  
CHICAGO, IL 60607

STRUCTURED REA- ROCKWALL LAND LLC  
171 N ABERDEEN STREET SUITE 400  
CHICAGO, IL 60607

STRUCTURED REA- ROCKWALL LAND LLC  
171 N ABERDEEN STREET SUITE 400  
CHICAGO, IL 60607

STRUCTURED REA- ROCKWALL LAND LLC  
171 N ABERDEEN STREET SUITE 400  
CHICAGO, IL 60607

STRUCTURED REA- ROCKWALL LAND LLC  
171 N ABERDEEN STREET SUITE 400  
CHICAGO, IL 60607

OCCUPANT  
2260 E I30  
ROCKWALL, TX 75032

OCCUPANT  
3101 FIT SPORT LIFE BLVD  
ROCKWALL, TX 75032

OCCUPANT  
GLOBAL WELLS INVESTMENT GROUP LLC  
3201 CAPITAL BLVD  
ROCKWALL, TX 75032

ROCKWALL ECONOMIC DEVELOPMENT  
CORPORATION  
P O BOX 968  
ROCKWALL, TX 75087

JOWERS INC  
PO BOX 1870  
ROCKWALL, TX 75087

# PUBLIC NOTICE



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

## **Z2022-041: SUP for Golf Driving Range**

*Hold a public hearing to discuss and consider a request by Renee Ward, PE of Weir & Associates, Inc. on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a Specific Use Permit (SUP) for a Golf Driving Range on an 8.01-acre tract of land being a portion of a larger 18.131-acre tract of land identified as Tract 22 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located near the terminus of Fit Sport Life Boulevard, 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, September 13, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 19, 2022 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

**Ryan Miller**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto: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, September 19, 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. Z2022-041: SUP for Golf Driving Range**

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



**WIER & ASSOCIATES, INC.**  
ENGINEERS  
SURVEYORS  
LAND PLANNERS

August 19, 2022

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

PRINCIPALS  
JOHN R. WIER, P.E., R.P.L.S.  
ULYS LANE III, P.E., R.P.L.S., CFM  
CARLO SILVESTRI, P.E.  
GREGG MADSEN, R.P.L.S.  
RANDALL S. EARDLEY, P.E.

SENIOR ASSOCIATES  
PHILIP L. GRAHAM, P.E.  
PRIYA ACHARYA, P.E.

ASSOCIATES  
TOBY W. RODGERS  
CASEY D. YORK

**Re: Texas Wedge at the SEC of I-30 & Corporate Crossing  
Special Use Permit Request**

Dear Planning Department,

We are requesting the following zoning changes with a SUP for the proposed Texas Wedge, 20,000 Green Space, The Nodding Donkey, and Culinary Wise Food Hall at the southeast corner of Interstate 30 and Corporate Crossing:

**Golf Driving Range**

Article 04 Section 01 of the Unified Development Code (UDC) requires a SUP for a golf driving range in the commercial zoning district.

The development plan for the proposed Texas Wedge includes a golf driving range.

We request a SUP to allow a golf driving range in the commercial zoning district.

**Netting around Golf Driving Range**

The development plan for the Texas Wedge golf driving range has proposed a 175 foot tall netting around the perimeter of the range.

We request a SUP to provide netting around the perimeter of the golf driving range.

We appreciate your acceptance of our Special Use Permit submittal and request your recommendation to the Planning and Zoning Commission and City Council for the approval of this SUP. If you have any questions or comments, please feel free to contact me at 817-467-7700 or [ReneeW@WierAssociates.com](mailto:ReneeW@WierAssociates.com).

Truly yours,

Renee Ward, PE  
Wier & Associates, Inc.  
Texas Firm Registration No. F-2776



WA# 19144.02 PRINTED: 8/18/2022 5:53 PM LAST SAVED: 8/18/2022 5:53 PM FILE: WIER-SURVEY.STB STB FILE: WIER-SURVEY.STB STB FILE: WIER-SURVEY.STB

BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

# 8.014 ACRE TRACT

BEING A TRACT OF LAND LOCATED IN THE ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO STRUCTURED REA-ROCKWALL LAND, LLC, RECORDED IN INSTRUMENT NO. 20210000001622, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND, SAID IRON ROD BEING A NORTHEAST CORNER OF SAID STRUCTURED TRACT, THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO JOWERS, INC., RECORDED IN VOLUME 1215, PAGE 155, DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.), AND IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO RUSTY WALLIS FAMILY LIMITED, PARTNERSHIP #2, RECORDED IN VOLUME 4014, PAGE 173, D.R.R.C.T., FROM WHICH A 5/8" IRON ROD FOUND WITH A PINK CAP STAMPED "TXDOT" BEARS N 01°41'51" W, 384.88 FEET, SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID JOWERS TRACT AND THE NORTHWEST CORNER OF SAID RUSTY WALLIS TRACT;

THENCE S 01°41'51" E, ALONG AN EAST LINE OF SAID STRUCTURED TRACT AND THE WEST LINE OF SAID RUSTY WALLIS TRACT, 390.33 FEET TO A POINT;

THENCE S 66°40'31" W, DEPARTING AN EAST LINE OF SAID STRUCTURED TRACT AND THE WEST LINE OF SAID RUSTY WALLIS TRACT, 566.92 FEET TO A POINT;

THENCE N 69°37'39" W, A DISTANCE OF 292.21 FEET TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF FIT SPORT LIFE BOULEVARD (60' RIGHT-OF-WAY), BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE NORTHWESTERLY, AN ARC LENGTH OF 10.30 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SAID FIT SPORT LIFE BOULEVARD AND SAID CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 09°49'57", AND A CHORD BEARING OF N 15°55'28" W, 10.28 FEET TO A POINT, BEING THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

THENCE NORTHWESTERLY, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID FIT SPORT LIFE BOULEVARD, AN ARC LENGTH OF 4.15 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 11°53'16", AND A CHORD BEARING OF N 14°53'49" W, 4.14 FEET TO A POINT;

THENCE N 08°57'11" W, A DISTANCE OF 303.51 FEET TO A POINT, FROM WHICH A 5/8" IRON ROD FOUND WITH A PINK CAP STAMPED "TXDOT" BEARS S 89°22'04" W, 996.58 FEET, SAID IRON ROD BEING THE NORTHWEST CORNER OF SAID STRUCTURED TRACT AND BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF CORPORATE CROSSING (VARIABLE WIDTH RIGHT-OF-WAY) WITH THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 30 (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE N 76°34'05" E, AT A DISTANCE OF 316.84 FEET PASSING THE SOUTHWEST CORNER OF SAID JOWERS TRACT, AND CONTINUING ALONG THE SOUTH LINE OF SAID JOWERS TRACT AND A NORTH LINE OF SAID STRUCTURED TRACT A TOTAL DISTANCE OF 857.54 FEET TO THE PLACE OF BEGINNING AND CONTAINING 8.014 ACRES (349,098 SQUARE FEET) OF LAND, MORE OR LESS.



SURVEYOR PREPARING THIS EXHIBIT:

**WIER & ASSOCIATES, INC.**

2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700  
Texas Firm Registration No. F-2776 www.WierAssociates.com  
Texas Board of Professional Land Surveying Registration No. 10033900

8.014 ACRE TRACT

CITY OF ROCKWALL, COUNTY OF ROCKWALL, TEXAS

DRAWN BY: RTA

APPROVED: ALS

SHEET NO. 1 OF 1

REV.



### Texas Wedge

Texas Wedge has been designed to be an unforgettable experience for golf enthusiasts, amateurs, and families alike, focused on five-star guest service, the latest interactive golf technology and professional quality golf equipment. In each of the 81 bays, guests will swing Cleveland Wedges and drive Srixon golf balls as they play their choice of 200 of the most famous golf courses from around the world, thanks to Track Master technology. In the driving range area, guests will have access to 3-5 signature holes from some of the most well-known PGA courses.

A true entertainment destination for families and adults alike, the fun doesn't stop at golf! The second floor of Texas Wedge will be home to 12 lanes of bowling, a full arcade and five party rooms, perfect for birthday parties, corporate events and more. Go up one more level and you'll find yourself in The Nodding Donkey Sports Saloon, a full-service bar and kitchen with two private rooms (The Bourbon Room & The Bubbly Room) exclusively for adults. Each room will have private bathrooms, a bar, a balcony and two golf bays. Texas Wedge has truly been designed to be the premiere entertainment destination for families and adults alike in beautiful Rockwall, TX.

### 20,000 Green Space

Central secure green space for families to gather. Outdoor entertainment and shaded trees provide a safe and relaxing environment for family gathering. Canopy covered raised bar for live music.

### Culinary Wise Food Hall

As the parent company of our restaurants, Culinary Wise unites our concepts as one brand. The Culinary Wise Food Hall is a literal physical representation of that unity, with four of our most popular restaurant concepts under one roof, as well as a few offerings that have been served through our catering business for over 20 years. As the sole owner and operator of the food hall, unlike other food halls which rent space to individual restaurant owners, we'll have full oversight of the quality and consistency in both our offerings and our service. The food hall will have 2,500 sq ft of kitchen and eatery space with 120 indoor seats and an indoor/outdoor bar that seats 12 on both sides. There will also be 80 seats outside along with a covered & gated playground for children aged 2-12 years.



### The Nodding Donkey - Texas Sports Saloon, Scratch Kitchen

Opened in 2010, The Nodding Donkey quickly became the go to sports saloon in Uptown Dallas. Our menu offerings for the Texas Wedge outpost of The Nodding Donkey will be a hybrid of the restaurant's tex-mex and game day favorites, along with bistro items including steaks, pork chops & pasta from sister restaurant State & Allen. Located on the third floor of Texas Wedge as part of the 15,000 sq. foot open air design, The Nodding Donkey will have ample seating with 300+ seats inside, 200+ outside and 60 at the rectangular bar. With 60 tv's and a live concert venue sharing the 15,000 sq ft space, there will always be something to enjoy at The Nodding Donkey! Rockwall residents looking for a place to plan an event will also love our 5,000 sq ft private event hall overlooking the stage and outdoor bar. This larger space can also be rearranged into four 1,250 sq ft spaces to accommodate smaller parties.



INTERSTATE - 30

CAPITAL BLVD

FUTURE  
RETAIL

FUTURE  
150,000 SF  
CORPORATE  
HEADQUARTERS

FUTURE  
RETAIL

FUTURE  
COFFEE

FUTURE  
HOTEL

POTENTIAL SPORTS  
EXPANSION

OVERALL 56 ACRES OF LAND

TEXAS WEDGE FACILITY




8 ACRES

430 PARKING  
SPACES



**FitSport Life Building**  
Under Construction  
**GRAND OPENING APRIL 2023**

Occupants

	Cheer	200
	Volleyball	1235
	Basketball	1155

Total Athletes 2590

Assume 4 people/family x 4

Total Using Bldg Yearly 10,360  
for Four Seasons

FUTURE  
LIGHT INDUSTRIAL

FUTURE  
HOTEL







### **20,000 Green Space**

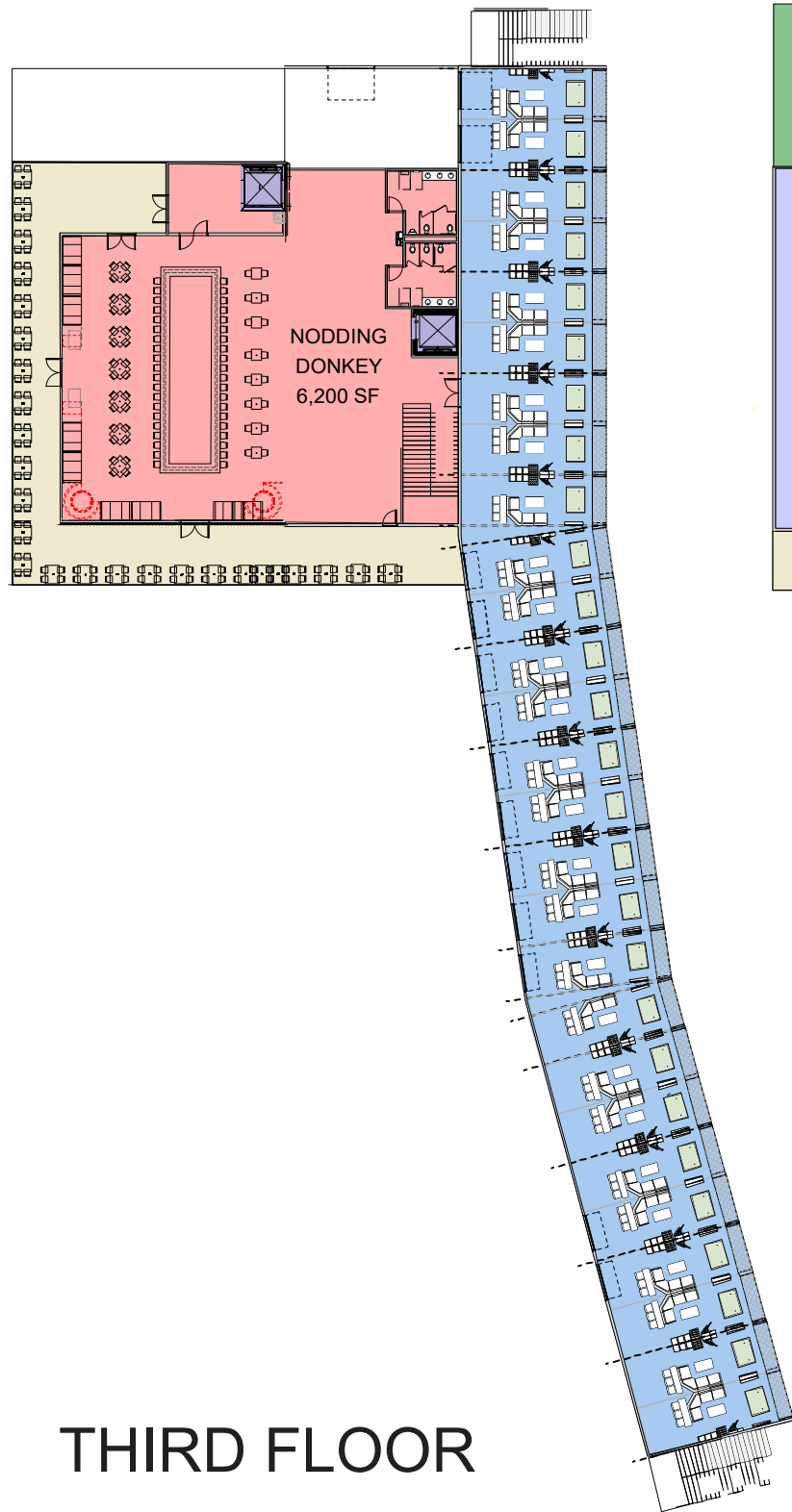
Central secure green space for families to gather. Outdoor entertainment and shaded trees provide a safe and relaxing environment for family gathering. Canopy covered raised bar for live music.

### **Texas Wedge**

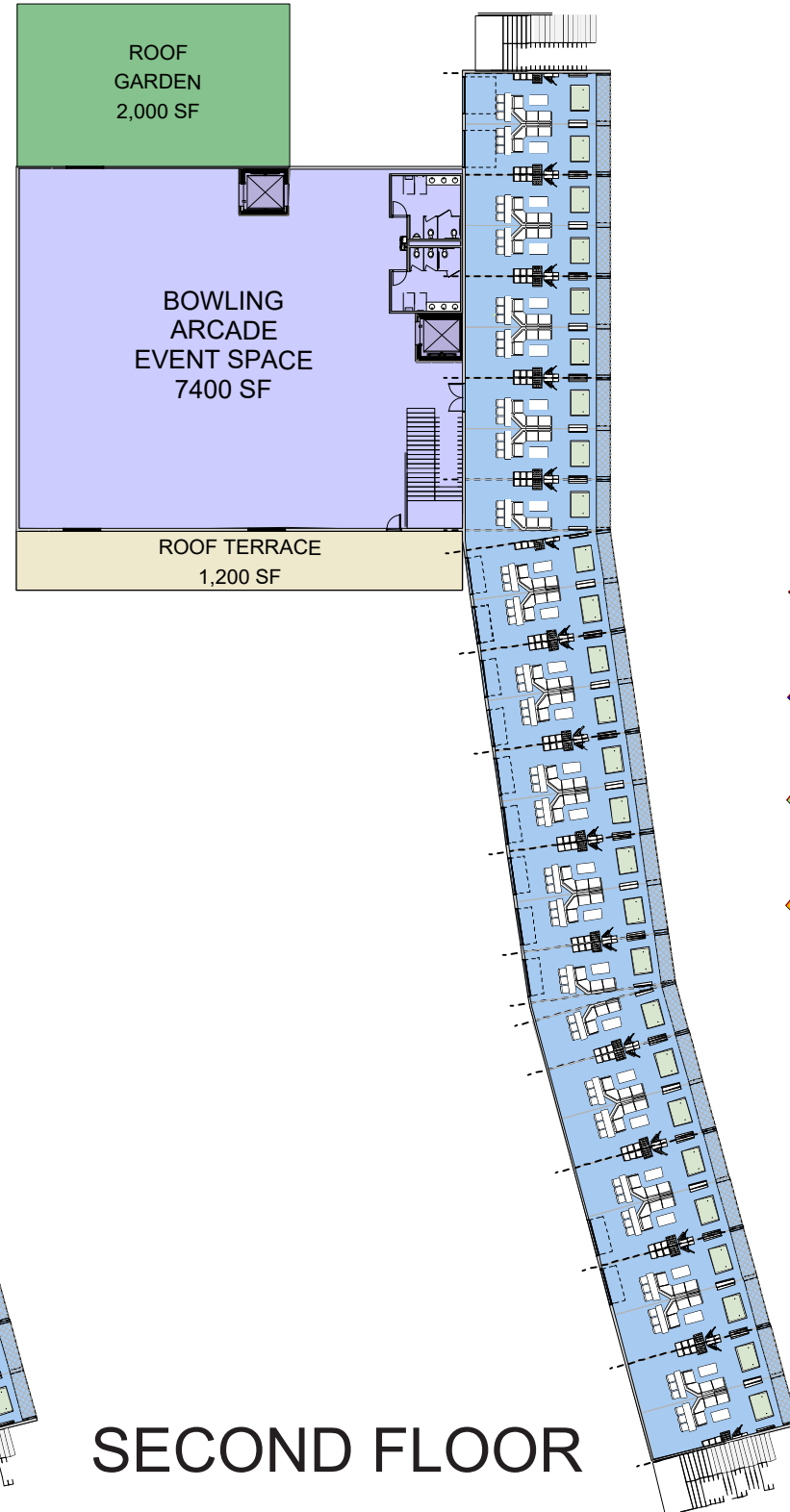
Texas Wedge has been designed to be an unforgettable experience for golf enthusiasts, amateurs, and families alike, focused on five-star guest service, the latest interactive golf technology and professional quality golf equipment. In each of the 81 bays, guests will swing Cleveland Wedges and drive Srixon golf balls as they play their choice of 200 of the most famous golf courses from around the world, thanks to Track Master technology. In the driving range area, guests will have access to 3-5 signature holes from some of the most well-known PGA courses.

A true entertainment destination for families and adults alike, the fun doesn't stop at golf! The second floor of Texas Wedge will be home to 12 lanes of bowling, a full arcade and five party rooms, perfect for birthday parties, corporate events and more. Go up one more level and you'll find yourself in The Nodding Donkey Sports Saloon, a full-service bar and kitchen with two private rooms (The Bourbon Room & The Bubbly Room) exclusively for adults. Each room will have private bathrooms, a bar, a balcony and two golf bays. Texas Wedge has truly been designed to be the premiere entertainment destination for families and adults alike in beautiful Rockwall, TX.

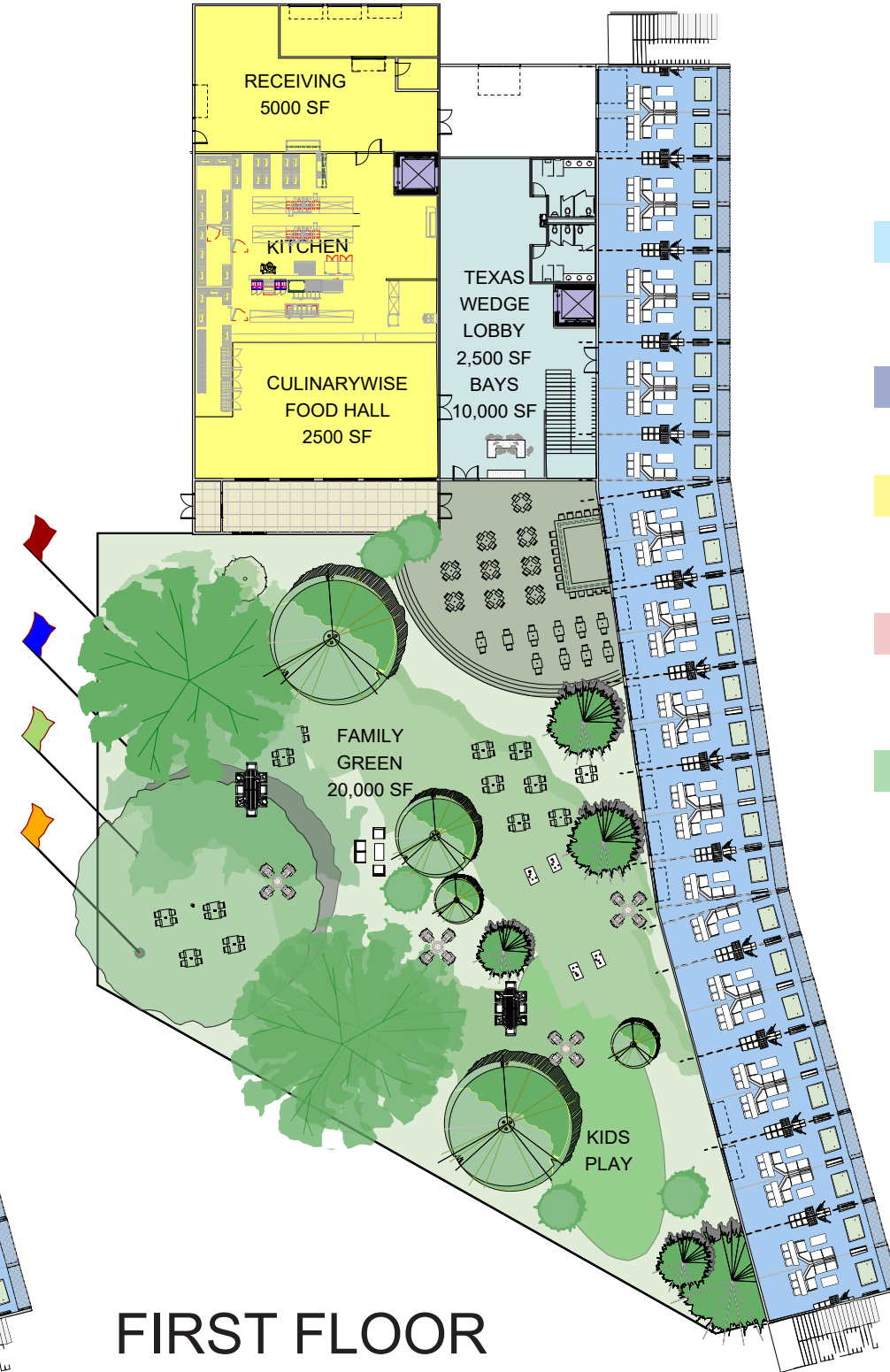




THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

<span style="color: #00AEEF;">■</span>	<b>TEXAS WEDGE</b>
	2,500 SF ENCLOSED 30,000 SF OPEN AIR
<span style="color: #4F81BD;">■</span>	<b>BOWLING/ARCADE</b>
	7,400 SF ENCLOSED
<span style="color: #FFD700;">■</span>	<b>CULINARY WISE</b>
	2500 SF MARKET 5000 SF SERVICE
<span style="color: #F08080;">■</span>	<b>NODDING DONKEY</b>
	6,200 SF ENCLOSED 2,000 SF OPEN AIR
<span style="color: #90EE90;">■</span>	<b>FAMILY GREEN</b>
	20,000 SF OPEN AIR
	<b>TOTAL</b>
	22,500 SF EMCLOSED 52,000 SF OPEN AIR

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-XXX

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 GOLF DRIVING RANGE ON A 8.01-ACRE TRACT OF LAND BEING A PORTION OF A LARGER 18.31-ACRE TRACT OF LAND IDENTIFIED AS TRACT 22 OF THE R. IRVINE SURVEY, ABSTRACT NO 120, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; 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**, a request has been made by Renee Ward, PE of Weir & Associates on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a Specific Use Permit (SUP) for a *Golf Driving Range* on a 8.01-acre parcel of land, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, being identified as a portion of a larger 18.31-acre tract of land further identified as Tract 22 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, generally located near the terminus of Fit Sport Life Boulevard, and being more specifically described 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 the establishment of a *Golf Driving Range* as stipulated by 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 used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Subsection 01.01, *Land Use Schedule*, of Article 04, *Permissible Uses*, and Subsection 04.01, *General Commercial District Standards*; Subsection 04.05, *Commercial (C) District*; and Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall -- as

heretofore amended and may be amended in the future -- and with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Golf Driving Range* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The development and operation of a *Golf Driving Range* shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and *Concept Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 2) The maximum height of the netting and support structures shall not exceed \_-feet as depicted in *Exhibit 'D'* of this ordinance.

## 2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, 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 the 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 3<sup>RD</sup> DAY OF OCTOBER, 2022.**

---

Kevin Fowler, *Mayor*



**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: September 19, 2022

2<sup>nd</sup> Reading: October 3, 2022

**Exhibit 'A':**  
*Legal Description*

BEING A TRACT OF LAND LOCATED IN THE ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO STRUCTURED REA-ROCKWALL LAND, LLC, RECORDED IN INSTRUMENT NO. 20210000001622, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND, SAID IRON ROD BEING A NORTHEAST CORNER OF SAID STRUCTURED TRACT, THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO JOWERS, INC., RECORDED IN VOLUME 1215, PAGE 155, DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.), AND IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO RUSTY WAWS FAMILY LIMITED, PARTNERSHIP #2, RECORDED IN VOLUME 4014, PAGE 173, D.R.R.C.T., FROM WHICH A 5/8" IRON ROD FOUND WITH A PIN- $\angle$  CAP STAMPED "TXDOT" BEARS N 01°41'51" W, 384.88 FEET, SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID JOWERS TRACT AND THE NORTHWEST CORNER OF SAID RUSTY WALLIS TRACT;

THENCE S 01°41'51" E, ALONG AN EAST LINE OF SAID STRUCTURED TRACT AND THE WEST LINE OF SAID RUSTY WAWS TRACT, 390.33 FEET TO A POINT:

THENCE S 66°40'31" W, DEPARTING AN EAST LINE OF SAID STRUCTURED TRACT AND THE WEST LINE OF SAID RUSTY WAWS TRACT, 566.92 FEET TO A POINT;

THENCE N 69°37'39" W, A DISTANCE OF 292.21 FEET TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF FIT SPORT LIFE BOULEVARD (60' RIGHT-OF-WAY), BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT:

THENCE NORTHWESTERLY, AN ARC LENGTH OF 10.30 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SAID FIT SPORT LIFE BOULEVARD AND SAID CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 09°49'57", AND A CHORD BEARING OF N 15°55'28" W, 10.28 FEET TO A POINT, BEING THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

THENCE NORTHWESTERLY, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID FIT SPORT LIFE BOULEVARD, AN ARC LENGTH OF 4.15 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 11°53'16", AND A CHORD BEARING OF N 14°53'49" W, 4.14 FEET TO A POINT;

THENCE N 08°57'11" W, A DISTANCE OF 303.51 FEET TO A POINT, FROM WHICH A 5/8" IRON ROD FOUND WITH A PIN- $\angle$  CAP STAMPED "TXDOT" BEARS S 89°22'04" W, 996.58 FEET, SAID IRON ROD BEING THE NORTHWEST CORNER OF SAID STRUCTURED TRACT AND BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF CORPORATE CROSSING (VARIABLE WIDTH RIGHT-OF-WAY) WITH THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 30 (VARIABLE WIDTH RIGHT-OF-WAY):

THENCE N 76°34'05" E, AT A DISTANCE OF 316.84 FEET PASSING THE SOUTHWEST CORNER OF SAID JOWERS TRACT, AND CONTINUING ALONG THE SOUTH LINE OF SAID JOWERS TRACT AND A NORTH LINE OF SAID STRUCTURED TRACT A TOTAL DISTANCE OF 857.54 FEET TO THE PLACE OF BEGINNING AND CONTAINING 8.014 ACRES (349,098 SQUARE FEET) OF LAND, MORE OR LESS.

**Exhibit 'B':**  
*Concept Plan*

**WDS**  
weft design studio



**Texas Wedge**

Texas Wedgie has been designed to be an unforgettable experience for golf enthusiasts, amateurs, and families alike, focused on five-star guest service, the latest interactive golf technology and professional quality golf equipment. In each of the 81 bays, guests will swing Cleveland Wedgies and even Sixton golf balls as they play their choice of 200 of the most famous golf courses from around the world, thanks to Track Master technology. In the driving range area, guests will have access to 5 signature holes from some of the most well-known PGA courses.

A true entertainment destination for families and adults alike, the fun doesn't stop at the door. Go up on home to 12 lanes of bowling, a full arcade and five party rooms, perfect for birthday parties, corporate events and more. Go up one more level and you'll find yourself in The Nodding Donkey Sports Saloon, a full-service bar and kitchen with two private rooms (the main level and the Bubble Room) exclusively for adults. Each room will have private bathrooms, a bar, a balcony and two golf bags. Texas Wedge has truly been designed to be the premiere entertainment destination for families and adults alike in beautiful Rockwall, TX.



Exhibit 'B':  
Concept Plan



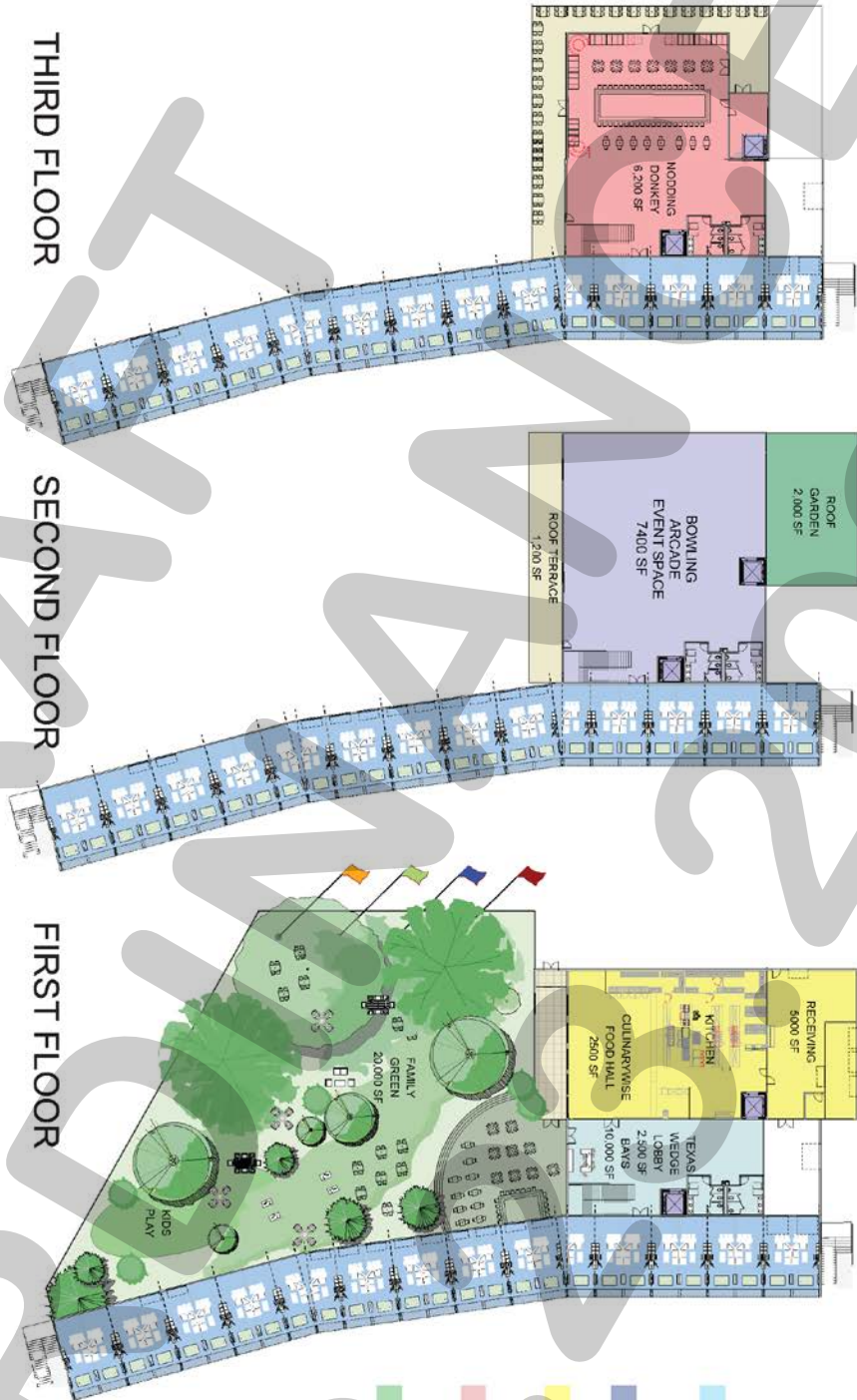
**Exhibit 'B':  
Concept Plan**

**WDS**  
welling design studio

THIRD FLOOR

SECOND FLOOR

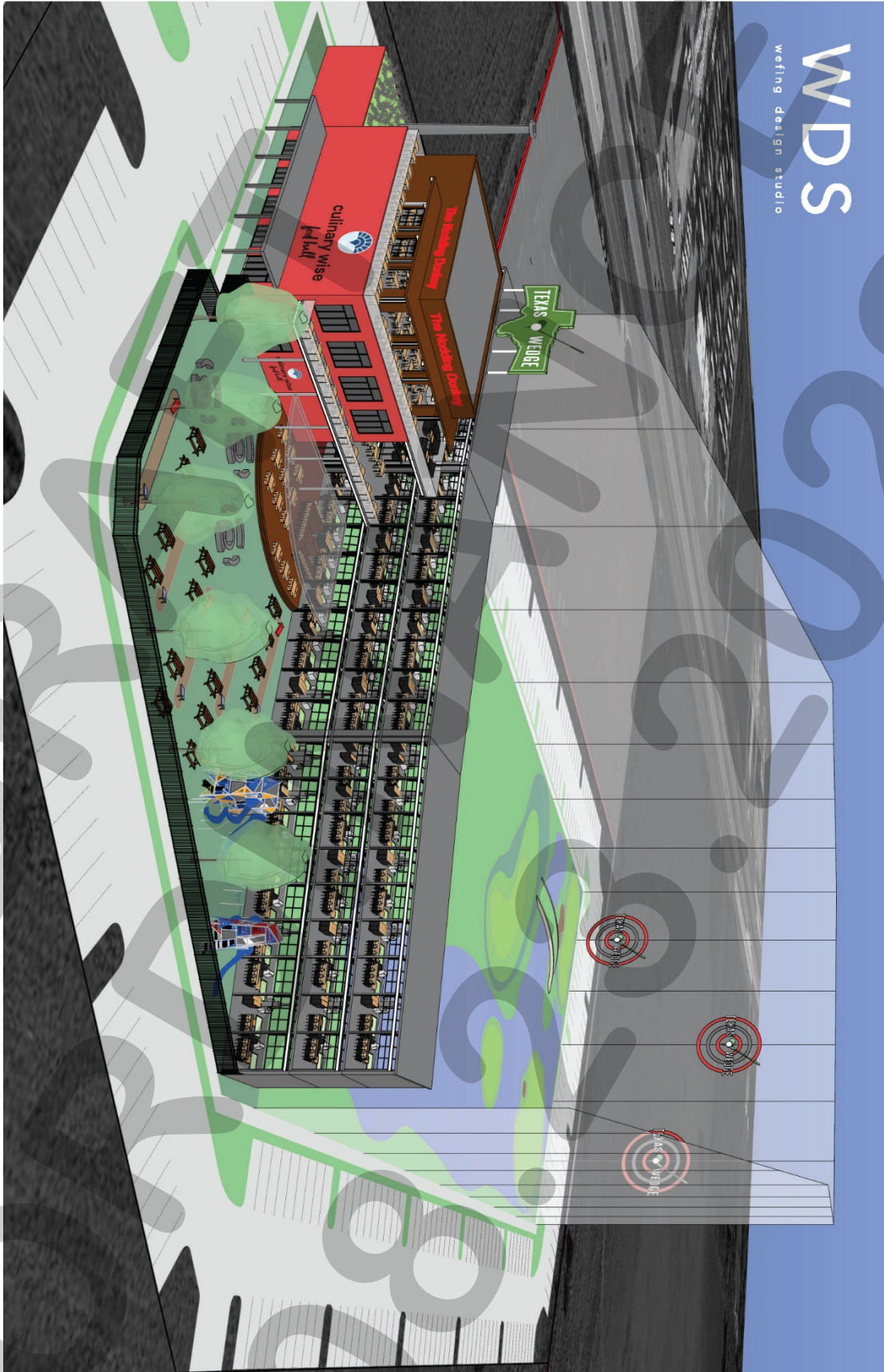
FIRST FLOOR



TEXAS WEDGE	2,500 SF ENCLOSED
	30,000 SF OPEN AIR
BOWLING/ARCADE	7,400 SF ENCLOSED
CULINARY WISE	2,500 SF
	5,000 SF MARKET
	5,000 SF SERVICE
NODDING DONKEY	6,200 SF ENCLOSED
	2,000 SF OPEN AIR
FAMILY GREEN	20,000 SF
	22,500 SF ENCLOSED
	52,000 SF OPEN AIR
TOTAL	



**Exhibit 'C':**  
*Concept Building Elevations*







# 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](mailto:PLANNING@ROCKWALL.COM)

---

TO: Planning and Zoning Commission  
DATE: September 13, 2022  
APPLICANT: Renee Ward, PE; *Weir & Associates*  
CASE NUMBER: Z2022-041; *Specific Use Permit (SUP) for a Golf Driving Range*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Renee Ward, PE of Weir & Associates, Inc. on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a Specific Use Permit (SUP) for a *Golf Driving Range* on an 7.955-acre tract of land being portions of a larger 18.131-acre tract of land and a 12.868-acre tract of land identified as Tract 22 & 22-2 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located near the terminus of Fit Sport Life Boulevard, and take any action necessary.

### BACKGROUND

The subject property was annexed by the City Council on July 21, 1997 by *Ordinance No. 97-14 [Case No. A1997-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. Based on the City's *Historic Zoning Maps*, at some point between annexation and April 5, 2005 the subject property was zoned Commercial (C) District. The subject property has remained vacant since annexation.

### PURPOSE

On July 15, 2022, the applicant -- *Renee Ward, PE of Weir & Associates* -- submitted an application requesting a Specific Use Permit (SUP) for a *Golf Driving Range* for the purpose of constructing an ~74,500 SF entertainment venue that will consist of *Commercial Indoor Amusement, Restaurants, Banquet Facility/Event Hall, and a Golf Driving Range*.

### ADJACENT LAND USES AND ACCESS

The subject property is located at the terminus of Fit Sport Life Boulevard. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is: [1] a 4.4317-acre tract of land (*i.e. Tract 22-01 of the R. Irvine Survey, Abstract No. 120*), zoned Light Industrial (LI) District, and which has a *Truck/Trailer Rental* facility (*i.e. Big Tex Trailers*) situated on it, and [2] the remainder of a 12.868-acre tract of vacant land (*i.e. Tract 22-2 of the R. Irvine Survey, Abstract No. 120*) that is zoned Commercial (C) District. Beyond this is the eastbound *Frontage Road* for IH-30, followed by the main lanes of IH-30, and the westbound *Frontage Road* for IH-30.

South: Directly south of the subject property is the remainder of an 18.131-acre tract of vacant land (*i.e. Tract 22 of the R. Irvine Survey, Abstract No. 120*). This property is zoned Commercial (C) District. Beyond this is Capital Boulevard, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a vacant 10.98-acre tract of land (*i.e. Tract 1 of the J. H. B. Jones Survey, Abstract No. 125*), situated within Phase 4 of the Rockwall Technology Park that is zoned Light Industrial (LI) District.

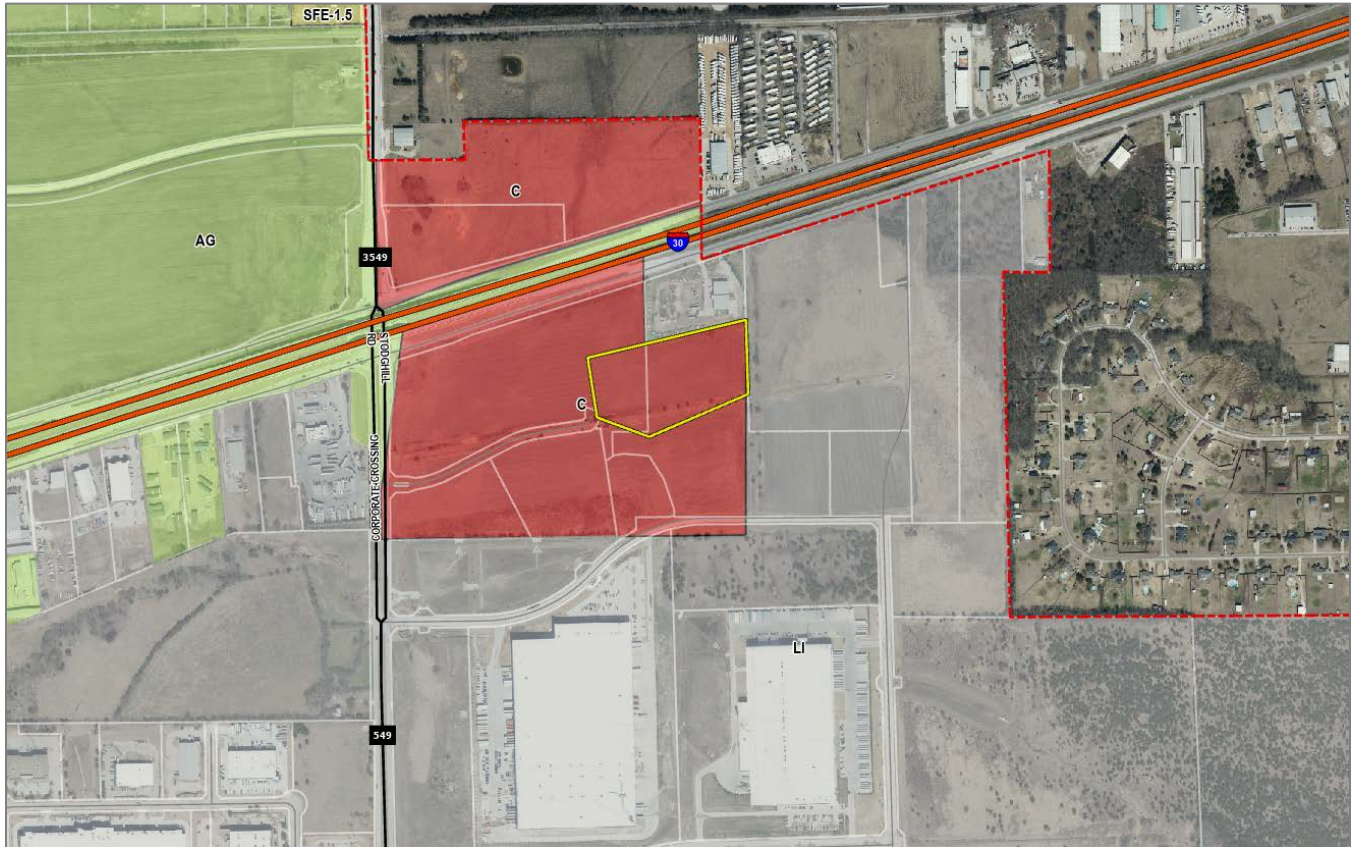
East: Directly east of the subject property is a 21.50-acre tract of vacant land (*i.e. Tract 24-2 of the R. Irvine Survey, Abstract No. 120*) zoned Light Industrial (LI) District. Beyond this is the right-of-way for Data Drive, which is

identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this is an 11.12-acre tract of vacant land (i.e. *Tract 25 of the R. Irvine Survey, Abstract No. 120*) zoned Light Industrial (LI) District.

West: Directly west of the subject property is the remainder of a 12.868-acre tract of vacant land (i.e. *Tract 22-2 of the R. Irvine Survey, Abstract No. 120*) that is zoned Commercial (C) District. Beyond this is Corporate Crossing (i.e. *FM-549*) which is identified as a TXDOT4D (i.e. *Texas Department of Transportation, four [4] lane, roadway*) according to the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. West of this is a 6.1917-acre parcel of land (i.e. *Lot 1, Block A, Love's Addition*), zoned Light Industrial (LI) District, which is currently occupied with a *Truck Stop* (i.e. *Love's Truck Stop*).

#### MAP 1: LOCATION MAP

**YELLOW:** SUBJECT PROPERTY



#### CHARACTERISTICS OF THE REQUEST

The applicant has submitted a concept plan for an entertainment venue that will consist of *Commercial Indoor Amusement, Restaurants, Banquet Facility/Event Hall, and a Golf Driving Range*. The concept plan shows that the facility will incorporate two (2) restaurants (i.e. *Culinary Wise Food Hall and the Nodding Donkey*) consisting of 15,700 SF, a bowling/arcade event space consisting of 7,400 SF, a roof top garden consisting of 2,000 SF, a kid's playground and family green space consisting of 20,000 SF, and a *Golf Driving Range* consisting of 162,500 SF

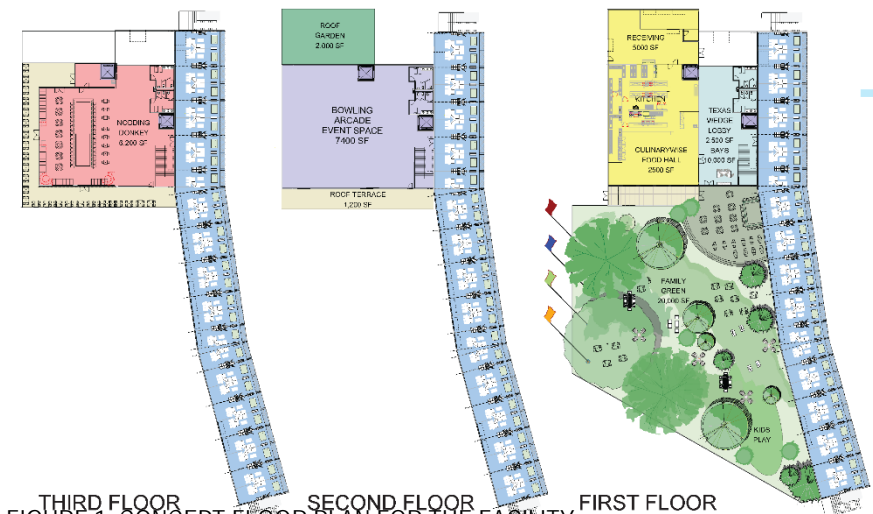


FIGURE 1: CONCEPT FLOOR PLAN FOR THE FACILITY

(i.e. 2,500 SF of enclosed driving bays and 30,000 SF of open-air driving bays, and 130,000 SF of driving range). The proposed facility will be three (3) stories in height and incorporate 430 parking spaces. In addition, the 130,000 SF of *Golf Driving Range* will extend 200-yards and be enclosed using nets that will be supported with poles that will be 175-feet in height.

### **CONFORMANCE WITH THE CITY'S CODES**

The subject property is zoned Commercial (C) District and is situated within the IH-30 Overlay (IH-30 OV) District. According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) the *Commercial Indoor Amusement, Restaurant, and Banquet Facility/Event Hall* land uses are permitted *by-right* within the Commercial (C) District;

however, the *Golf Driving Range* requires a Specific Use Permit (SUP) within the Commercial (C) District. The Unified Development Code (UDC) does not stipulate any *Conditional Land Use Standards* for this land use, and the purpose of the Specific Use Permit (SUP) requirement for the *Golf Driving Range* land use is to acknowledge that this land use may not be appropriate in all locations of the City. In addition to the land use standards, Article 05, *District Development Standards*, of the Unified Development Code (UDC) stipulates a maximum building height of 60-feet in the Commercial (C) District; however, the code goes on to grant the City Council the ability to increase the building height up to 240-feet through a Specific Use Permit (SUP). In this case, the proposed poles supporting the nets for the *Golf Driving Range* will be 175-feet in total height. In order to provide flexibility staff has included an operational condition in the Specific Use Permit (SUP) ordinance that the poles not exceed 200-feet in total height.



**FIGURE 2: CONCEPT BUILDING ELEVATIONS**

### **OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject is situated within the *IH-30 Corridor District* and is designated for *Special Commercial Corridor* land uses. This land use designation is defined as being "...intended to provide an area for commercial/retail and regional commercial/retail activity centers that are intended to support and serve the entire region." The primary land uses for this designation are listed as *Regional Shopping Centers, Entertainment, Retail, Personal Services, Restaurant, Corporate Offices, Employment* and *Recreation* land uses. In addition, the *IH-30 Corridor Plan* contained in Appendix B, *Corridor Plans*, of the OURHometown Vision 2040 Comprehensive Plan, identifies the subject property as being a *Strategically Located Property* and designated as a *Opportunity Zone* or "(a) segment of the existing corridor with vacant or strategically placed or underutilized land that could be developed or redevelopment with the highest and best use for the corridor."

### **STAFF ANALYSIS**

The location, access, surrounding land uses, and visibility of the subject property appear to be appropriate for a regional entertainment venue. Staff should point out that in other cities, land uses -- *similar to what the applicant is proposing* -- have proven to be regional destination centers (e.g. *Top Golf, Drive-Shack, etc.*). Based on this, the applicant's request does appear to conform to the types of land uses indicated for the subject property by the OURHometown Vision 2040 Comprehensive Plan. In addition, the subject property is located in an area of the City that is surrounded by commercial and industrial land uses, and does not have any residential adjacencies that would be inconsistent with the proposed land use. Taking this into consideration, the proposed additional height requested for the support poles *does not* appear to have a negative impact on any adjacent properties. With this being said, a request for a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

### **NOTIFICATIONS**



On August 23, 2022, staff mailed 12 notices to property owners and occupants within 500-feet of the subject property. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). There were no Homeowner's Associations (HOA's) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. At the time this report was drafted, staff had not received any notices returned concerning 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 *Golf Driving Range*, 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 Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (a) The development and operation of a *Golf Driving Range* shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and *Concept Building Elevations* depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
  - (b) The maximum height of the netting and support structures shall not exceed 200-feet and shall generally conform to *Exhibit 'D'* of the Specific Use Permit (SUP) ordinance.
- (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 & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- ☒ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup>: 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.

<sup>2</sup>: 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 **Fit Sport Life Boulevard**

SUBDIVISION **Structured REA-Rockwall Land LLC**

Inst. No. **20210000001622**

GENERAL LOCATION **350' South and 1050' East of intersection of I30 and Corporate Crossing**

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **Commercial - C**

CURRENT USE **Vacant**

PROPOSED ZONING **Commercial - C with SUP**

PROPOSED USE **Restaurant & Golf**

ACREAGE **8.01 acres**

LOTS [CURRENT] **0**

LOTS [PROPOSED] **1**

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

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

☐ OWNER **Structured REA-Rockwall Land LLC**

☒ APPLICANT **Wier & Associates, Inc.**

CONTACT PERSON **Conor Keilty, AIA**

CONTACT PERSON **Renee Ward, P.E.**

ADDRESS **2801 E Camelback Road, Ste. 200**

ADDRESS **2201 E Lamar Boulevard, Ste. 200E**

CITY, STATE & ZIP **Pheonix, Arizona 85016**

CITY, STATE & ZIP **Arlington, Texas 76006**

PHONE **(480) 603-7577**

PHONE **(817) 467-7700**

E-MAIL **conork@structuredrea.com**

E-MAIL **ReneeW@wierassociates.com**

## NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

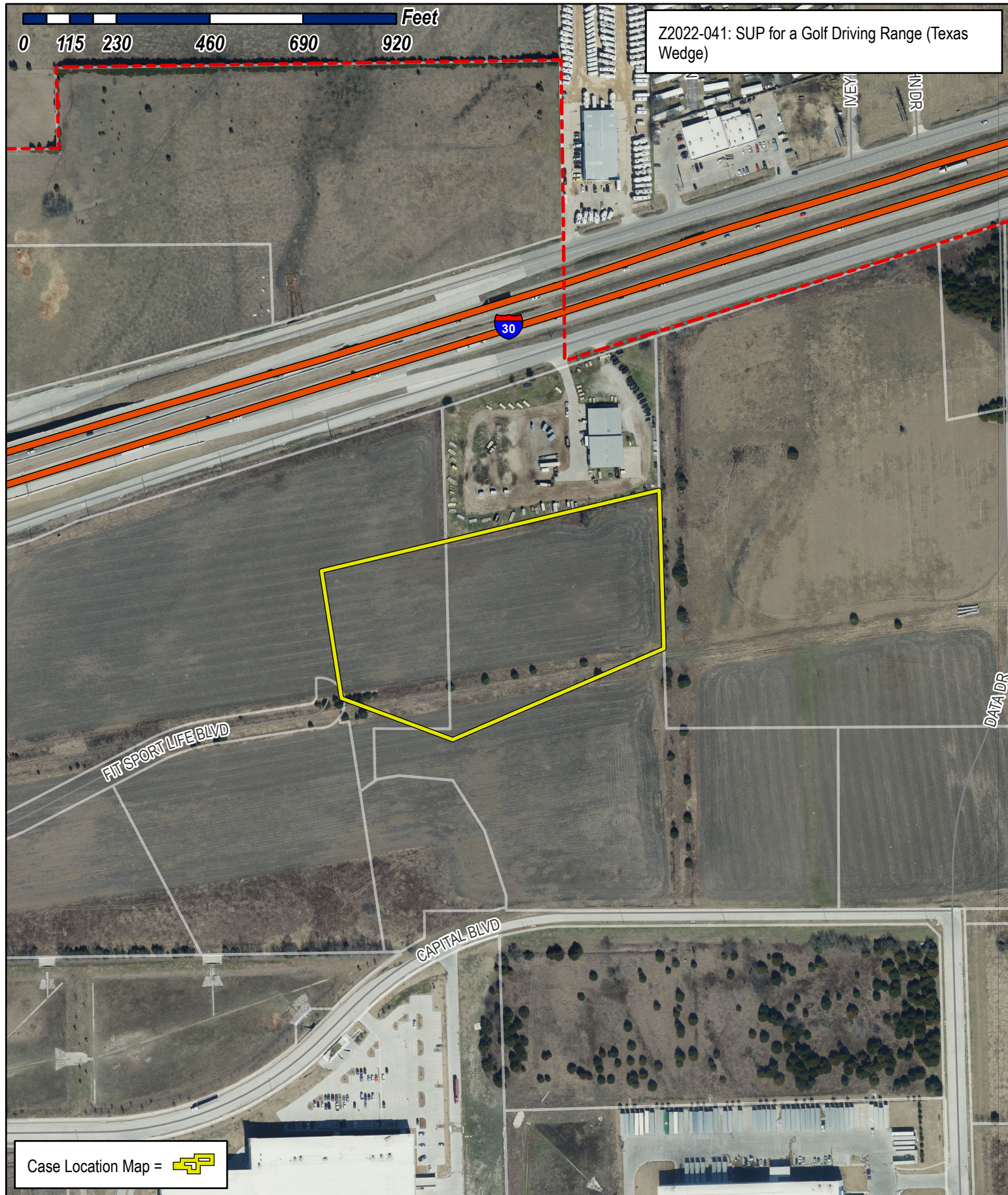
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

OWNER'S SIGNATURE \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_





## City of Rockwall

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

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



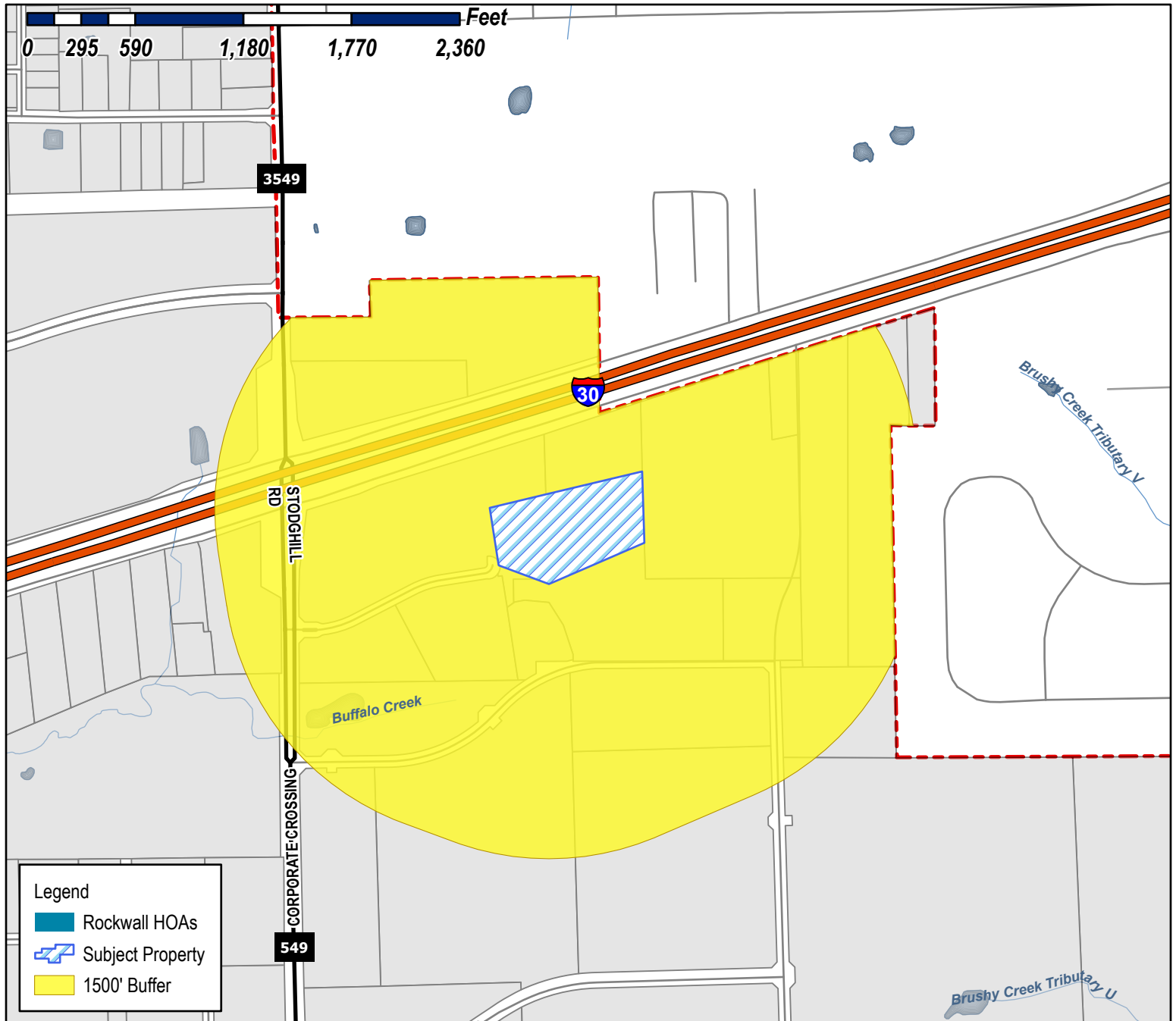




# City of Rockwall

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

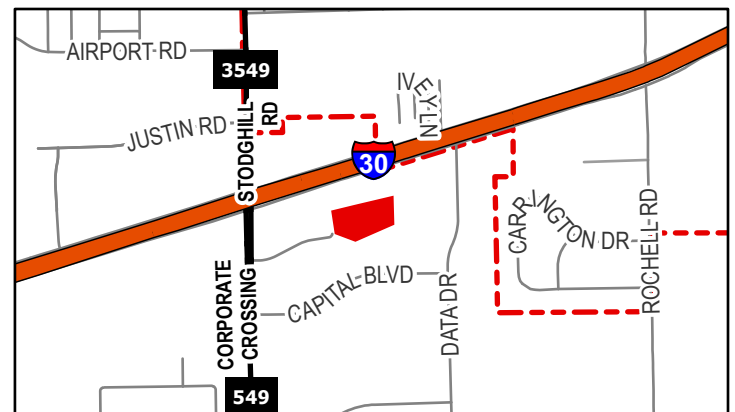
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



**Case Number:** Z2022-041  
**Case Name:** SUP for Golf Driving Range  
**Case Type:** Zoning  
**Zoning:** Commercial  
**Case Address:** SE of I-30 and Corporate Crossing

**Date Saved:** 8/22/2022

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



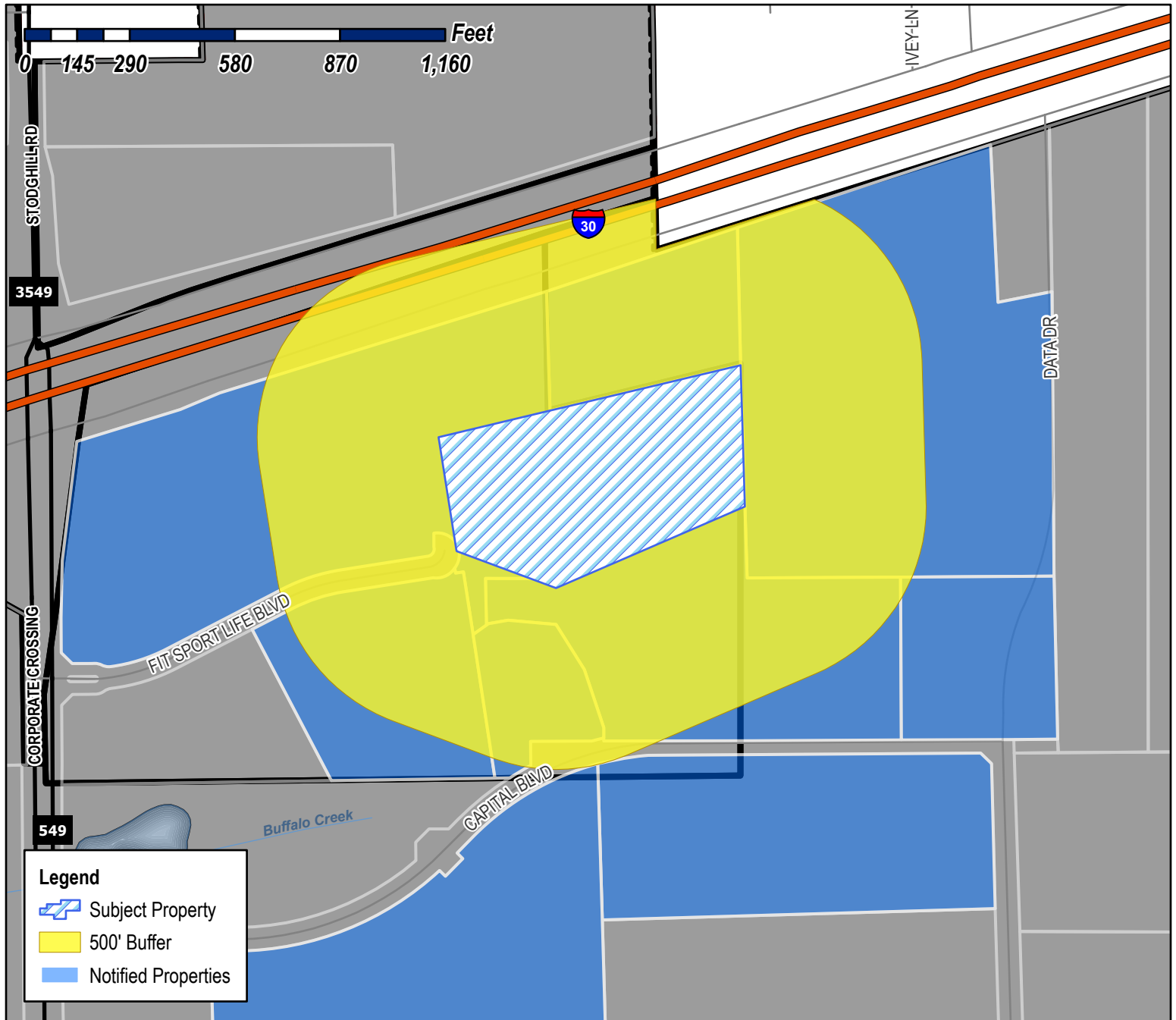




# City of Rockwall

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

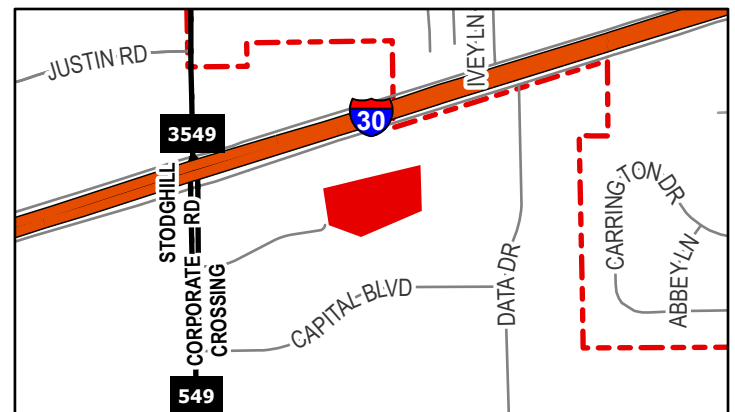
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



**Case Number:** Z2022-041  
**Case Name:** SUP for Golf Driving Range  
**Case Type:** Zoning  
**Zoning:** Commercial  
**Case Address:** SE of I-30 and Corporate Crossing

**Date Saved:** 8/22/2022

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



CAPITAL BOULEVARD VENTURE LLC AND  
GLOBAL WELLS INVESTMENT GROUP LLC  
1225 W IMPERIAL HWY STE B  
BREA, CA 92821

WALLIS RUSTY FAMILY LTD PARTNERSHIP #2  
12277 SHILOH RD  
DALLAS, TX 75228

STRUCTURED REA- ROCKWALL LAND LLC  
171 N ABERDEEN STREET SUITE 400  
CHICAGO, IL 60607

STRUCTURED REA- ROCKWALL LAND LLC  
171 N ABERDEEN STREET SUITE 400  
CHICAGO, IL 60607

STRUCTURED REA- ROCKWALL LAND LLC  
171 N ABERDEEN STREET SUITE 400  
CHICAGO, IL 60607

STRUCTURED REA- ROCKWALL LAND LLC  
171 N ABERDEEN STREET SUITE 400  
CHICAGO, IL 60607

STRUCTURED REA- ROCKWALL LAND LLC  
171 N ABERDEEN STREET SUITE 400  
CHICAGO, IL 60607

OCCUPANT  
2260 E I30  
ROCKWALL, TX 75032

OCCUPANT  
3101 FIT SPORT LIFE BLVD  
ROCKWALL, TX 75032

OCCUPANT  
GLOBAL WELLS INVESTMENT GROUP LLC  
3201 CAPITAL BLVD  
ROCKWALL, TX 75032

ROCKWALL ECONOMIC DEVELOPMENT  
CORPORATION  
P O BOX 968  
ROCKWALL, TX 75087

JOWERS INC  
PO BOX 1870  
ROCKWALL, TX 75087



# PUBLIC NOTICE



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

## **Z2022-041: SUP for Golf Driving Range**

*Hold a public hearing to discuss and consider a request by Renee Ward, PE of Weir & Associates, Inc. on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a Specific Use Permit (SUP) for a Golf Driving Range on an 8.01-acre tract of land being a portion of a larger 18.131-acre tract of land identified as Tract 22 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located near the terminus of Fit Sport Life Boulevard, 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, September 13, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 19, 2022 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

**Ryan Miller**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto: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, September 19, 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. Z2022-041: SUP for Golf Driving Range**

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](#)



**WIER & ASSOCIATES, INC.**  
ENGINEERS  
SURVEYORS  
LAND PLANNERS

August 19, 2022

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

PRINCIPALS  
JOHN R. WIER, P.E., R.P.L.S.  
ULYS LANE III, P.E., R.P.L.S., CFM  
CARLO SILVESTRI, P.E.  
GREGG MADSEN, R.P.L.S.  
RANDALL S. EARDLEY, P.E.

SENIOR ASSOCIATES  
PHILIP L. GRAHAM, P.E.  
PRIYA ACHARYA, P.E.

ASSOCIATES  
TOBY W. RODGERS  
CASEY D. YORK

**Re: Texas Wedge at the SEC of I-30 & Corporate Crossing  
Special Use Permit Request**

Dear Planning Department,

We are requesting the following zoning changes with a SUP for the proposed Texas Wedge, 20,000 Green Space, The Nodding Donkey, and Culinary Wise Food Hall at the southeast corner of Interstate 30 and Corporate Crossing:

**Golf Driving Range**

Article 04 Section 01 of the Unified Development Code (UDC) requires a SUP for a golf driving range in the commercial zoning district.

The development plan for the proposed Texas Wedge includes a golf driving range.

We request a SUP to allow a golf driving range in the commercial zoning district.

**Netting around Golf Driving Range**

The development plan for the Texas Wedge golf driving range has proposed a 175 foot tall netting around the perimeter of the range.

We request a SUP to provide netting around the perimeter of the golf driving range.

We appreciate your acceptance of our Special Use Permit submittal and request your recommendation to the Planning and Zoning Commission and City Council for the approval of this SUP. If you have any questions or comments, please feel free to contact me at 817-467-7700 or [ReneeW@WierAssociates.com](mailto:ReneeW@WierAssociates.com).

Truly yours,

Renee Ward, PE  
Wier & Associates, Inc.  
Texas Firm Registration No. F-2776

WA# 19144.02 PRINTED: 9/6/2022 5:47 PM LAST SAVED: 9/6/2022 5:47 PM FILE: WIER-SURVEY.STB STB FILE: WIER-SURVEY.STB STB FILE: WIER-SURVEY.STB

BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

7.955 ACRE TRACT

BEING A TRACT OF LAND LOCATED IN THE ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO STRUCTURED REA-ROCKWALL LAND, LLC, RECORDED IN INSTRUMENT NO. 20210000001622, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND, SAID IRON ROD BEING A NORTHEAST CORNER OF SAID STRUCTURED TRACT, THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO JOWERS, INC., RECORDED IN VOLUME 1215, PAGE 155, DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.), AND IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO RUSTY WALLIS FAMILY LIMITED, PARTNERSHIP #2, RECORDED IN VOLUME 4014, PAGE 173, D.R.R.C.T., FROM WHICH A 5/8" IRON ROD FOUND WITH A PINK CAP STAMPED "TXDOT" BEARS N 01°41'51" W, 384.88 FEET, SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID JOWERS TRACT AND THE NORTHWEST CORNER OF SAID RUSTY WALLIS TRACT;

THENCE S 01°41'51" E, ALONG AN EAST LINE OF SAID STRUCTURED TRACT AND THE WEST LINE OF SAID RUSTY WALLIS TRACT, 390.33 FEET TO A POINT;

THENCE S 66°40'31" W, DEPARTING AN EAST LINE OF SAID STRUCTURED TRACT AND THE WEST LINE OF SAID RUSTY WALLIS TRACT, 554.53 FEET TO A POINT;

THENCE N 69°37'39" W, A DISTANCE OF 307.50 FEET TO A POINT, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE NORTHWESTERLY, AN ARC LENGTH OF 3.78 FEET ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 10°50'27", AND A CHORD BEARING OF N 14°22'25" W, 3.78 FEET TO A POINT;

THENCE N 08°57'11" W, A DISTANCE OF 303.51 FEET TO A POINT, FROM WHICH A 5/8" IRON ROD FOUND WITH A PINK CAP STAMPED "TXDOT" BEARS S 89°22'04" W, 996.58 FEET, SAID IRON ROD BEING THE NORTHWEST CORNER OF SAID STRUCTURED TRACT AND BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF CORPORATE CROSSING (VARIABLE WIDTH RIGHT-OF-WAY) WITH THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 30 (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE N 76°34'05" E, AT A DISTANCE OF 316.84 FEET PASSING THE SOUTHWEST CORNER OF SAID JOWERS TRACT, AND CONTINUING ALONG THE SOUTH LINE OF SAID JOWERS TRACT AND A NORTH LINE OF SAID STRUCTURED TRACT A TOTAL DISTANCE OF 857.54 FEET TO THE PLACE OF BEGINNING AND CONTAINING 7.955 ACRES (346,532 SQUARE FEET) OF LAND, MORE OR LESS.



SURVEYOR PREPARING THIS EXHIBIT:

**WIER & ASSOCIATES, INC.**

2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700  
Texas Firm Registration No. F-2776 www.WierAssociates.com  
Texas Board of Professional Land Surveying Registration No. 10033900

7.955 ACRE TRACT  
CITY OF ROCKWALL, COUNTY OF ROCKWALL, TEXAS

DRAWN BY: RTA

APPROVED: ALS

SHEET NO. 1 OF 1

REV.

ROCKWALL CASE # Z2022-041



INTERSTATE - 30

CAPITAL BLVD

FIT SPORT LIFE BLVD NORTH

FIT SPORT LIFE BLVD

60

FUTURE RETAIL

FUTURE 12" WATER LINE

FUTURE 8" SEWER LINE

FUTURE RETAIL

FUTURE 150,000 SF CORPORATE HEADQUARTERS

FUTURE COFFEE

FUTURE HOTEL

POTENTIAL SPORTS EXPANSION

FUTURE HOTEL

OVERALL 56 ACRES OF LAND

TEXAS WEDGE FACILITY

8 ACRES




430 PARKING SPACES



**FitSport Life Building**  
Under Construction

**GRAND OPENING APRIL 2023**

Occupants

	Cheer	200
	Volleyball	1235
	Basketball	1155

Total Athletes 2590

Assume 4 people/family x 4

Total Using Bldg Yearly 10,360  
for Four Seasons

SITE PLAN







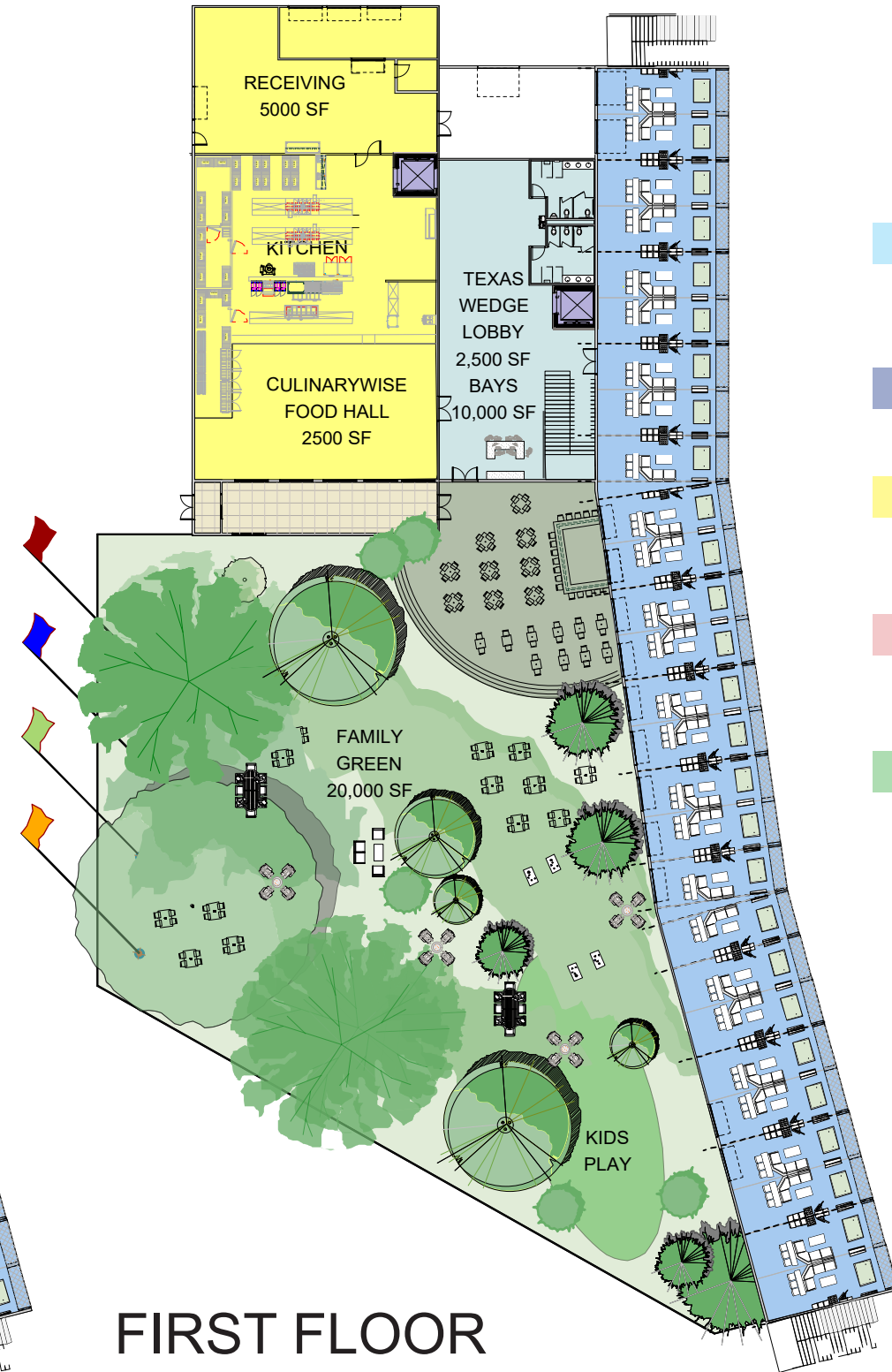
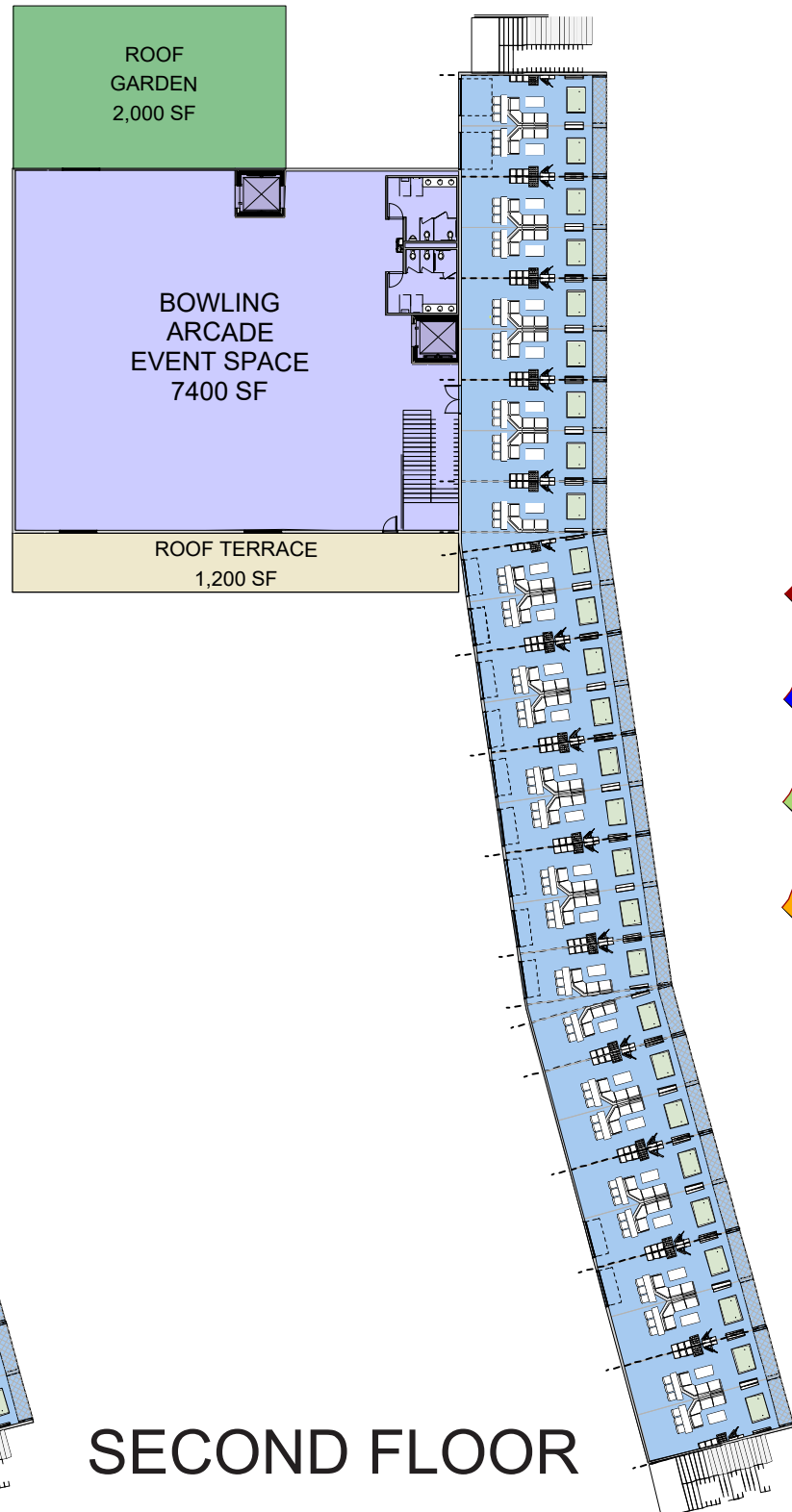
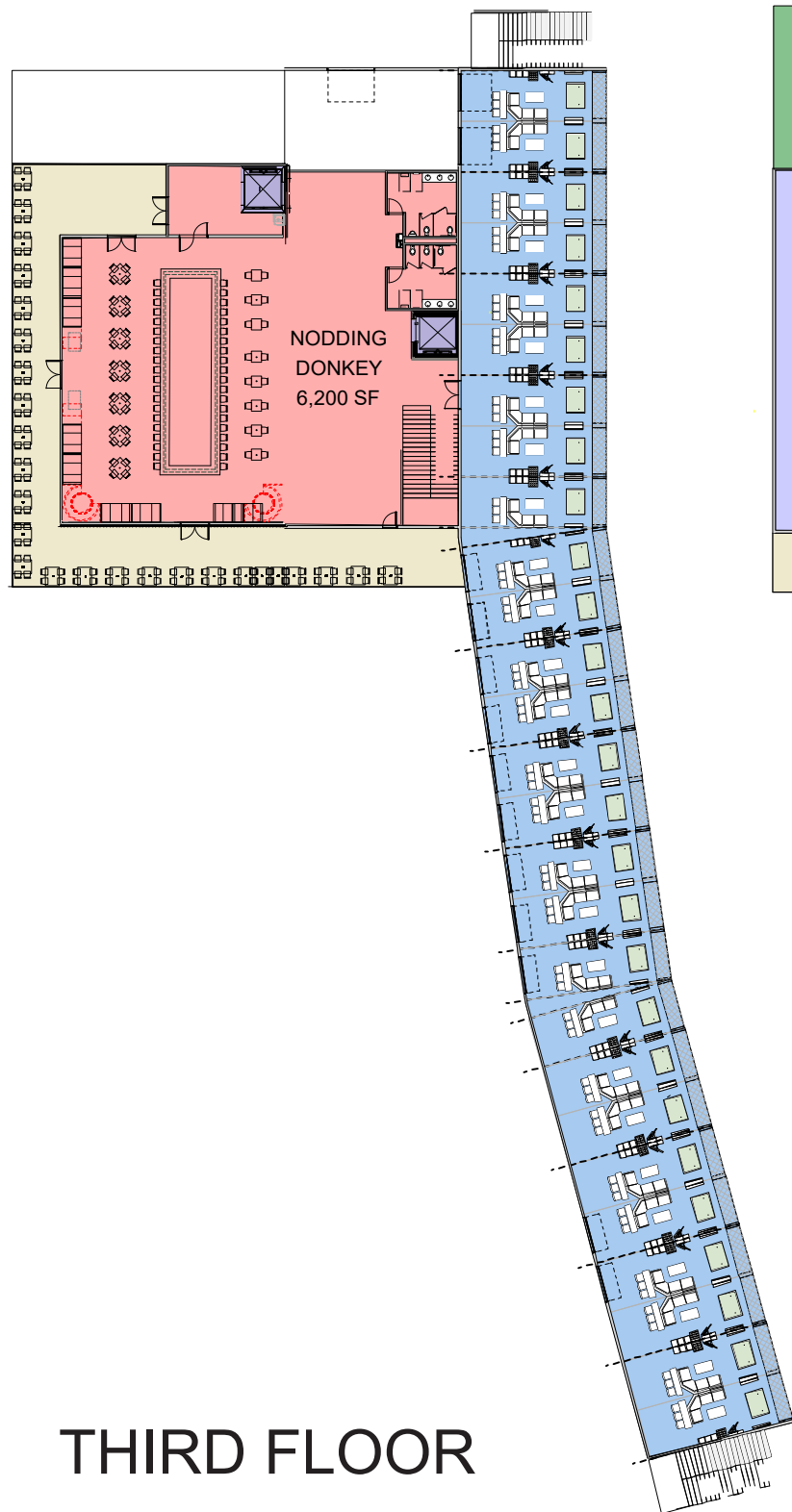
### **20,000 Green Space**

Central secure green space for families to gather. Outdoor entertainment and shaded trees provide a safe and relaxing environment for family gathering. Canopy covered raised bar for live music.

### **Texas Wedge**

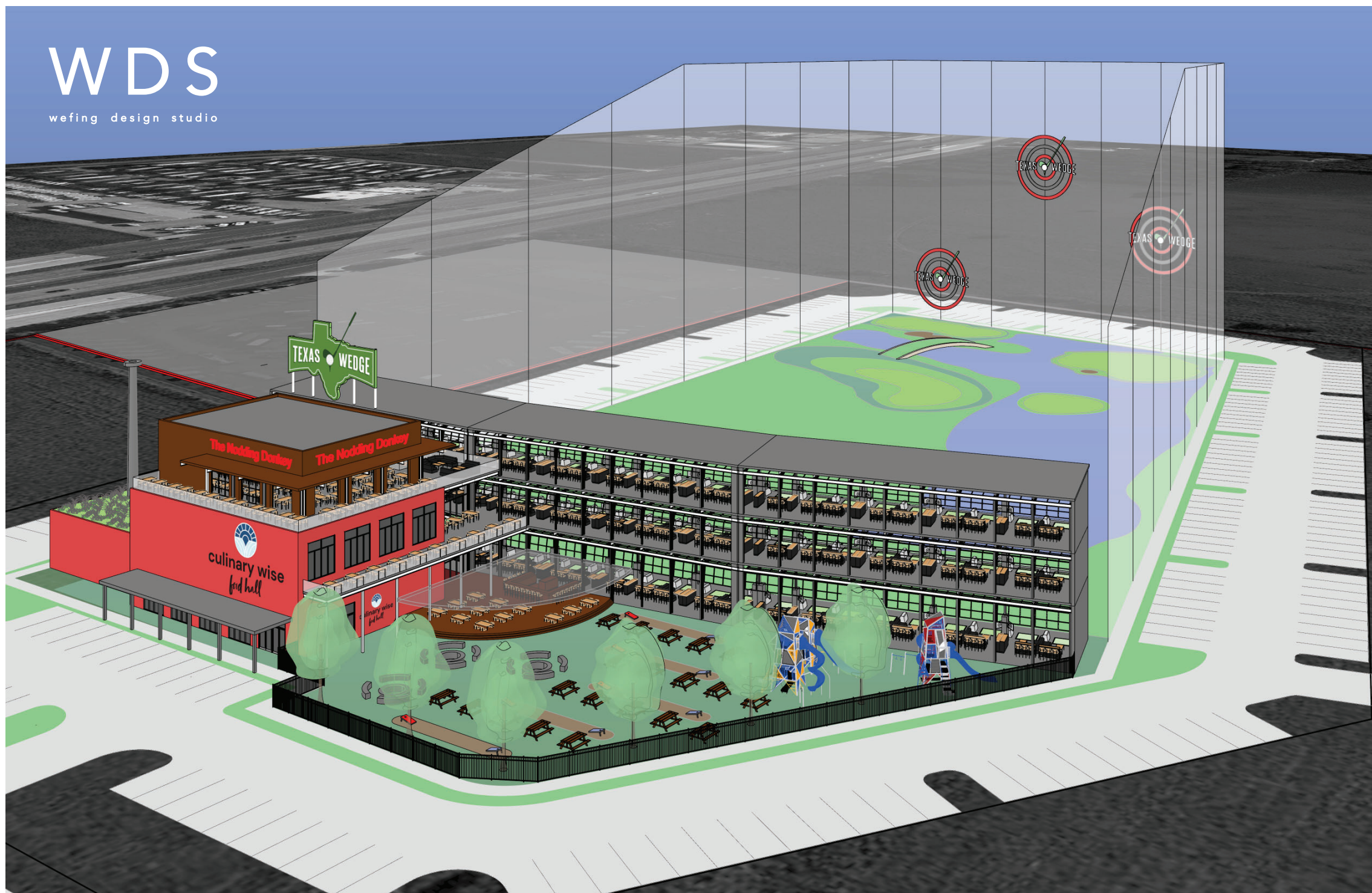
Texas Wedge has been designed to be an unforgettable experience for golf enthusiasts, amateurs, and families alike, focused on five-star guest service, the latest interactive golf technology and professional quality golf equipment. In each of the 81 bays, guests will swing Cleveland Wedges and drive Srixon golf balls as they play their choice of 200 of the most famous golf courses from around the world, thanks to Track Master technology. In the driving range area, guests will have access to 3-5 signature holes from some of the most well-known PGA courses.

A true entertainment destination for families and adults alike, the fun doesn't stop at golf! The second floor of Texas Wedge will be home to 12 lanes of bowling, a full arcade and five party rooms, perfect for birthday parties, corporate events and more. Go up one more level and you'll find yourself in The Nodding Donkey Sports Saloon, a full-service bar and kitchen with two private rooms (The Bourbon Room & The Bubbly Room) exclusively for adults. Each room will have private bathrooms, a bar, a balcony and two golf bays. Texas Wedge has truly been designed to be the premiere entertainment destination for families and adults alike in beautiful Rockwall, TX.



<span style="color: #ADD8E6;">■</span>	<b>TEXAS WEDGE</b>
	2,500 SF ENCLOSED 30,000 SF OPEN AIR
<span style="color: #6495ED;">■</span>	<b>BOWLING/ARCADE</b>
	7,400 SF ENCLOSED
<span style="color: #FFFF00;">■</span>	<b>CULINARY WISE</b>
	2,500 SF MARKET 5,000 SF SERVICE
<span style="color: #FF6347;">■</span>	<b>NODDING DONKEY</b>
	6,200 SF ENCLOSED 2,000 SF OPEN AIR
<span style="color: #3CB371;">■</span>	<b>FAMILY GREEN</b>
	20,000 SF OPEN AIR
	<b>TOTAL</b>
	22,500 SF EMCLOSED 52,000 SF OPEN AIR





### **Texas Wedge**

Texas Wedge has been designed to be an unforgettable experience for golf enthusiasts, amateurs, and families alike, focused on five-star guest service, the latest interactive golf technology and professional quality golf equipment. In each of the 81 bays, guests will swing Cleveland Wedges and drive Srixon golf balls as they play their choice of 200 of the most famous golf courses from around the world, thanks to Track Master technology. In the driving range area, guests will have access to 3-5 signature holes from some of the most well-known PGA courses.

A true entertainment destination for families and adults alike, the fun doesn't stop at golf! The second floor of Texas Wedge will be home to 12 lanes of bowling, a full arcade and five party rooms, perfect for birthday parties, corporate events and more. Go up one more level and you'll find yourself in The Nodding Donkey Sports Saloon, a full-service bar and kitchen with two private rooms (The Bourbon Room & The Bubbly Room) exclusively for adults. Each room will have private bathrooms, a bar, a balcony and two golf bays. Texas Wedge has truly been designed to be the premiere entertainment destination for families and adults alike in beautiful Rockwall, TX.

### **20,000 Green Space**

Central secure green space for families to gather. Outdoor entertainment and shaded trees provide a safe and relaxing environment for family gathering. Canopy covered raised bar for live music.

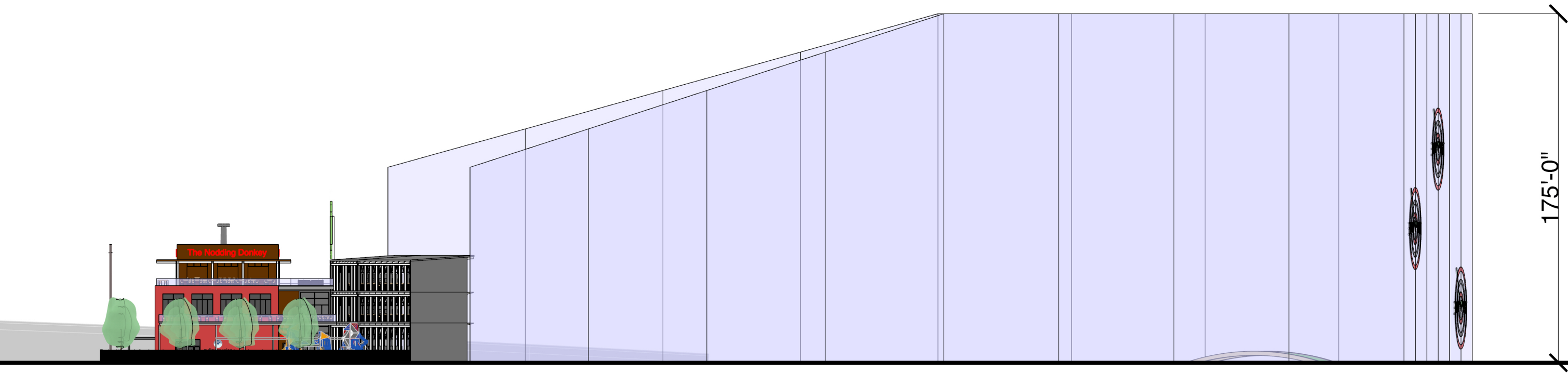
### **Culinary Wise Food Hall**

As the parent company of our restaurants, Culinary Wise unites our concepts as one brand. The Culinary Wise Food Hall is a literal physical representation of that unity, with four of our most popular restaurant concepts under one roof, as well as a few offerings that have been served through our catering business for over 20 years. As the sole owner and operator of the food hall, unlike other food halls which rent space to individual restaurant owners, we'll have full oversight of the quality and consistency in both our offerings and our service. The food hall will have 2,500 sq ft of kitchen and eatery space with 120 indoor seats and an indoor/outdoor bar that seats 12 on both sides. There will also be 80 seats outside along with a covered & gated playground for children aged 2-12 years.



### **The Nodding Donkey - Texas Sports Saloon, Scratch Kitchen**

Opened in 2010, The Nodding Donkey quickly became the go to sports saloon in Uptown Dallas. Our menu offerings for the Texas Wedge outpost of The Nodding Donkey will be a hybrid of the restaurant's tex-mex and game day favorites, along with bistro items including steaks, pork chops & pasta from sister restaurant State & Allen. Located on the third floor of Texas Wedge as part of the 15,000 sq. foot open air design, The Nodding Donkey will have ample seating with 300+ seats inside, 200+ outside and 60 at the rectangular bar. With 60 tv's and a live concert venue sharing the 15,000 sq ft space, there will always be something to enjoy at The Nodding Donkey! Rockwall residents looking for a place to plan an event will also love our 5,000 sq ft private event hall overlooking the stage and outdoor bar. This larger space can also be rearranged into four 1,250 sq ft spaces to accommodate smaller parties.



NETTING HEIGHT



CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-XXX

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 *GOLF DRIVING RANGE* ON A 7.955-ACRE TRACT OF LAND BEING A PORTION OF A LARGER 18.13-ACRE TRACT OF LAND AND A 12.868-ACRE TRACT OF LAND IDENTIFIED AS TRACT 22 & 22-2 OF THE R. IRVINE SURVEY, ABSTRACT NO 120, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; 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**, a request has been made by Renee Ward, PE of Weir & Associates on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a Specific Use Permit (SUP) for a *Golf Driving Range* on a 7.955-acre parcel of land, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, being identified as a portion of a larger 18.13-acre tract of land and a 12.868-acre tract of land further identified as Tract 22 & 22-2 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, generally located near the terminus of Fit Sport Life Boulevard, and being more specifically described 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 the establishment of a *Golf Driving Range* as stipulated by 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 used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Subsection 01.01, *Land Use Schedule*, of Article 04, *Permissible Uses*, and Subsection 04.01, *General Commercial District Standards*; Subsection 04.05, *Commercial (C) District*; and Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development*



*Standards, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall -- as heretofore amended and may be amended in the future -- and with the following conditions:*

## **2.1 OPERATIONAL CONDITIONS**

The following conditions pertain to the operation of a *Golf Driving Range* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The development and operation of a *Golf Driving Range* shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and *Concept Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 2) The maximum height of the netting and support structures shall not exceed 200-feet and shall generally conform to *Exhibit 'D'* of this ordinance.

## **2.2 COMPLIANCE**

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, 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 the 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 3<sup>RD</sup> DAY OF OCTOBER, 2022.**

Kevin Fowler, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: September 19, 2022

2<sup>nd</sup> Reading: October 3, 2022

**Exhibit 'A':**  
*Legal Description*

BEING A TRACT OF LAND LOCATED IN THE ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO STRUCTURED REA-ROCKWALL LAND, LLC, RECORDED IN INSTRUMENT NO. 20210000001622, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND, SAID IRON ROD BEING A NORTHEAST CORNER OF SAID STRUCTURED TRACT, THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO JOWERS, INC., RECORDED IN VOLUME 1215, PAGE 155, DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.), AND IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO RUSTY WAWS FAMILY LIMITED, PARTNERSHIP #2. RECORDED IN VOLUME 4014, PAGE 173, D.R.R.C.T., FROM WHICH A 5/8" IRON ROD FOUND WITH A PINK CAP STAMPED "TXDOT" BEARS N 01°41'51" W, 384.88 FEET, SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID JOWERS TRACT AND THE NORTHWEST CORNER OF SAID RUSTY WALLIS TRACT;

THENCE S 01°41'51" E, ALONG AN EAST LINE OF SAID STRUCTURED TRACT AND THE WEST LINE OF SAID RUSTY WAWS TRACT, 390.33 FEET TO A POINT;

THENCE S 66°40'31" W, DEPARTING AN EAST LINE OF SAID STRUCTURED TRACT AND THE WEST LINE OF SAID RUSTY WAWS TRACT, 554.53 FEET TO A POINT;

THENCE N 69°37'39" W, A DISTANCE OF 307.50 FEET TO A POINT, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE NORTHWESTERLY, AN ARC LENGTH OF 3.78 FEET ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 10°50'27", AND A CHORD BEARING OF N 14°22'25" W, 3.78 FEET TO A POINT;

THENCE N 08°57'11" W, A DISTANCE OF 303.51 FEET TO A POINT, FROM WHICH A 5/8" IRON ROD FOUND WITH A PINK CAP STAMPED "TXDOT" BEARS S 89°22'04" W, 996.58 FEET, SAID IRON ROD BEING THE NORTHWEST CORNER OF SAID STRUCTURED TRACT AND BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF CORPORATE CROSSING (VARIABLE WIDTH RIGHT-OF-WAY) WITH THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 30 (VARIABLE WIDTH RIGHT-OF-WAY):

THENCE N 76°34'05" E, AT A DISTANCE OF 316.84 FEET PASSING THE SOUTHWEST CORNER OF SAID JOWERS TRACT, AND CONTINUING ALONG THE SOUTH LINE OF SAID JOWERS TRACT AND A NORTH LINE OF SAID STRUCTURED TRACT A TOTAL DISTANCE OF 857.54 FEET TO THE PLACE OF BEGINNING AND CONTAINING 7.955 ACRES (346,532 SQUARE FEET) OF LAND, MORE OR LESS.



## Exhibit 'B': Concept Plan



### 20,000 Green Space

Central secure green space for families to gather. Outdoor entertainment and shaded trees provide a safe and relaxing environment for family gathering. Canopy covered raised bar for live music.

### Texas Wedge

Texas Wedge has been designed to be an unforgettable experience for golf enthusiasts, amateurs, and families alike, focused on five-star guest service, the latest interactive golf technology and professional quality golf equipment. In each of the 81 boys' guests will swing Cleveland Wedges and drive Srixon golf balls as they play their choice of 200 of the most famous golf courses from around the world, thanks to Track Master technology. In the driving range area, guests will have access to 3-5 signature holes from some of the most well-known PGA courses.

A true entertainment destination for families and adults alike, the fun doesn't stop at golf! The second floor of Texas Wedge will be home to 12 lanes of bowling, a full arcade and five party rooms, perfect for birthday parties, corporate events and more. (Go up one more level and you'll find yourself in The Nodding Donkey Sports Saloon, a full-service bar and kitchen with two private rooms (The Bourbon Room & The Bubbly Room) exclusively for adults. Each room will have private bathrooms, a bar, a balcony and two golf boys. Texas Wedge has truly been designed to be the premiere entertainment destination for families and adults alike in beautiful Rockwall, TX.



# WDS

wefing design studio

ROCKWALL CASE # Z2022-041

Exhibit 'B':  
Concept Plan

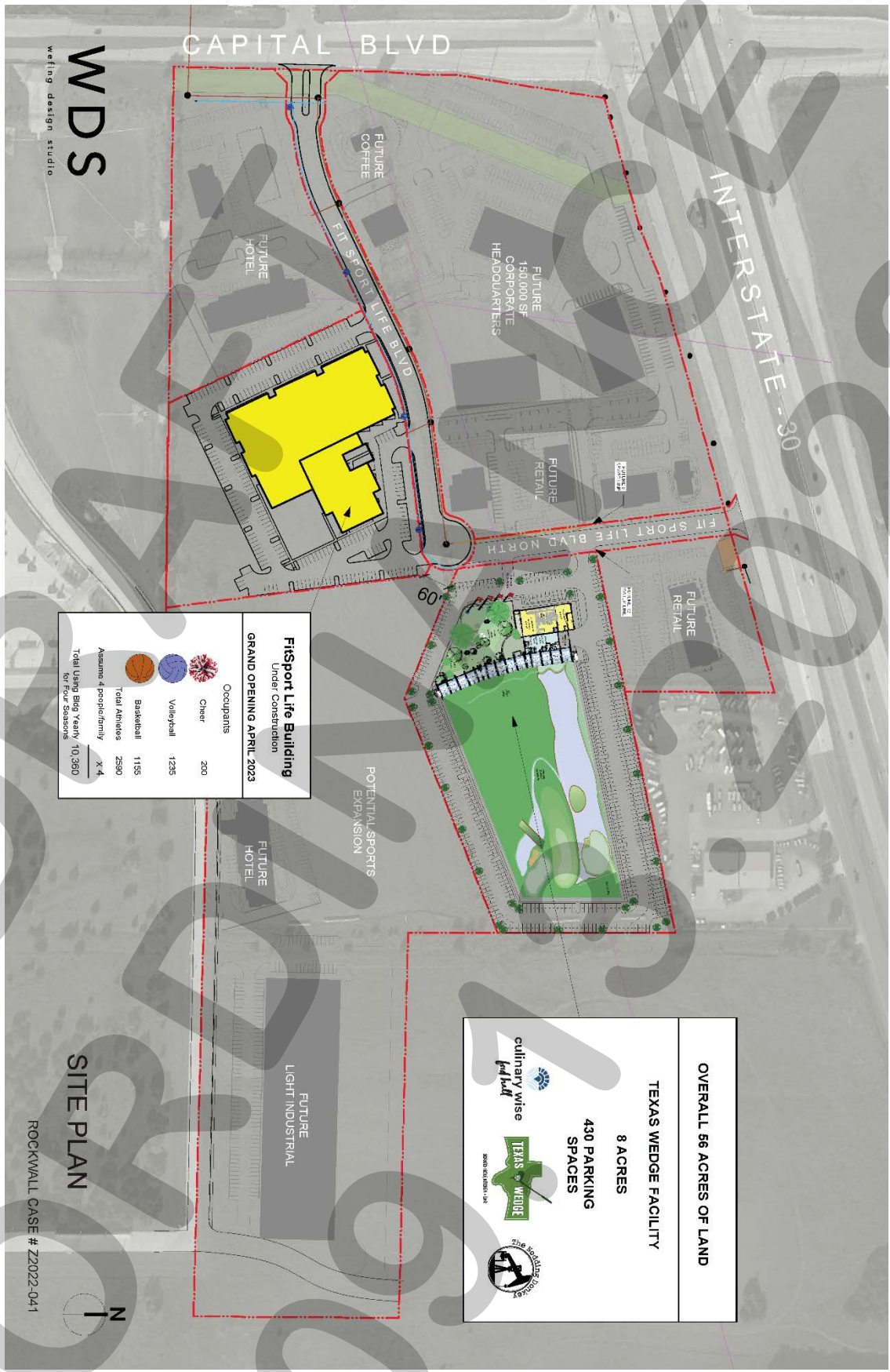


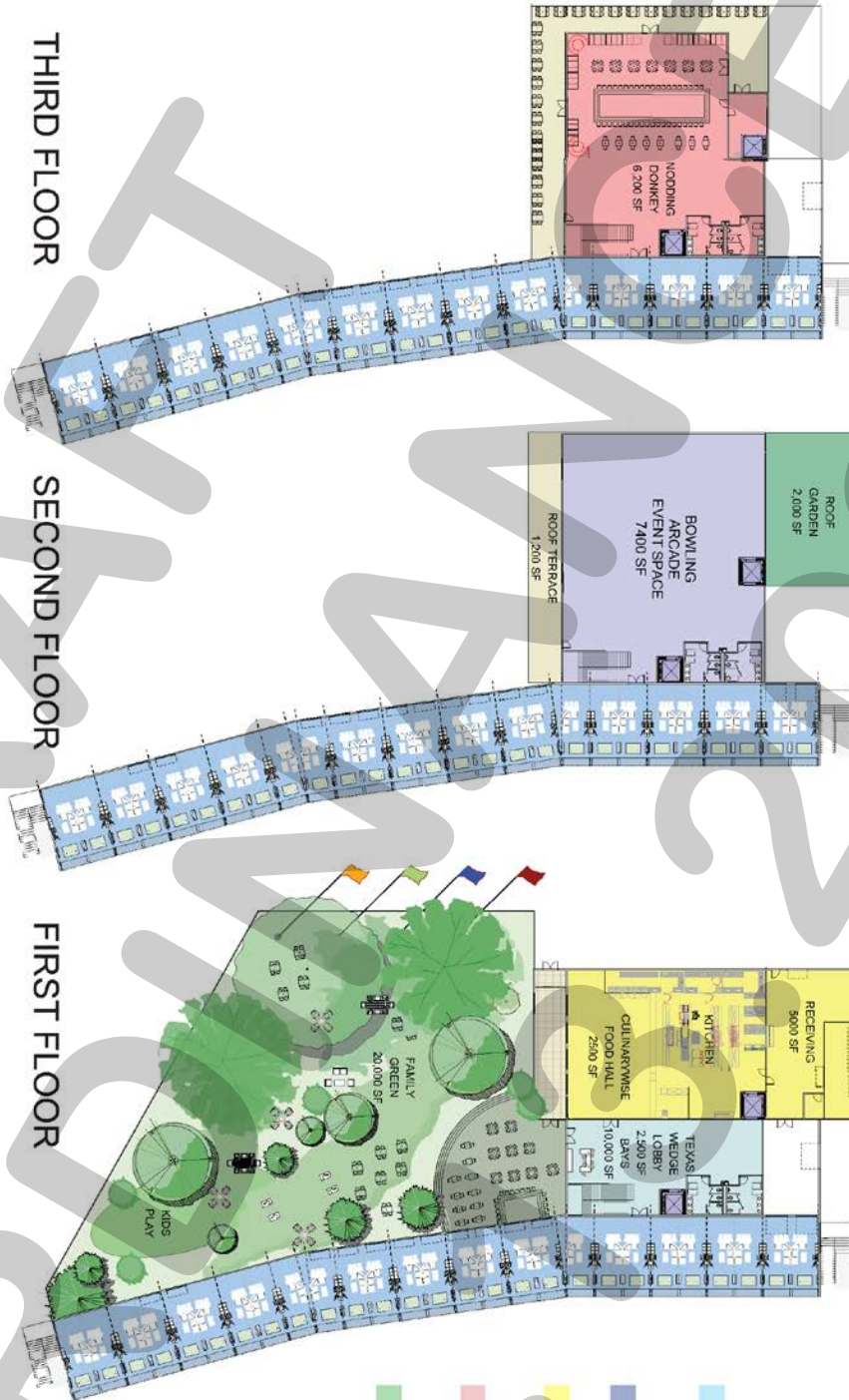
Exhibit 'B':  
Concept Plan

**WDS**  
welling design studio

THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

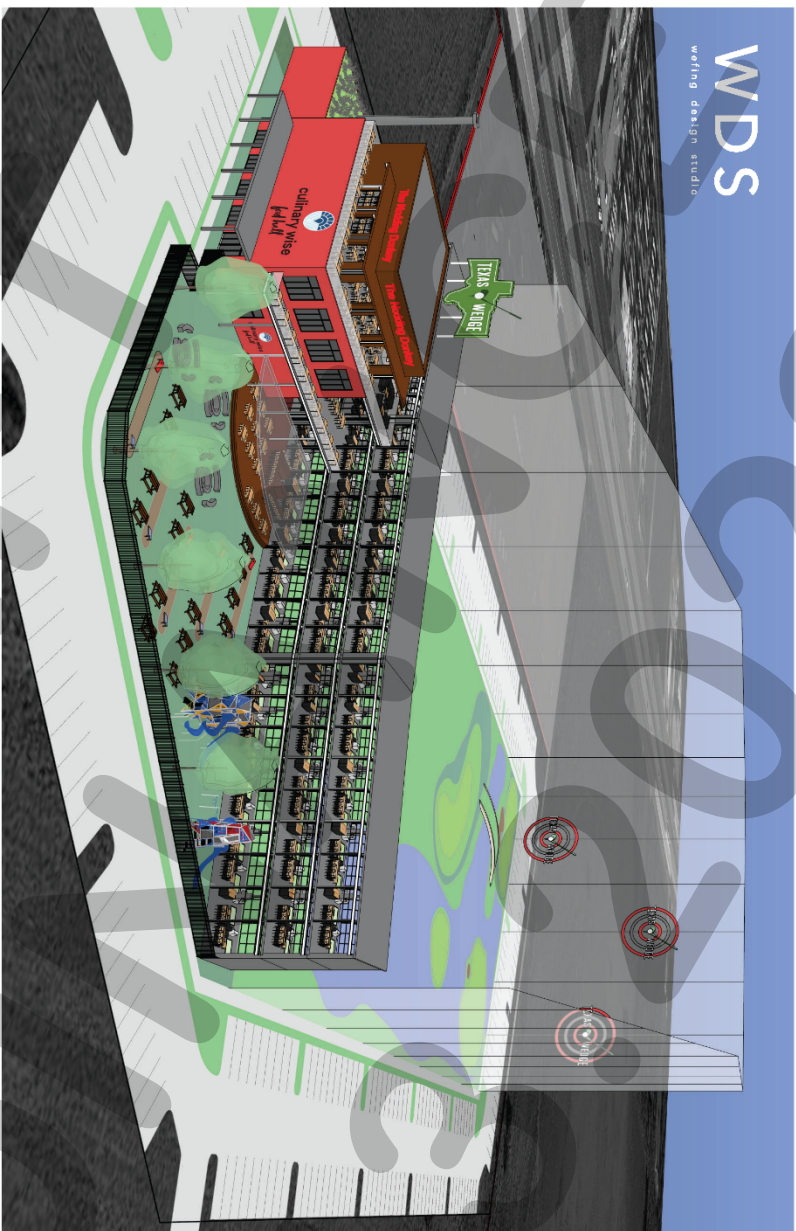


TEXAS WEDGE	2,500 SF ENCLOSED
	30,000 SF OPEN AIR
BOWLING/ARCADE	7,400 SF ENCLOSED
CULINARY WISE	2,500 SF MARKET
	5,000 SF SERVICE
NODDING DONKEY	6,200 SF ENCLOSED
	2,000 SF OPEN AIR
FAMILY GREEN	20,000 SF OPEN AIR
	22,500 SF ENCLOSED
	52,000 SF OPEN AIR
TOTAL	

ROCKWALL CASE # Z2022-041



# Exhibit 'C': Concept Building Elevations



## Culinary Wise Food Hall

As the parent company of our restaurants, Culinary Wise unites our concepts as one brand. The Culinary Wise Food Hall is a literal physical representation of that unity, with four of our most popular restaurant concepts under one roof, as well as a few offerings that have been served through our catering business for over 20 years. As the sole owner and operator of the food hall, unlike other food halls which rent space to individual restaurant owners, we'll have full oversight of the quality and consistency in both our offerings and our service. The food hall will have 2,500 sq ft of kitchen and entry space with 120 indoor seats and an indoor/outdoor bar that seats 12 on both sides. There will also be 80 seats outside along with a covered & gated playground for children aged 2-12 years.



## The Nodding Donkey - Texas Sports Saloon, Scratch Kitchen

Opened in 2010, The Nodding Donkey quickly became the go-to sports saloon in Uptown Dallas. Our menu offerings for the Texas Wedge outpost of The Nodding Donkey will be a hybrid of the restaurant's tex-mex and game day favorites, along with bistro items including steaks, pork chops & pasta from sister restaurant Stile & Allen. Located on the third floor of Texas Wedge as part of the 15,000 sq. foot open air design, The Nodding Donkey will have ample seating with 300+ seats inside, 200+ outside and 60 at the rectangular bar. With 60 TVs and a live concert venue sharing the 15,000 sq ft space, there will always be something to enjoy at The Nodding Donkey! Rockwall residents looking for a place to plan an event will also love our 5,000 sq ft private event hall overlooking the stage and outdoor bar. This larger space can also be rearranged into four 1,250 sq ft spaces to accommodate smaller parties.

## 20,000 Green Space

Central secure green space for families to gather. Outdoor entertainment and shaded trees provide a safe and relaxing environment for family gathering. Canopy covered raised bar for live music.

A true entertainment destination for families and adults alike, the fun doesn't stop at golf! The second floor of Texas Wedge will be home to 12 lanes of bowling, a full arcade and five party rooms, perfect for birthday parties, corporate events and more. Go up one more level and you'll find yourself in The Nodding Donkey Sports Saloon, a full-service bar and kitchen with two private rooms (The Bourbon Room & The Bubbly Room) exclusively for adults. Each room will have private bathrooms, a bar, a balcony and two golf bays. Texas Wedge has truly been designed to be the premiere entertainment destination for families and adults alike in beautiful Rockwall, TX.

## Texas Wedge

Texas Wedge has been designed to be an unforgettable experience for golf enthusiasts, amateurs, and families alike, focused on five-star guest service, the latest interactive golf technology and professional quality golf equipment. In each of the 81 bays, guests will swing Cleveland Wedges and drive Srixon golf balls as they play their choice of 200 of the most famous golf courses from around the world, thanks to Track Master technology. In the driving range area, guests will have access to 3-5 signature holes from some of the most well-known PGA courses.

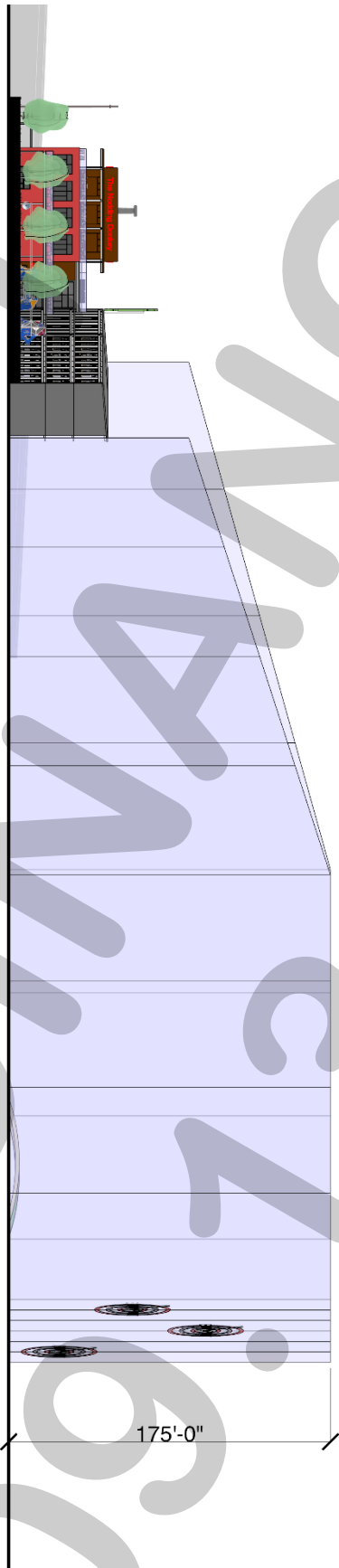


ROCKWALL CASE # Z2022-041

**Exhibit 'D':**  
*Golf Netting Height*

**WDS**  
wefling design studio

NETTING HEIGHT



ROCKWALL CASE # Z2022-041



# 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: September 19, 2022  
APPLICANT: Renee Ward, PE; *Weir & Associates*  
CASE NUMBER: Z2022-041; *Specific Use Permit (SUP) for a Golf Driving Range*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Renee Ward, PE of Weir & Associates, Inc. on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a Specific Use Permit (SUP) for a *Golf Driving Range* on an 7.955-acre tract of land being portions of a larger 18.131-acre tract of land and a 12.868-acre tract of land identified as Tract 22 & 22-2 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located near the terminus of Fit Sport Life Boulevard, and take any action necessary.

### BACKGROUND

The subject property was annexed by the City Council on July 21, 1997 by *Ordinance No. 97-14 [Case No. A1997-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. Based on the City's *Historic Zoning Maps*, at some point between annexation and April 5, 2005 the subject property was zoned Commercial (C) District. The subject property has remained vacant since annexation.

### PURPOSE

On July 15, 2022, the applicant -- *Renee Ward, PE of Weir & Associates* -- submitted an application requesting a Specific Use Permit (SUP) for a *Golf Driving Range* for the purpose of constructing an ~74,500 SF entertainment venue that will consist of *Commercial Indoor Amusement, Restaurants, Banquet Facility/Event Hall*, and a *Golf Driving Range*.

### ADJACENT LAND USES AND ACCESS

The subject property is located at the terminus of Fit Sport Life Boulevard. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is: [1] a 4.4317-acre tract of land (*i.e. Tract 22-01 of the R. Irvine Survey, Abstract No. 120*), zoned Light Industrial (LI) District, and which has a *Truck/Trailer Rental* facility (*i.e. Big Tex Trailers*) situated on it, and [2] the remainder of a 12.868-acre tract of vacant land (*i.e. Tract 22-2 of the R. Irvine Survey, Abstract No. 120*) that is zoned Commercial (C) District. Beyond this is the eastbound *Frontage Road* for IH-30, followed by the main lanes of IH-30, and the westbound *Frontage Road* for IH-30.

South: Directly south of the subject property is the remainder of an 18.131-acre tract of vacant land (*i.e. Tract 22 of the R. Irvine Survey, Abstract No. 120*). This property is zoned Commercial (C) District. Beyond this is Capital Boulevard, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a vacant 10.98-acre tract of land (*i.e. Tract 1 of the J. H. B. Jones Survey, Abstract No. 125*), situated within Phase 4 of the Rockwall Technology Park that is zoned Light Industrial (LI) District.

East: Directly east of the subject property is a 21.50-acre tract of vacant land (*i.e. Tract 24-2 of the R. Irvine Survey, Abstract No. 120*) zoned Light Industrial (LI) District. Beyond this is the right-of-way for Data Drive, which is

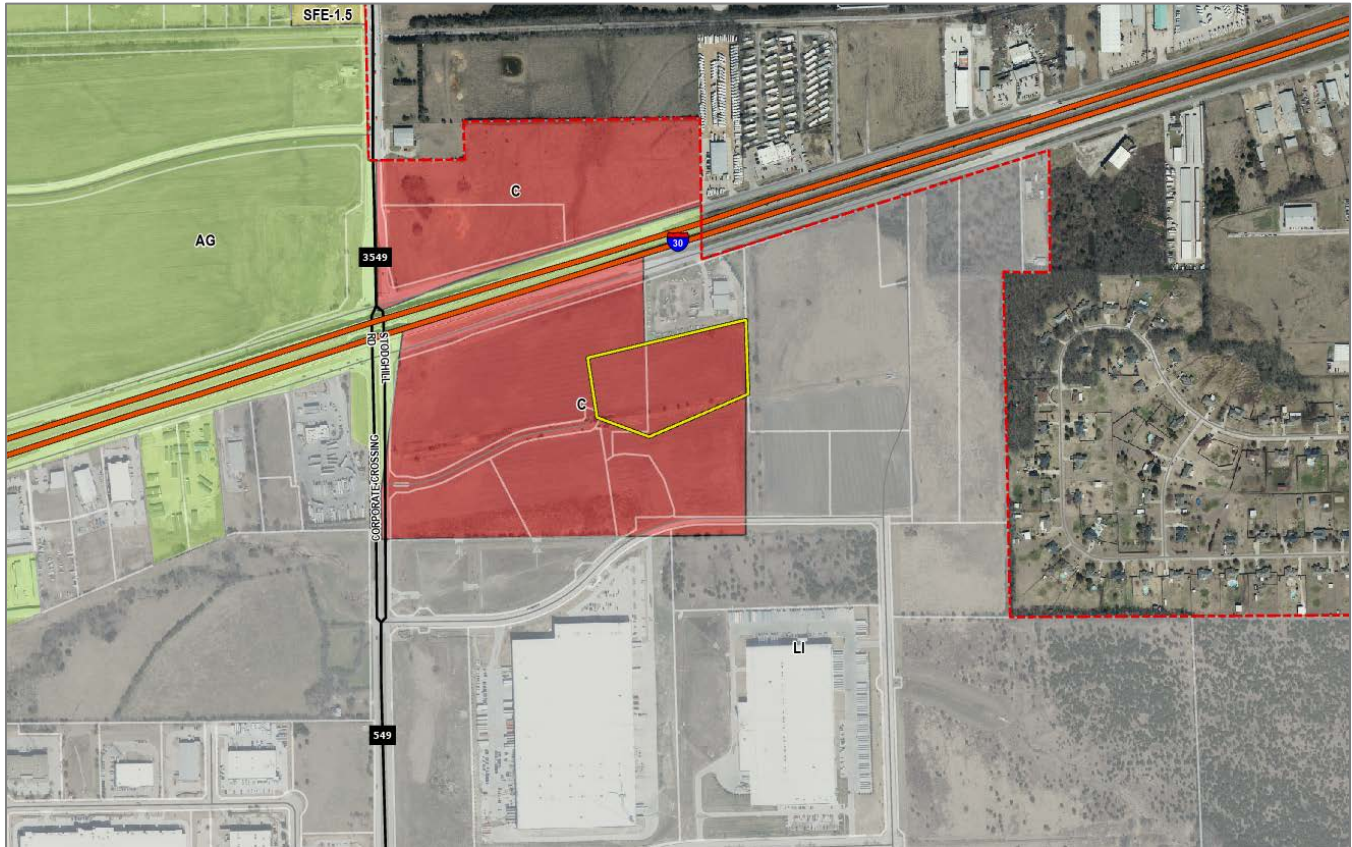


identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this is an 11.12-acre tract of vacant land (i.e. *Tract 25 of the R. Irvine Survey, Abstract No. 120*) zoned Light Industrial (LI) District.

West: Directly west of the subject property is the remainder of a 12.868-acre tract of vacant land (i.e. *Tract 22-2 of the R. Irvine Survey, Abstract No. 120*) that is zoned Commercial (C) District. Beyond this is Corporate Crossing (i.e. *FM-549*) which is identified as a TXDOT4D (i.e. *Texas Department of Transportation, four [4] lane, roadway*) according to the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. West of this is a 6.1917-acre parcel of land (i.e. *Lot 1, Block A, Love's Addition*), zoned Light Industrial (LI) District, which is currently occupied with a *Truck Stop* (i.e. *Love's Truck Stop*).

#### MAP 1: LOCATION MAP

**YELLOW:** SUBJECT PROPERTY



### CHARACTERISTICS OF THE REQUEST

The applicant has submitted a concept plan for an entertainment venue that will consist of *Commercial Indoor Amusement, Restaurants, Banquet Facility/Event Hall, and a Golf Driving Range*. The concept plan shows that the facility will incorporate two (2) restaurants (i.e. *Culinary Wise Food Hall and the Nodding Donkey*) consisting of 15,700 SF, a bowling/arcade event space consisting of 7,400 SF, a roof top garden consisting of 2,000 SF, a kid's playground and family green space consisting of 20,000 SF, and a *Golf Driving Range* consisting of 162,500 SF

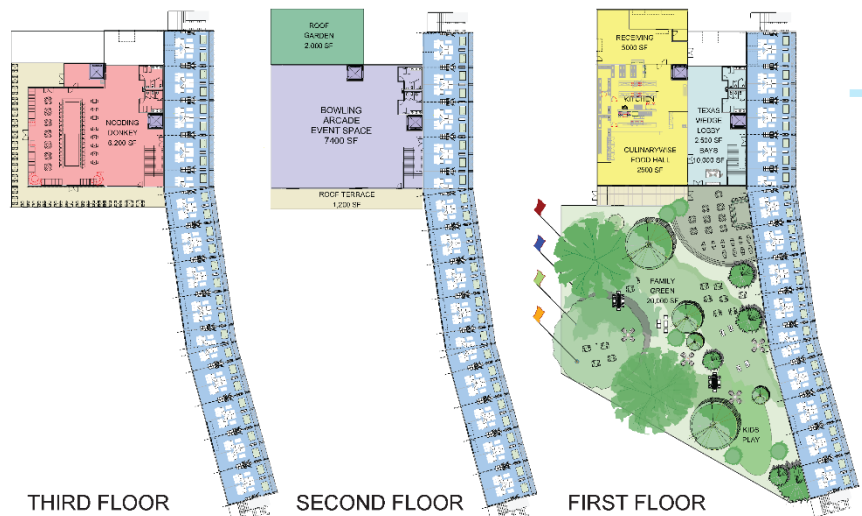


FIGURE 1: CONCEPT FLOOR PLAN FOR THE FACILITY

(i.e. 2,500 SF of enclosed driving bays and 30,000 SF of open-air driving bays, and 130,000 SF of driving range). The proposed facility will be three (3) stories in height and incorporate 430 parking spaces. In addition, the 130,000 SF of Golf Driving Range will extend 200-yards and be enclosed using nets that will be supported with poles that will be 175-feet in height.

### **CONFORMANCE WITH THE CITY'S CODES**

The subject property is zoned Commercial (C) District and is situated within the IH-30 Overlay (IH-30 OV) District. According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) the *Commercial Indoor Amusement, Restaurant, and Banquet Facility/Event Hall* land uses are permitted *by-right* within the Commercial (C) District; however, the *Golf Driving Range* requires a Specific Use Permit (SUP) within the Commercial (C) District. The Unified Development Code (UDC) does not stipulate any *Conditional Land Use Standards* for this land use, and the purpose of the Specific Use Permit (SUP) requirement for the *Golf Driving Range* land use is to acknowledge that this land use may not be appropriate in all locations of the City. In addition to the land use standards, Article 05, *District Development Standards*, of the Unified Development Code (UDC) stipulates a maximum building height of 60-feet in the Commercial (C) District; however, the code goes on to grant the City Council the ability to increase the building height up to 240-feet through a Specific Use Permit (SUP). In this case, the proposed poles supporting the nets for the *Golf Driving Range* will be 175-feet in total height. In order to provide flexibility staff has included an operational condition in the Specific Use Permit (SUP) ordinance that the poles not exceed 200-feet in total height.



FIGURE 2: CONCEPT BUILDING ELEVATIONS

### **OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject is situated within the *IH-30 Corridor District* and is designated for *Special Commercial Corridor* land uses. This land use designation is defined as being "...intended to provide an area for commercial/retail and regional commercial/retail activity centers that are intended to support and serve the entire region." The primary land uses for this designation are listed as *Regional Shopping Centers, Entertainment, Retail, Personal Services, Restaurant, Corporate Offices, Employment* and *Recreation* land uses. In addition, the *IH-30 Corridor Plan* contained in Appendix B, *Corridor Plans*, of the OURHometown Vision 2040 Comprehensive Plan, identifies the subject property as being a *Strategically Located Property* and designated as a *Opportunity Zone* or "(a) segment of the existing corridor with vacant or strategically placed or underutilized land that could be developed or redevelopment with the highest and best use for the corridor."

### **STAFF ANALYSIS**

The location, access, surrounding land uses, and visibility of the subject property appear to be appropriate for a regional entertainment venue. Staff should point out that in other cities, land uses -- *similar to what the applicant is proposing* -- have proven to be regional destination centers (e.g. *Top Golf, Drive-Shack, etc.*). Based on this, the applicant's request does appear to conform to the types of land uses indicated for the subject property by the OURHometown Vision 2040 Comprehensive Plan. In addition, the subject property is located in an area of the City that is surrounded by commercial and industrial land uses, and does not have any residential adjacencies that would be inconsistent with the proposed land use. Taking this into consideration, the proposed additional height requested for the support poles does not appear to have a negative impact on any adjacent properties. With this being said, a request for a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

### **NOTIFICATIONS**

On August 23, 2022, staff mailed 12 notices to property owners and occupants within 500-feet of the subject property. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). There were no Homeowner's Associations (HOA's) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. At the time this report was drafted, staff had not received any notices returned concerning 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 *Golf Driving Range*, 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 Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (a) The development and operation of a *Golf Driving Range* shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and *Concept Building Elevations* depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
  - (b) The maximum height of the netting and support structures shall not exceed 200-feet and shall generally conform to *Exhibit 'D'* of the Specific Use Permit (SUP) ordinance.
- (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 September 13, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 6-0, with Commissioner Welch absent.





# DEVELOPMENT APPLICATION

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

## STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- ☒ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup>: 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.

<sup>2</sup>: 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 **Fit Sport Life Boulevard**

SUBDIVISION **Structured REA-Rockwall Land LLC**

Inst. No. **20210000001622**

GENERAL LOCATION **350' South and 1050' East of intersection of I30 and Corporate Crossing**

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **Commercial - C**

CURRENT USE **Vacant**

PROPOSED ZONING **Commercial - C with SUP**

PROPOSED USE **Restaurant & Golf**

ACREAGE **8.01 acres**

LOTS [CURRENT] **0**

LOTS [PROPOSED] **1**

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

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

☐ OWNER **Structured REA-Rockwall Land LLC**

☒ APPLICANT **Wier & Associates, Inc.**

CONTACT PERSON **Conor Keilty, AIA**

CONTACT PERSON **Renee Ward, P.E.**

ADDRESS **2801 E Camelback Road, Ste. 200**

ADDRESS **2201 E Lamar Boulevard, Ste. 200E**

CITY, STATE & ZIP **Pheonix, Arizona 85016**

CITY, STATE & ZIP **Arlington, Texas 76006**

PHONE **(480) 603-7577**

PHONE **(817) 467-7700**

E-MAIL **conork@structuredrea.com**

E-MAIL **ReneeW@wierassociates.com**

## NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

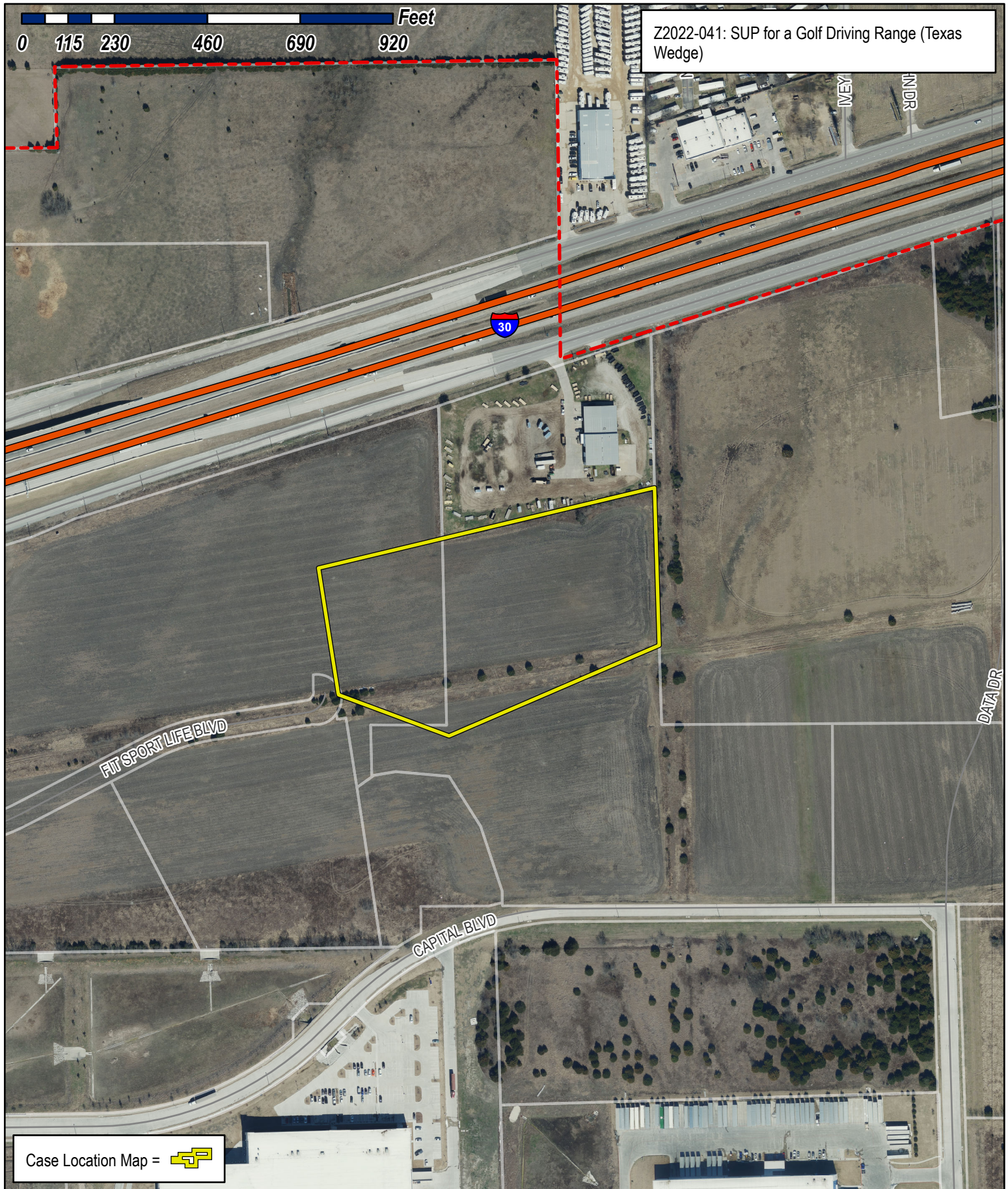
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

OWNER'S SIGNATURE \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_





## City of Rockwall

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

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



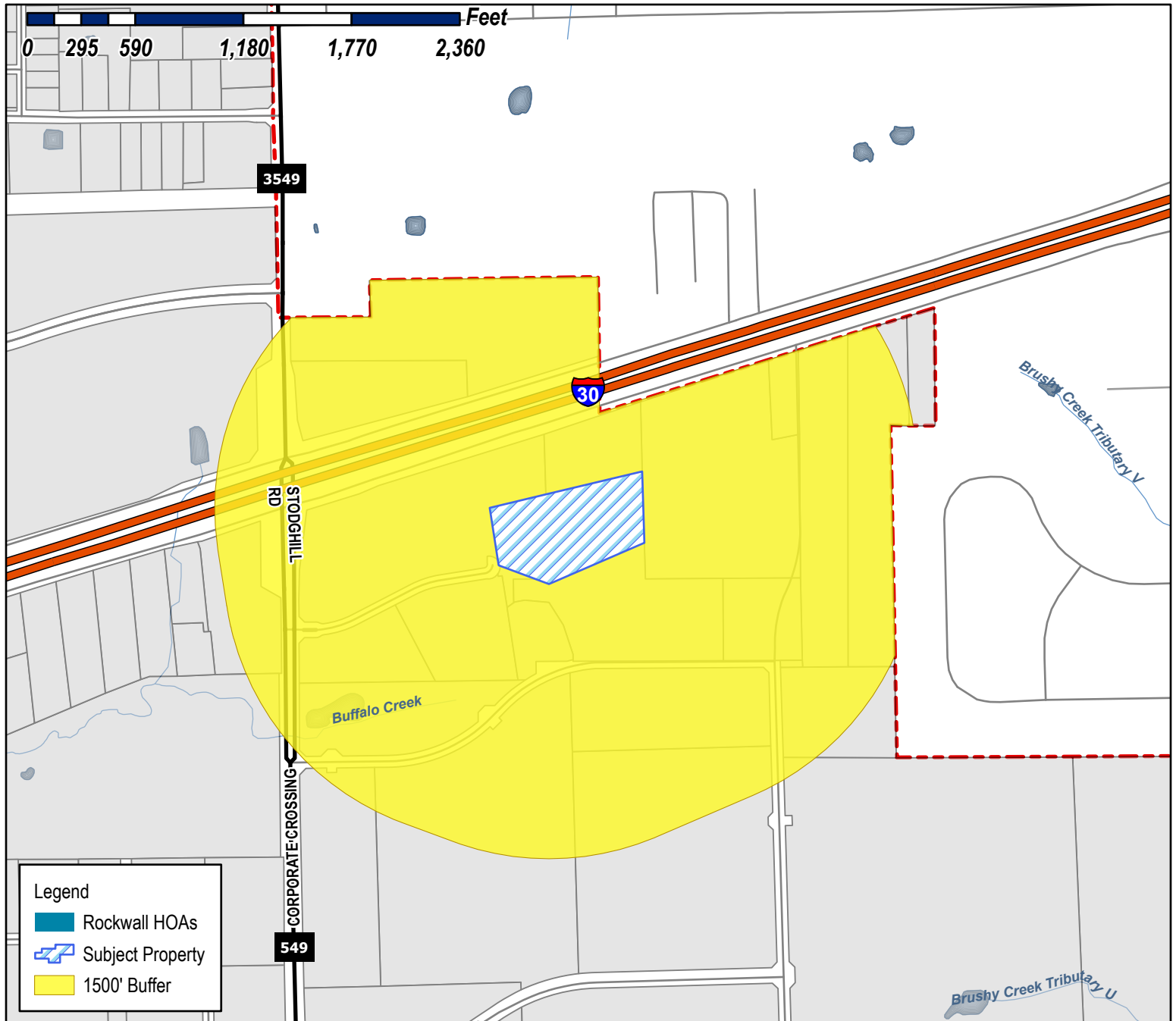




# City of Rockwall

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

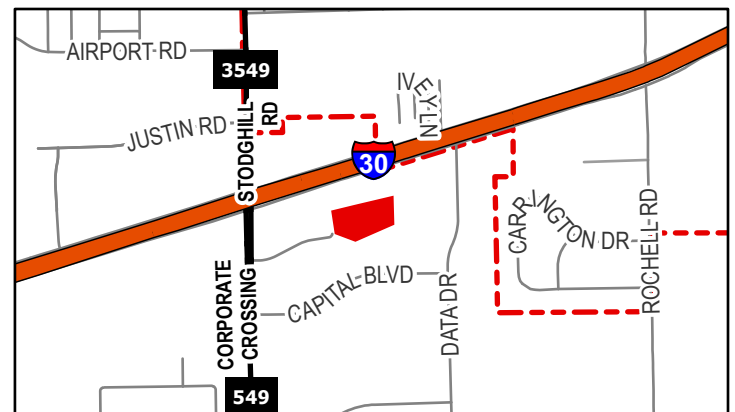
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



**Case Number:** Z2022-041  
**Case Name:** SUP for Golf Driving Range  
**Case Type:** Zoning  
**Zoning:** Commercial  
**Case Address:** SE of I-30 and Corporate Crossing

**Date Saved:** 8/22/2022

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



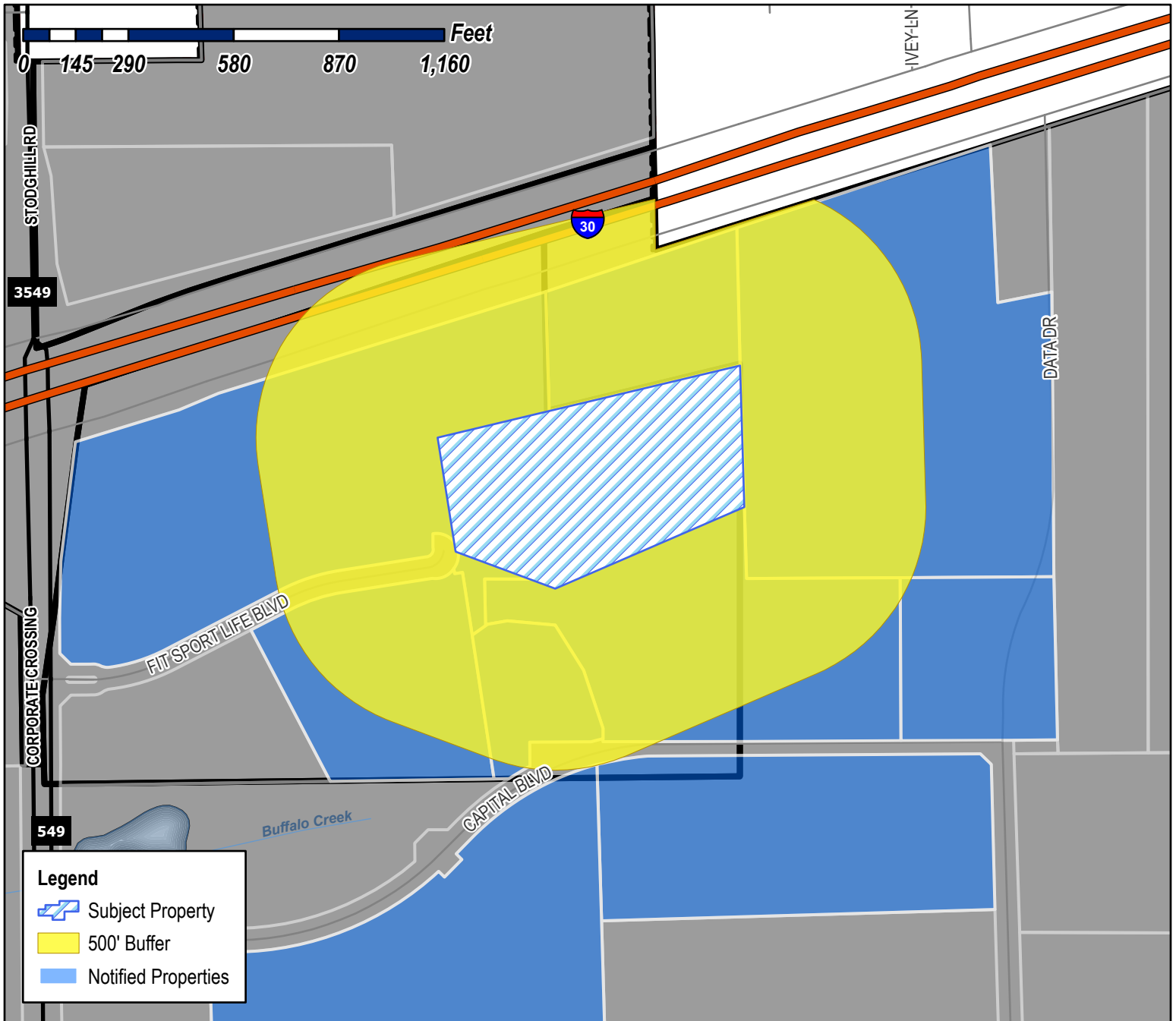




# City of Rockwall

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

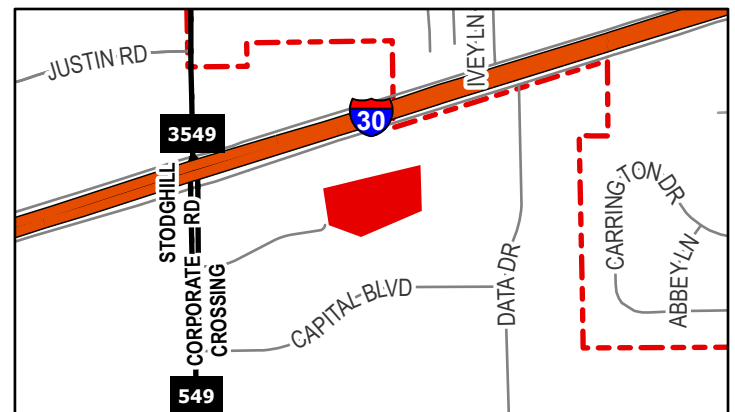
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



**Case Number:** Z2022-041  
**Case Name:** SUP for Golf Driving Range  
**Case Type:** Zoning  
**Zoning:** Commercial  
**Case Address:** SE of I-30 and Corporate Crossing

**Date Saved:** 8/22/2022

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



CAPITAL BOULEVARD VENTURE LLC AND  
GLOBAL WELLS INVESTMENT GROUP LLC  
1225 W IMPERIAL HWY STE B  
BREA, CA 92821

WALLIS RUSTY FAMILY LTD PARTNERSHIP #2  
12277 SHILOH RD  
DALLAS, TX 75228

STRUCTURED REA- ROCKWALL LAND LLC  
171 N ABERDEEN STREET SUITE 400  
CHICAGO, IL 60607

STRUCTURED REA- ROCKWALL LAND LLC  
171 N ABERDEEN STREET SUITE 400  
CHICAGO, IL 60607

STRUCTURED REA- ROCKWALL LAND LLC  
171 N ABERDEEN STREET SUITE 400  
CHICAGO, IL 60607

STRUCTURED REA- ROCKWALL LAND LLC  
171 N ABERDEEN STREET SUITE 400  
CHICAGO, IL 60607

STRUCTURED REA- ROCKWALL LAND LLC  
171 N ABERDEEN STREET SUITE 400  
CHICAGO, IL 60607

OCCUPANT  
2260 E I30  
ROCKWALL, TX 75032

OCCUPANT  
3101 FIT SPORT LIFE BLVD  
ROCKWALL, TX 75032

OCCUPANT  
GLOBAL WELLS INVESTMENT GROUP LLC  
3201 CAPITAL BLVD  
ROCKWALL, TX 75032

ROCKWALL ECONOMIC DEVELOPMENT  
CORPORATION  
P O BOX 968  
ROCKWALL, TX 75087

JOWERS INC  
PO BOX 1870  
ROCKWALL, TX 75087

# PUBLIC NOTICE



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

## **Z2022-041: SUP for Golf Driving Range**

*Hold a public hearing to discuss and consider a request by Renee Ward, PE of Weir & Associates, Inc. on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a Specific Use Permit (SUP) for a Golf Driving Range on an 8.01-acre tract of land being a portion of a larger 18.131-acre tract of land identified as Tract 22 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located near the terminus of Fit Sport Life Boulevard, 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, September 13, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 19, 2022 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

**Ryan Miller**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto: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, September 19, 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. Z2022-041: SUP for Golf Driving Range**

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](#)





**WIER & ASSOCIATES, INC.**  
ENGINEERS  
SURVEYORS  
LAND PLANNERS

August 19, 2022

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

**Re: Texas Wedge at the SEC of I-30 & Corporate Crossing  
Special Use Permit Request**

Dear Planning Department,

We are requesting the following zoning changes with a SUP for the proposed Texas Wedge, 20,000 Green Space, The Nodding Donkey, and Culinary Wise Food Hall at the southeast corner of Interstate 30 and Corporate Crossing:

**Golf Driving Range**

Article 04 Section 01 of the Unified Development Code (UDC) requires a SUP for a golf driving range in the commercial zoning district.

The development plan for the proposed Texas Wedge includes a golf driving range.

We request a SUP to allow a golf driving range in the commercial zoning district.

**Netting around Golf Driving Range**

The development plan for the Texas Wedge golf driving range has proposed a 175 foot tall netting around the perimeter of the range.

We request a SUP to provide netting around the perimeter of the golf driving range.

We appreciate your acceptance of our Special Use Permit submittal and request your recommendation to the Planning and Zoning Commission and City Council for the approval of this SUP. If you have any questions or comments, please feel free to contact me at 817-467-7700 or [ReneeW@WierAssociates.com](mailto:ReneeW@WierAssociates.com).

Truly yours,

Renee Ward, PE  
Wier & Associates, Inc.  
Texas Firm Registration No. F-2776

PRINCIPALS

JOHN R. WIER, P.E., R.P.L.S.  
ULYS LANE III, P.E., R.P.L.S., CFM  
CARLO SILVESTRI, P.E.  
GREGG MADSEN, R.P.L.S.  
RANDALL S. EARDLEY, P.E.

SENIOR ASSOCIATES

PHILIP L. GRAHAM, P.E.  
PRIYA ACHARYA, P.E.

ASSOCIATES

TOBY W. RODGERS  
CASEY D. YORK

WA# 19144.02 PRINTED: 9/6/2022 5:47 PM LAST SAVED: 9/6/2022 5:47 PM STB FILE: WIER-SURVEY.STB FILE: AARONLS FILE: PROPERTY METES & BOUNDS - 19144.02.DWG

BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

## 7.955 ACRE TRACT

BEING A TRACT OF LAND LOCATED IN THE ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO STRUCTURED REA-ROCKWALL LAND, LLC, RECORDED IN INSTRUMENT NO. 20210000001622, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND, SAID IRON ROD BEING A NORTHEAST CORNER OF SAID STRUCTURED TRACT, THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO JOWERS, INC., RECORDED IN VOLUME 1215, PAGE 155, DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.), AND IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO RUSTY WALLIS FAMILY LIMITED, PARTNERSHIP #2, RECORDED IN VOLUME 4014, PAGE 173, D.R.R.C.T., FROM WHICH A 5/8" IRON ROD FOUND WITH A PINK CAP STAMPED "TXDOT" BEARS N 01°41'51" W, 384.88 FEET, SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID JOWERS TRACT AND THE NORTHWEST CORNER OF SAID RUSTY WALLIS TRACT;

THENCE S 01°41'51" E, ALONG AN EAST LINE OF SAID STRUCTURED TRACT AND THE WEST LINE OF SAID RUSTY WALLIS TRACT, 390.33 FEET TO A POINT;

THENCE S 66°40'31" W, DEPARTING AN EAST LINE OF SAID STRUCTURED TRACT AND THE WEST LINE OF SAID RUSTY WALLIS TRACT, 554.53 FEET TO A POINT;

THENCE N 69°37'39" W, A DISTANCE OF 307.50 FEET TO A POINT, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE NORTHWESTERLY, AN ARC LENGTH OF 3.78 FEET ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 10°50'27", AND A CHORD BEARING OF N 14°22'25" W, 3.78 FEET TO A POINT;

THENCE N 08°57'11" W, A DISTANCE OF 303.51 FEET TO A POINT, FROM WHICH A 5/8" IRON ROD FOUND WITH A PINK CAP STAMPED "TXDOT" BEARS S 89°22'04" W, 996.58 FEET, SAID IRON ROD BEING THE NORTHWEST CORNER OF SAID STRUCTURED TRACT AND BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF CORPORATE CROSSING (VARIABLE WIDTH RIGHT-OF-WAY) WITH THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 30 (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE N 76°34'05" E, AT A DISTANCE OF 316.84 FEET PASSING THE SOUTHWEST CORNER OF SAID JOWERS TRACT, AND CONTINUING ALONG THE SOUTH LINE OF SAID JOWERS TRACT AND A NORTH LINE OF SAID STRUCTURED TRACT A TOTAL DISTANCE OF 857.54 FEET TO THE PLACE OF BEGINNING AND CONTAINING 7.955 ACRES (346,532 SQUARE FEET) OF LAND, MORE OR LESS.



SURVEYOR PREPARING THIS EXHIBIT:

**WIER & ASSOCIATES, INC.**

2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700  
Texas Firm Registration No. F-2776 www.WierAssociates.com  
Texas Board of Professional Land Surveying Registration No. 10033900

7.955 ACRE TRACT  
CITY OF ROCKWALL, COUNTY OF ROCKWALL, TEXAS

DRAWN BY: RTA

APPROVED: ALS

SHEET NO. 1 OF 1

REV.

ROCKWALL CASE # Z2022-041



INTERSTATE - 30

CAPITAL BLVD

FIT SPORT LIFE BLVD NORTH

FIT SPORT LIFE BLVD

60

FUTURE RETAIL

FUTURE 12" WATER LINE

FUTURE 8" SEWER LINE

FUTURE RETAIL

FUTURE 150,000 SF CORPORATE HEADQUARTERS

FUTURE COFFEE

FUTURE HOTEL

POTENTIAL SPORTS EXPANSION

FUTURE HOTEL

OVERALL 56 ACRES OF LAND

TEXAS WEDGE FACILITY

8 ACRES




430 PARKING SPACES



**FitSport Life Building**  
Under Construction

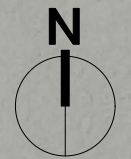
**GRAND OPENING APRIL 2023**

Occupants

	Cheer	200
	Volleyball	1235
	Basketball	1155
	Total Athletes	2590

Assume 4 people/family x 4

Total Using Bldg Yearly 10,360  
for Four Seasons







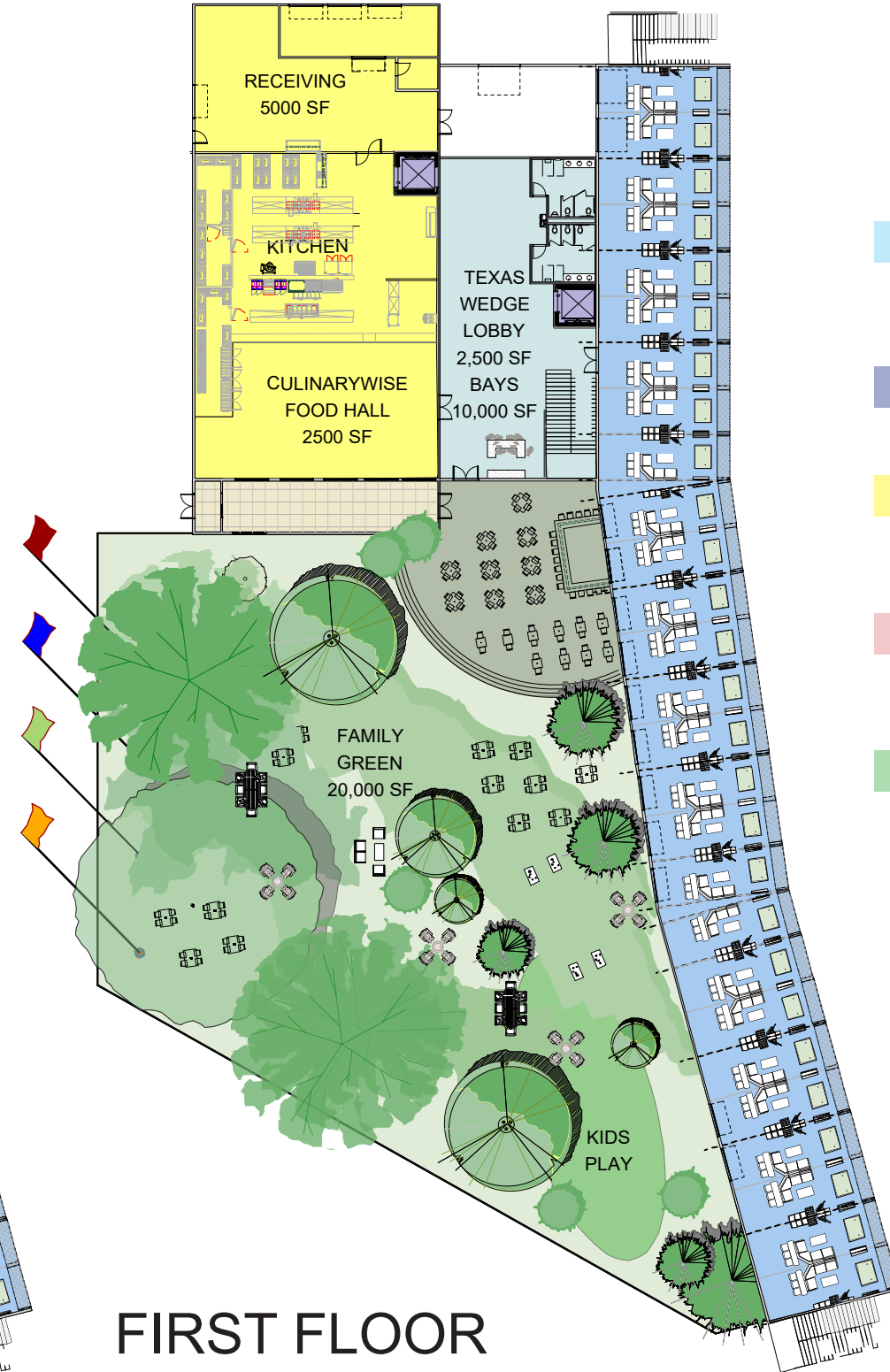
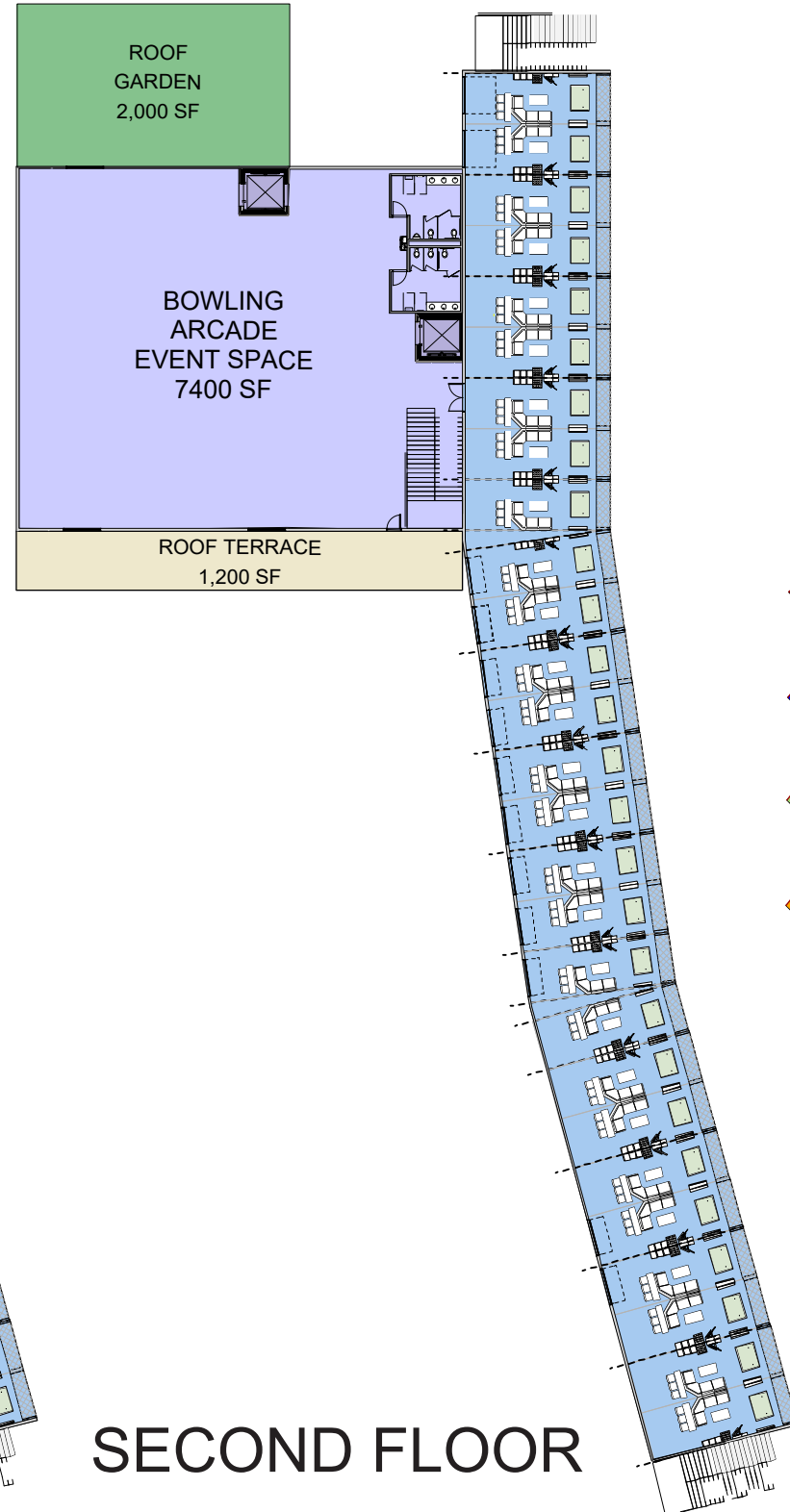
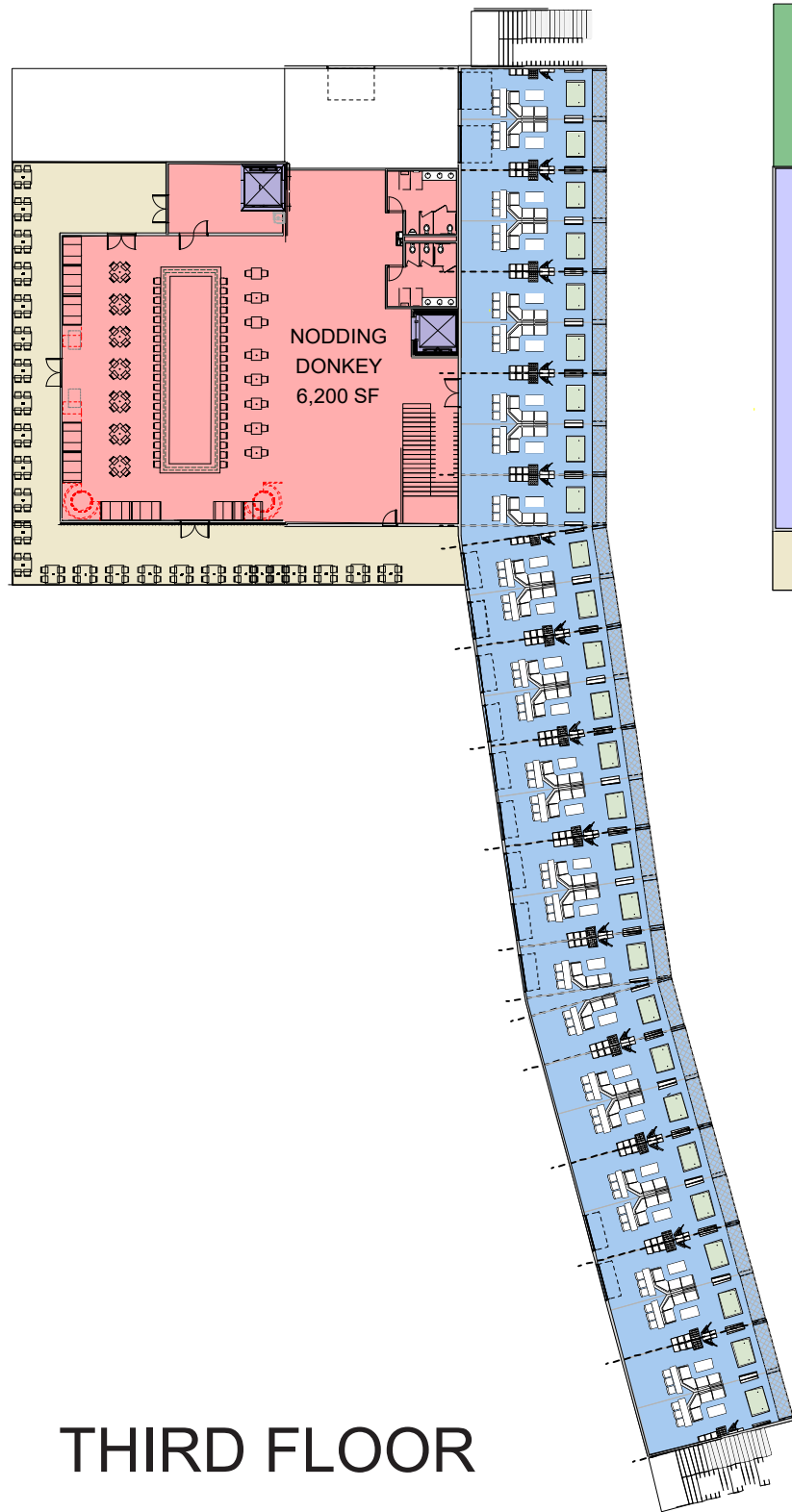
### **20,000 Green Space**

Central secure green space for families to gather. Outdoor entertainment and shaded trees provide a safe and relaxing environment for family gathering. Canopy covered raised bar for live music.

### **Texas Wedge**

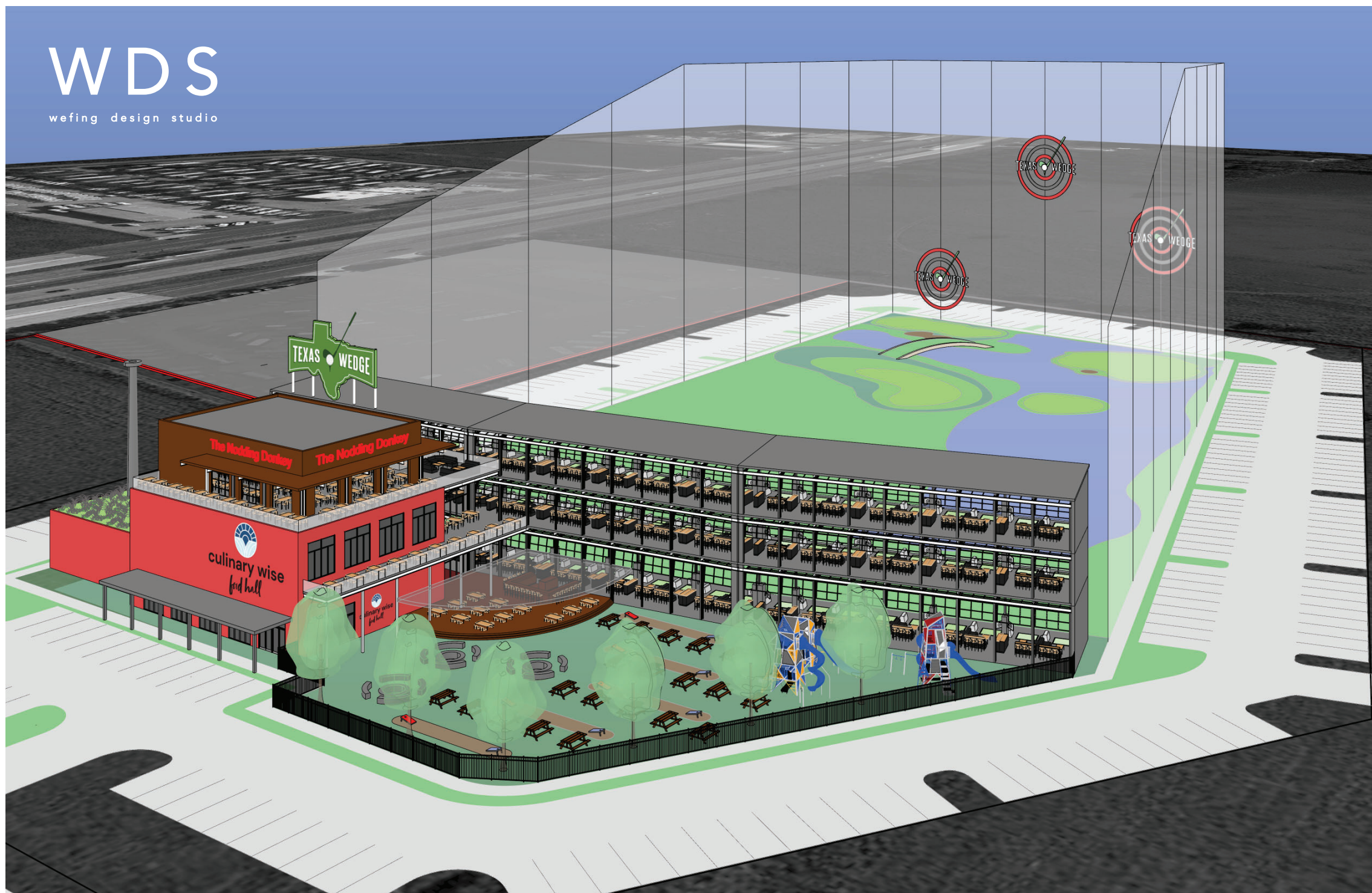
Texas Wedge has been designed to be an unforgettable experience for golf enthusiasts, amateurs, and families alike, focused on five-star guest service, the latest interactive golf technology and professional quality golf equipment. In each of the 81 bays, guests will swing Cleveland Wedges and drive Srixon golf balls as they play their choice of 200 of the most famous golf courses from around the world, thanks to Track Master technology. In the driving range area, guests will have access to 3-5 signature holes from some of the most well-known PGA courses.

A true entertainment destination for families and adults alike, the fun doesn't stop at golf! The second floor of Texas Wedge will be home to 12 lanes of bowling, a full arcade and five party rooms, perfect for birthday parties, corporate events and more. Go up one more level and you'll find yourself in The Nodding Donkey Sports Saloon, a full-service bar and kitchen with two private rooms (The Bourbon Room & The Bubbly Room) exclusively for adults. Each room will have private bathrooms, a bar, a balcony and two golf bays. Texas Wedge has truly been designed to be the premiere entertainment destination for families and adults alike in beautiful Rockwall, TX.



TEXAS WEDGE	2,500 SF ENCLOSED 30,000 SF OPEN AIR
BOWLING/ARCADE	7,400 SF ENCLOSED
CULINARY WISE	2,500 SF MARKET 5,000 SF SERVICE
NODDING DONKEY	6,200 SF ENCLOSED 2,000 SF OPEN AIR
FAMILY GREEN	20,000 SF OPEN AIR
<b>TOTAL</b>	<b>22,500 SF EMCLOSED 52,000 SF OPEN AIR</b>





### Texas Wedge

Texas Wedge has been designed to be an unforgettable experience for golf enthusiasts, amateurs, and families alike, focused on five-star guest service, the latest interactive golf technology and professional quality golf equipment. In each of the 81 bays, guests will swing Cleveland Wedges and drive Srixon golf balls as they play their choice of 200 of the most famous golf courses from around the world, thanks to Track Master technology. In the driving range area, guests will have access to 3-5 signature holes from some of the most well-known PGA courses.

A true entertainment destination for families and adults alike, the fun doesn't stop at golf! The second floor of Texas Wedge will be home to 12 lanes of bowling, a full arcade and five party rooms, perfect for birthday parties, corporate events and more. Go up one more level and you'll find yourself in The Nodding Donkey Sports Saloon, a full-service bar and kitchen with two private rooms (The Bourbon Room & The Bubbly Room) exclusively for adults. Each room will have private bathrooms, a bar, a balcony and two golf bays. Texas Wedge has truly been designed to be the premiere entertainment destination for families and adults alike in beautiful Rockwall, TX.

### 20,000 Green Space

Central secure green space for families to gather. Outdoor entertainment and shaded trees provide a safe and relaxing environment for family gathering. Canopy covered raised bar for live music.

### Culinary Wise Food Hall



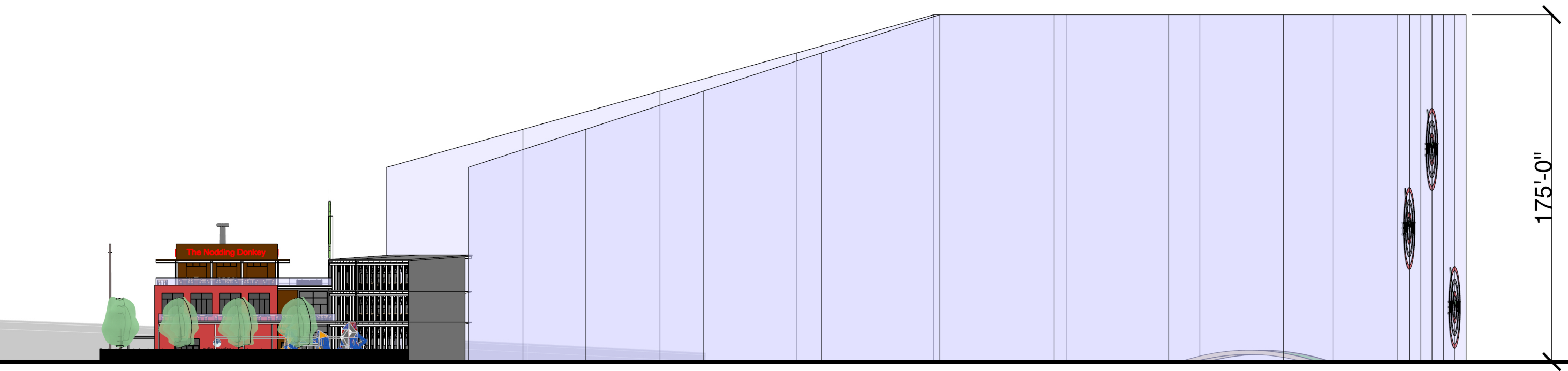
As the parent company of our restaurants, Culinary Wise unites our concepts as one brand. The Culinary Wise Food Hall is a literal physical representation of that unity, with four of our most popular restaurant concepts under one roof, as well as a few offerings that have been served through our catering business for over 20 years. As the sole owner and operator of the food hall, unlike other food halls which rent space to individual restaurant owners, we'll have full oversight of the quality and consistency in both our offerings and our service. The food hall will have 2,500 sq ft of kitchen and eatery space with 120 indoor seats and an indoor/outdoor bar that seats 12 on both sides. There will also be 80 seats outside along with a covered & gated playground for children aged 2-12 years.



### The Nodding Donkey - Texas Sports Saloon, Scratch Kitchen

Opened in 2010, The Nodding Donkey quickly became the go to sports saloon in Uptown Dallas. Our menu offerings for the Texas Wedge outpost of The Nodding Donkey will be a hybrid of the restaurant's tex-mex and game day favorites, along with bistro items including steaks, pork chops & pasta from sister restaurant State & Allen. Located on the third floor of Texas Wedge as part of the 15,000 sq. foot open air design, The Nodding Donkey will have ample seating with 300+ seats inside, 200+ outside and 60 at the rectangular bar. With 60 tv's and a live concert venue sharing the 15,000 sq ft space, there will always be something to enjoy at The Nodding Donkey! Rockwall residents looking for a place to plan an event will also love our 5,000 sq ft private event hall overlooking the stage and outdoor bar. This larger space can also be rearranged into four 1,250 sq ft spaces to accommodate smaller parties.





NETTING HEIGHT

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-XXX

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 *GOLF DRIVING RANGE* ON A 7.955-ACRE TRACT OF LAND BEING A PORTION OF A LARGER 18.13-ACRE TRACT OF LAND AND A 12.868-ACRE TRACT OF LAND IDENTIFIED AS TRACT 22 & 22-2 OF THE R. IRVINE SURVEY, ABSTRACT NO 120, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; 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**, a request has been made by Renee Ward, PE of Weir & Associates on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a Specific Use Permit (SUP) for a *Golf Driving Range* on a 7.955-acre parcel of land, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, being identified as a portion of a larger 18.13-acre tract of land and a 12.868-acre tract of land further identified as Tract 22 & 22-2 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, generally located near the terminus of Fit Sport Life Boulevard, and being more specifically described 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 the establishment of a *Golf Driving Range* as stipulated by 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 used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Subsection 01.01, *Land Use Schedule*, of Article 04, *Permissible Uses*, and Subsection 04.01, *General Commercial District Standards*; Subsection 04.05, *Commercial (C) District*; and Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development*

*Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall -- as heretofore amended and may be amended in the future -- and with the following conditions:

## **2.1 OPERATIONAL CONDITIONS**

The following conditions pertain to the operation of a *Golf Driving Range* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The development and operation of a *Golf Driving Range* shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and *Concept Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 2) The maximum height of the netting and support structures shall not exceed 200-feet and shall generally conform to *Exhibit 'D'* of this ordinance.

## **2.2 COMPLIANCE**

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, 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 the 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 3<sup>RD</sup> DAY OF OCTOBER, 2022.**



Kevin Fowler, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: September 19, 2022

2<sup>nd</sup> Reading: October 3, 2022

**Exhibit 'A':**  
*Legal Description*

BEING A TRACT OF LAND LOCATED IN THE ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO STRUCTURED REA-ROCKWALL LAND, LLC, RECORDED IN INSTRUMENT NO. 20210000001622, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND, SAID IRON ROD BEING A NORTHEAST CORNER OF SAID STRUCTURED TRACT, THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO JOWERS, INC., RECORDED IN VOLUME 1215, PAGE 155, DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.), AND IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO RUSTY WAWS FAMILY LIMITED, PARTNERSHIP #2. RECORDED IN VOLUME 4014, PAGE 173, D.R.R.C.T., FROM WHICH A 5/8" IRON ROD FOUND WITH A PINK CAP STAMPED "TXDOT" BEARS N 01°41'51" W, 384.88 FEET, SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID JOWERS TRACT AND THE NORTHWEST CORNER OF SAID RUSTY WALLIS TRACT;

THENCE S 01°41'51" E, ALONG AN EAST LINE OF SAID STRUCTURED TRACT AND THE WEST LINE OF SAID RUSTY WAWS TRACT, 390.33 FEET TO A POINT;

THENCE S 66°40'31" W, DEPARTING AN EAST LINE OF SAID STRUCTURED TRACT AND THE WEST LINE OF SAID RUSTY WAWS TRACT, 554.53 FEET TO A POINT;

THENCE N 69°37'39" W, A DISTANCE OF 307.50 FEET TO A POINT, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE NORTHWESTERLY, AN ARC LENGTH OF 3.78 FEET ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 10°50'27", AND A CHORD BEARING OF N 14°22'25" W, 3.78 FEET TO A POINT;

THENCE N 08°57'11" W, A DISTANCE OF 303.51 FEET TO A POINT, FROM WHICH A 5/8" IRON ROD FOUND WITH A PINK CAP STAMPED "TXDOT" BEARS S 89°22'04" W, 996.58 FEET, SAID IRON ROD BEING THE NORTHWEST CORNER OF SAID STRUCTURED TRACT AND BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF CORPORATE CROSSING (VARIABLE WIDTH RIGHT-OF-WAY) WITH THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 30 (VARIABLE WIDTH RIGHT-OF-WAY):

THENCE N 76°34'05" E, AT A DISTANCE OF 316.84 FEET PASSING THE SOUTHWEST CORNER OF SAID JOWERS TRACT, AND CONTINUING ALONG THE SOUTH LINE OF SAID JOWERS TRACT AND A NORTH LINE OF SAID STRUCTURED TRACT A TOTAL DISTANCE OF 857.54 FEET TO THE PLACE OF BEGINNING AND CONTAINING 7.955 ACRES (346,532 SQUARE FEET) OF LAND, MORE OR LESS.

## Exhibit 'B': Concept Plan



### 20,000 Green Space

Central secure green space for families to gather. Outdoor entertainment and shaded trees provide a safe and relaxing environment for family gathering. Canopy covered raised bar for live music.

### Texas Wedge

Texas Wedge has been designed to be an unforgettable experience for golf enthusiasts, amateurs, and families alike, focused on five-star guest service, the latest interactive golf technology and professional quality golf equipment. In each of the 81 boys' guests will swing Cleveland Wedges and drive Srixon golf balls as they play their choice of 200 of the most famous golf courses from around the world, thanks to Track Master technology. In the driving range area, guests will have access to 3-5 signature holes from some of the most well-known PGA courses.

A true entertainment destination for families and adults alike, the fun doesn't stop at golf! The second floor of Texas Wedge will be home to 12 lanes of bowling, a full arcade and five party rooms, perfect for birthday parties, corporate events and more. (Go up one more level and you'll find yourself in The Nodding Donkey Sports Saloon, a full-service bar and kitchen with two private rooms (The Bourbon Room & The Bubbly Room) exclusively for adults. Each room will have private bathrooms, a bar, a balcony and two golf boys. Texas Wedge has truly been designed to be the premiere entertainment destination for families and adults alike in beautiful Rockwall, TX.



**WDS**

wefing design studio

ROCKWALL CASE # Z2022-041



Exhibit 'B':  
Concept Plan

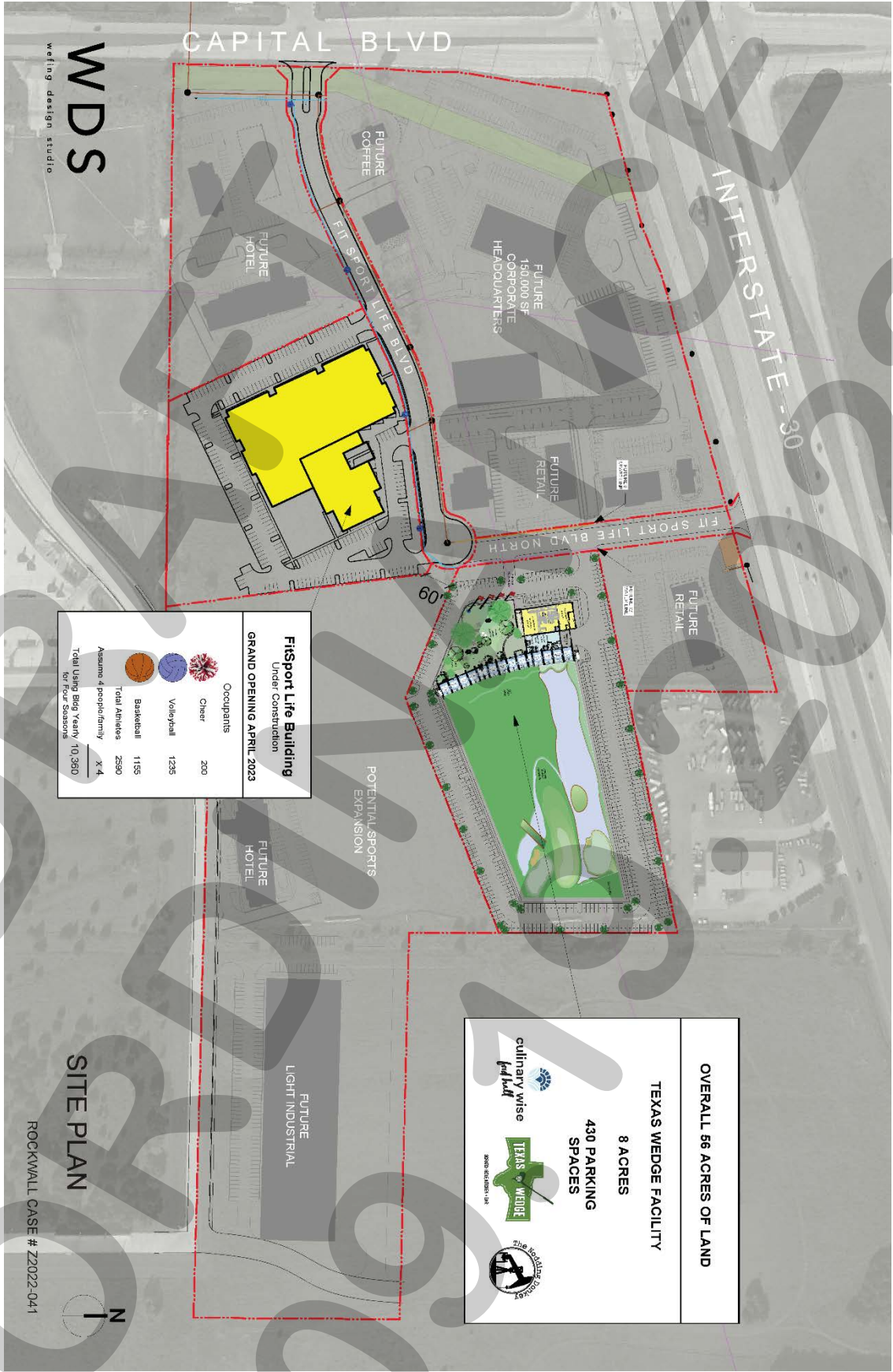


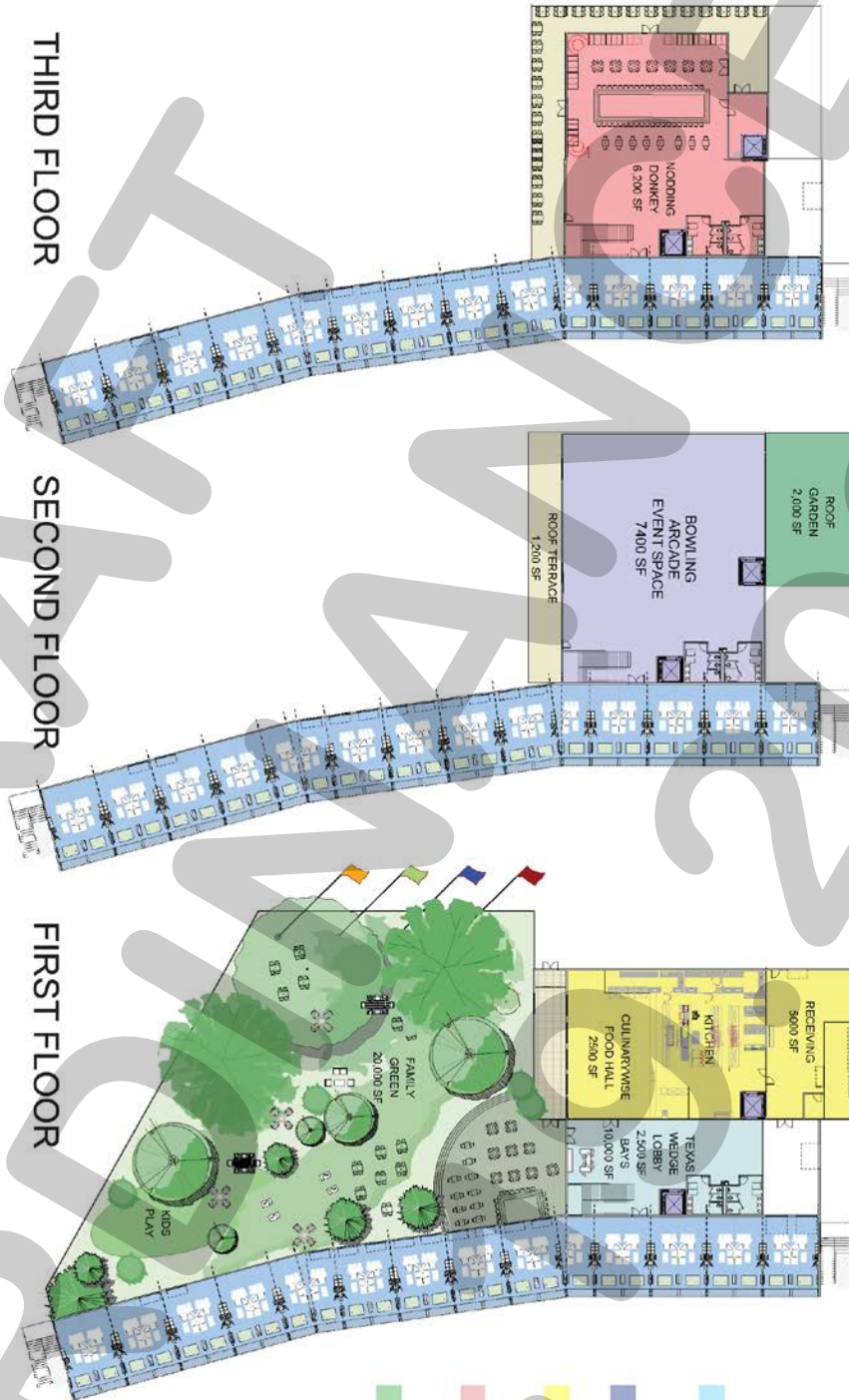
Exhibit 'B':  
Concept Plan

**WDS**  
welling design studio

THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

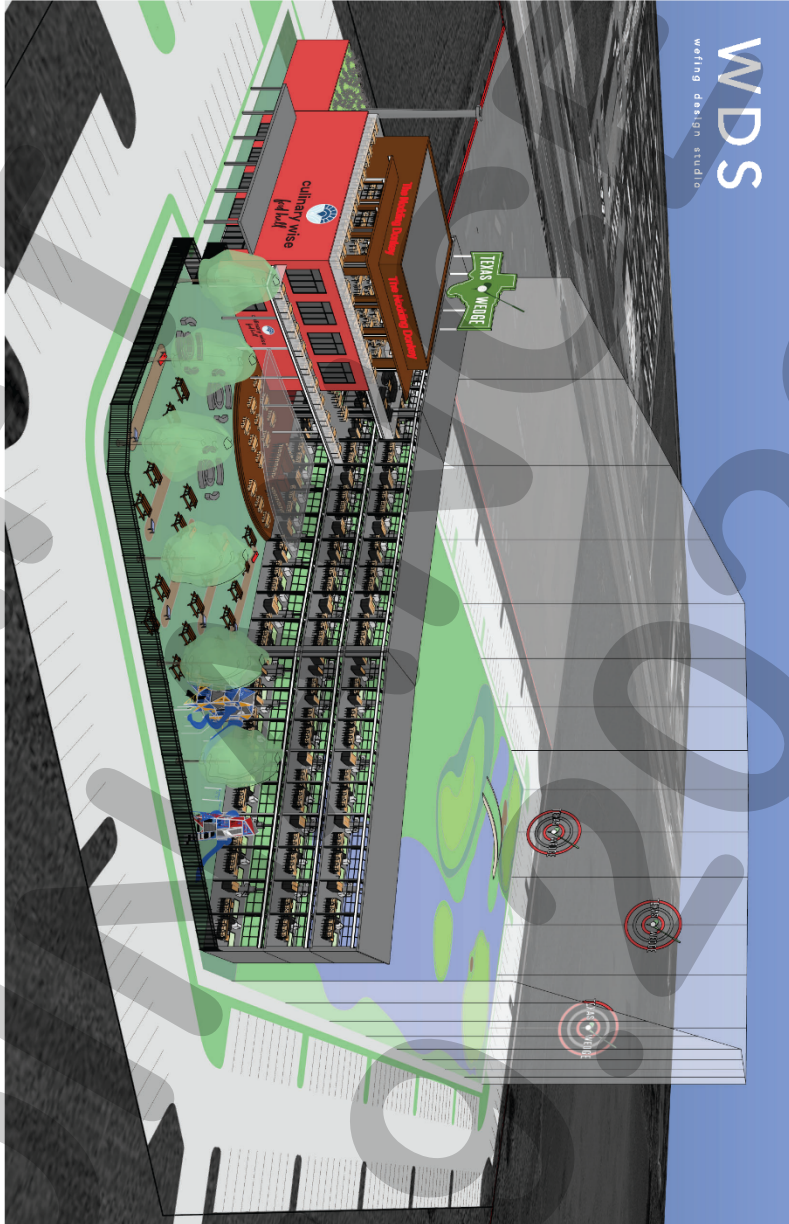


TEXAS WEDGE	2,500 SF ENCLOSED
	30,000 SF OPEN AIR
BOWLING/ARCADE	7,400 SF ENCLOSED
CULINARY WISE	2,500 SF MARKET
	5,000 SF SERVICE
NODDING DONKEY	6,200 SF ENCLOSED
	2,000 SF OPEN AIR
FAMILY GREEN	20,000 SF OPEN AIR
TOTAL	22,500 SF ENCLOSED
	52,000 SF OPEN AIR

ROCKWALL CASE # Z2022-041



## Exhibit 'C': Concept Building Elevations



### **Culinary Wise Food Hall**

As the parent company of our restaurants, Culinary Wise unites our concepts as one brand. The Culinary Wise Food Hall is a literal physical representation of that unity, with four of our most popular restaurant concepts under one roof, as well as a few offerings that have been served through our catering business for over 20 years. As the sole owner and operator of the food hall, unlike other food halls which rent space to individual restaurant owners, we'll have full oversight of the quality and consistency in both our offerings and our service. The food hall will have 2,500 sq ft of kitchen and entry space with 120 indoor seats and an indoor/outdoor bar that seats 12 on both sides. There will also be 80 seats outside along with a covered & gated playground for children aged 2-12 years.



### **The Nodding Donkey - Texas Sports Saloon, Scratch Kitchen**

Opened in 2010, The Nodding Donkey quickly became the go-to sports saloon in Uptown Dallas. Our menu offerings for the Texas Wedge outpost of The Nodding Donkey will be a hybrid of the restaurant's tex-mex and game day favorites, along with bistro items including steaks, pork chops & pasta from sister restaurant Stile & Allen. Located on the third floor of Texas Wedge as part of the 15,000 sq. foot open air design, The Nodding Donkey will have ample seating with 300+ seats inside, 200+ outside and 60 at the rectangular bar. With 60 TVs and a live concert venue sharing the 15,000 sq ft space, there will always be something to enjoy at The Nodding Donkey! Rockwell residents looking for a place to plan an event will also love our 5,000 sq ft private event hall overlooking the stage and outdoor bar. This larger space can also be rearranged into four 1,250 sq ft spaces to accommodate smaller parties.

### **20,000 Green Space**

Central secure green space for families to gather. Outdoor entertainment and shaded trees provide a safe and relaxing environment for family gathering. Canopy covered raised bar for live music.

A true entertainment destination for families and adults alike, the fun doesn't stop at golf! The second floor of Texas Wedge will be home to 12 lanes of bowling, a full arcade and five party rooms, perfect for birthday parties, corporate events and more. Go up one more level and you'll find yourself in The Nodding Donkey Sports Saloon, a full-service bar and kitchen with two private rooms (The Bourbon Room & The Bubbly Room) exclusively for adults. Each room will have private bathrooms, a bar, a balcony and two golf bays. Texas Wedge has truly been designed to be the premiere entertainment destination for families and adults alike in beautiful Rockwall, TX.

### **Texas Wedge**

Texas Wedge has been designed to be an unforgettable experience for golf enthusiasts, amateurs, and families alike, focused on five-star guest service, the latest interactive golf technology and professional quality golf equipment. In each of the 81 bays, guests will swing Cleveland Wedges and drive Srixon golf balls as they play their choice of 200 of the most famous golf courses from around the world, thanks to Track Master technology. In the driving range area, guests will have access to 3-5 signature holes from some of the most well-known PGA courses.



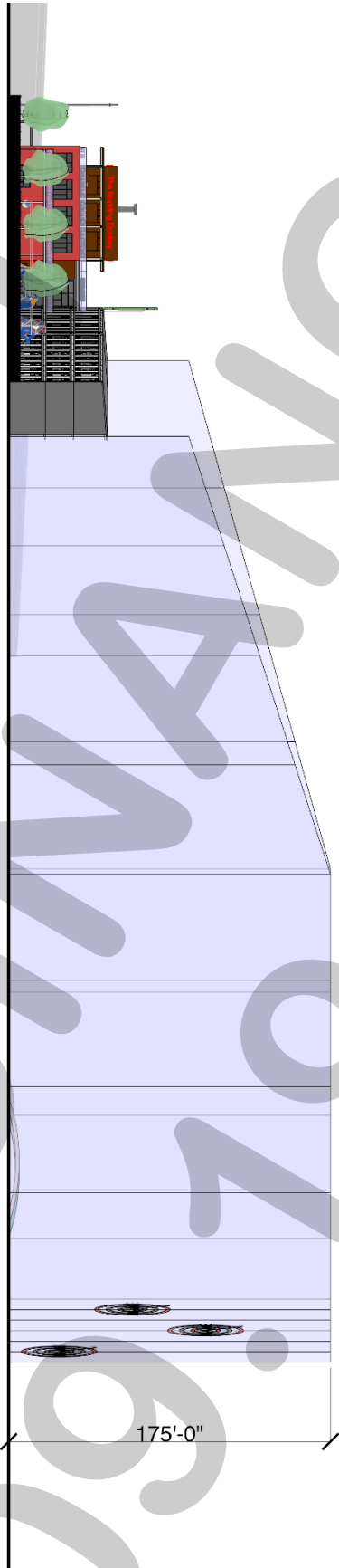
ROCKWALL CASE # Z2022-041



Exhibit 'D':  
Golf Netting Height

WDS  
wefing design studio

NETTING HEIGHT



ROCKWALL CASE # Z2022-041

## Miller, Ryan

---

**From:** Miller, Ryan  
**Sent:** Friday, August 26, 2022 8:10 AM  
**To:** Renee Ward  
**Cc:** Conor Keilty  
**Subject:** Project Comments: Z2022-041  
**Attachments:** Draft Ordinance (08.23.2022).pdf; Engineering Comments (08.26.2022).pdf; Project Comments (08.26.2022).pdf

Renee ... Attached are the project comments, engineering comments, and draft ordinance for your zoning case. The meeting schedule for this case is as follows:

Planning and Zoning Commission Work Session: August 30, 2022  
Planning and Zoning Commission Public Hearing: September 13, 2022  
City Council Public Hearing/1<sup>st</sup> Reading: September 19, 2022  
City Council 2<sup>nd</sup> Reading: October 3, 2022

Please note that a representative is required to be at all meetings and all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Should you have any questions please let me know. Thanks.



**RYAN C. MILLER, AICP**

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

---

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

## Miller, Ryan

---

**From:** Renee Ward <ReneeW@wierassociates.com>  
**Sent:** Tuesday, September 6, 2022 5:58 PM  
**To:** Miller, Ryan; Johnston, Sarah  
**Cc:** Randy Eardley; WA19144.02  
**Subject:** WA #19144.02 Texas Wedge SUP  
**Attachments:** Attachments.html

### Citrix Attachments

Expires March 5, 2023

Concept Plans Texas Wedge.pdf	5.5 MB
Draft Ordinance Markups.pdf	68.7 KB
Metes & Bounds Description.pdf	101.3 KB

[Download Attachments](#)

Renee Ward uses Citrix Files to share documents securely.

Hi Ryan & Sarah,

The attached concept plans and metes and bounds description for Texas Wedge SUP have been updated to address all City comments.

Please review and let me know if you have any additional comments. If not, I will get hard copies to the City tomorrow.

Thanks for your help,

**Renee Ward, P.E.**  
Team Leader

**WIER & ASSOCIATES, INC.**  
**Engineers / Surveyors / Land Planners**  
*Celebrating 44 Years of Serving Clients, Employees & Community*  
2201 E. Lamar Blvd., Suite 200E, Arlington, TX 76006-7440  
Ph: 817-467-7700 ext. 202 Fax: 817-467-7713  
[www.WierAssociates.com](http://www.WierAssociates.com)

Texas Engineering Firm No. F-2776  
Texas Land Surveying Firm No. 10033900

**Disclaimer**



The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by **Mimecast Ltd.**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**



October 26, 2022

TO: Renee Ward, PE  
Wier & Associates, Inc.  
2201 E. Lamar Boulevard, Suite 200E  
Arlington, TX 76006

CC: Conor Keilty, AIA  
Structured REA-Rockwall Land LLC  
2801 E. Camelback Road, Suite 200  
Phoenix, Arizona 85016

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

SUBJECT: Z2022-041; *Specific Use Permit (SUP) for the Texas Wedge*

Ms. Ward:

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall was approved by the City Council on October 3, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) The applicant shall be responsible for maintaining compliance with the *Operational Conditions* contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (a) The development and operation of a *Golf Driving Range* shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and *Concept Building Elevations* depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
  - (b) The maximum height of the netting and support structures shall not exceed 200-feet and shall generally conform to *Exhibit 'D'* of the Specific Use Permit (SUP) ordinance.
- (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 September 13, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 6-0, with Commissioner Welch absent.

City Council

On September 19, 2022, the City Council approved a motion to approve the SUP by a vote of 7-0.

On October 3, 2022, the City Council approved a motion to approve the Specific Use Permit with a vote of 7-0.

Included with this letter is a copy of *Ordinance No. 22-52*, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely,

Ryan Miller, AICP  
Director of Planning and Zoning

CITY OF ROCKWALL

ORDINANCE NO. 22-52

SPECIFIC USE PERMIT NO. S-287

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 GOLF DRIVING RANGE ON A 7.955-ACRE TRACT OF LAND BEING A PORTION OF A LARGER 18.13-ACRE TRACT OF LAND AND A 12.868-ACRE TRACT OF LAND IDENTIFIED AS TRACT 22 & 22-2 OF THE R. IRVINE SURVEY, ABSTRACT NO 120, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; 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**, a request has been made by Renee Ward, PE of Weir & Associates on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a Specific Use Permit (SUP) for a *Golf Driving Range* on a 7.955-acre parcel of land, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, being identified as a portion of a larger 18.13-acre tract of land and a 12.868-acre tract of land further identified as Tract 22 & 22-2 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, generally located near the terminus of Fit Sport Life Boulevard, and being more specifically described 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 the establishment of a *Golf Driving Range* as stipulated by 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 used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Subsection 01.01, *Land Use Schedule*, of Article 04, *Permissible Uses*, and Subsection 04.01, *General Commercial District Standards*; Subsection 04.05, *Commercial (C) District*; and Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development*



*Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall -- as heretofore amended and may be amended in the future -- and with the following conditions:

## **2.1 OPERATIONAL CONDITIONS**

The following conditions pertain to the operation of a *Golf Driving Range* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The development and operation of a *Golf Driving Range* shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and *Concept Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 2) The maximum height of the netting and support structures shall not exceed 200-feet and shall generally conform to *Exhibit 'D'* of this ordinance.

## **2.2 COMPLIANCE**

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, 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 the 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.

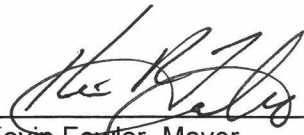
**SECTION 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

**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.

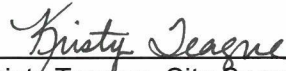
**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application 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.

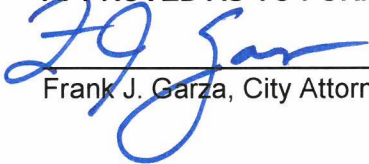
**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3<sup>RD</sup> DAY OF OCTOBER, 2022.**

  
Kevin Fowler, Mayor

**ATTEST:**

  
Kristy Teague, City Secretary

**APPROVED AS TO FORM:**

  
Frank J. Garza, City Attorney



1<sup>st</sup> Reading: September 19, 2022

2<sup>nd</sup> Reading: October 3, 2022

**Exhibit 'A':**  
*Legal Description*

*BEING A TRACT OF LAND LOCATED IN THE ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO STRUCTURED REA-ROCKWALL LAND, LLC, RECORDED IN INSTRUMENT NO. 20210000001622, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:*

*BEGINNING AT A 1/2" IRON ROD FOUND, SAID IRON ROD BEING A NORTHEAST CORNER OF SAID STRUCTURED TRACT, THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO JOWERS, INC., RECORDED IN VOLUME 1215, PAGE 155, DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.), AND IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO RUSTY WAWS FAMILY LIMITED, PARTNERSHIP #2. RECORDED IN VOLUME 4014, PAGE 173, D.R.R.C.T., FROM WHICH A 5/8" IRON ROD FOUND WITH A PINK CAP STAMPED "TXDOT" BEARS N 01°41'51" W, 384.88 FEET, SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID JOWERS TRACT AND THE NORTHWEST CORNER OF SAID RUSTY WALLIS TRACT;*

*THENCE S 01°41'51" E, ALONG AN EAST LINE OF SAID STRUCTURED TRACT AND THE WEST LINE OF SAID RUSTY WAWS TRACT, 390.33 FEET TO A POINT:*

*THENCE S 66°40'31" W, DEPARTING AN EAST LINE OF SAID STRUCTURED TRACT AND THE WEST LINE OF SAID RUSTY WAWS TRACT, 554.53 FEET TO A POINT;*

*THENCE N 69°37'39" W, A DISTANCE OF 307.50 FEET TO A POINT, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;*

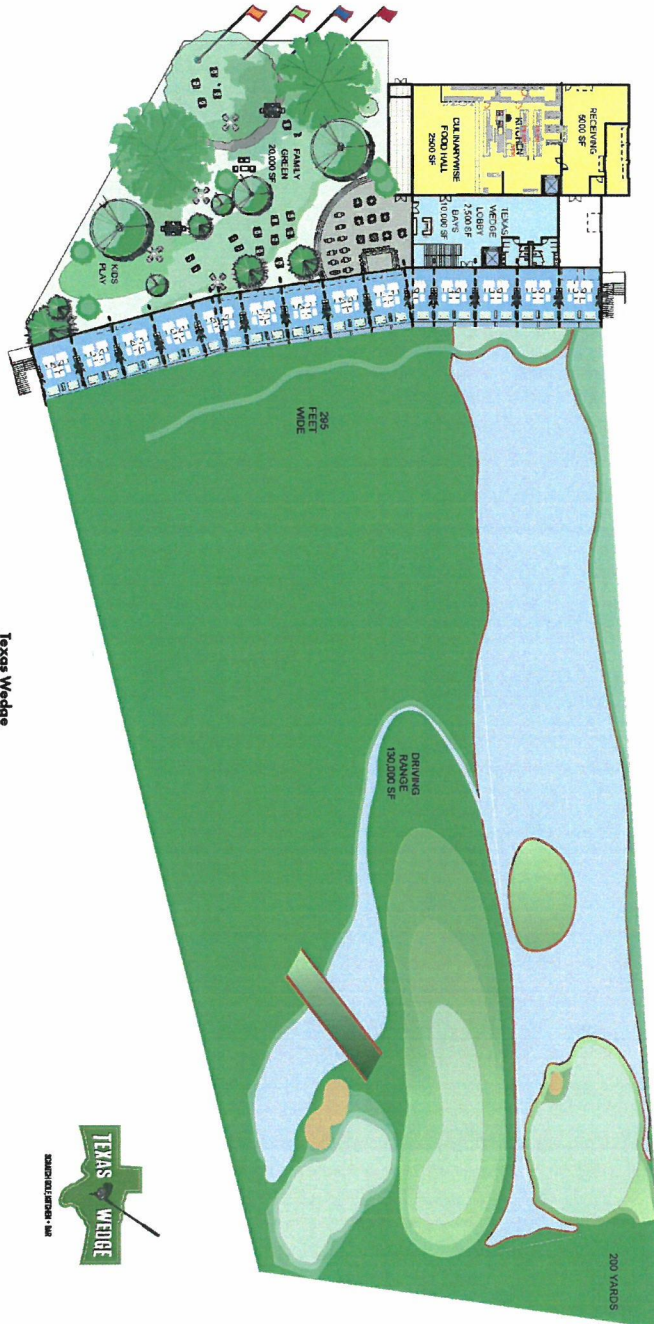
*THENCE NORTHWESTERLY, AN ARC LENGTH OF 3.78 FEET ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 10°50'27", AND A CHORD BEARING OF N 14°22'25" W, 3.78 FEET TO A POINT;*

*THENCE N 08°57'11" W, A DISTANCE OF 303.51 FEET TO A POINT, FROM WHICH A 5/8" IRON ROD FOUND WITH A PINK CAP STAMPED "TXDOT" BEARS S 89°22'04" W, 996.58 FEET, SAID IRON ROD BEING THE NORTHWEST CORNER OF SAID STRUCTURED TRACT AND BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF CORPORATE CROSSING (VARIABLE WIDTH RIGHT-OF-WAY) WITH THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 30 (VARIABLE WIDTH RIGHT-OF-WAY):*

*THENCE N 76°34'05" E, AT A DISTANCE OF 316.84 FEET PASSING THE SOUTHWEST CORNER OF SAID JOWERS TRACT, AND CONTINUING ALONG THE SOUTH LINE OF SAID JOWERS TRACT AND A NORTH LINE OF SAID STRUCTURED TRACT A TOTAL DISTANCE OF 857.54 FEET TO THE PLACE OF BEGINNING AND CONTAINING 7.955 ACRES (346,532 SQUARE FEET) OF LAND, MORE OR LESS.*



## Exhibit 'B': Concept Plan



### 20,000 Green Space

Central secure green space for families to gather. Outdoor entertainment and shaded trees provide a safe and relaxing environment for family gathering. Canopy covered raised bar for live music.

### Texas Wedge

Texas Wedge has been designed to be an unforgettable experience for golf enthusiasts, amateurs, and families alike. Focused on five-star guest service, the latest interactive golf technology and professional quality golf equipment. In each of the 81 bays, guests will swing Cleveland Wedges and drive Stron golf balls as they play their choice of 200 of the most famous golf courses from around the world, thanks to Track Master technology. In the driving range area, guests will have access to 3-5 signature holes from some of the most well-known PGA courses.

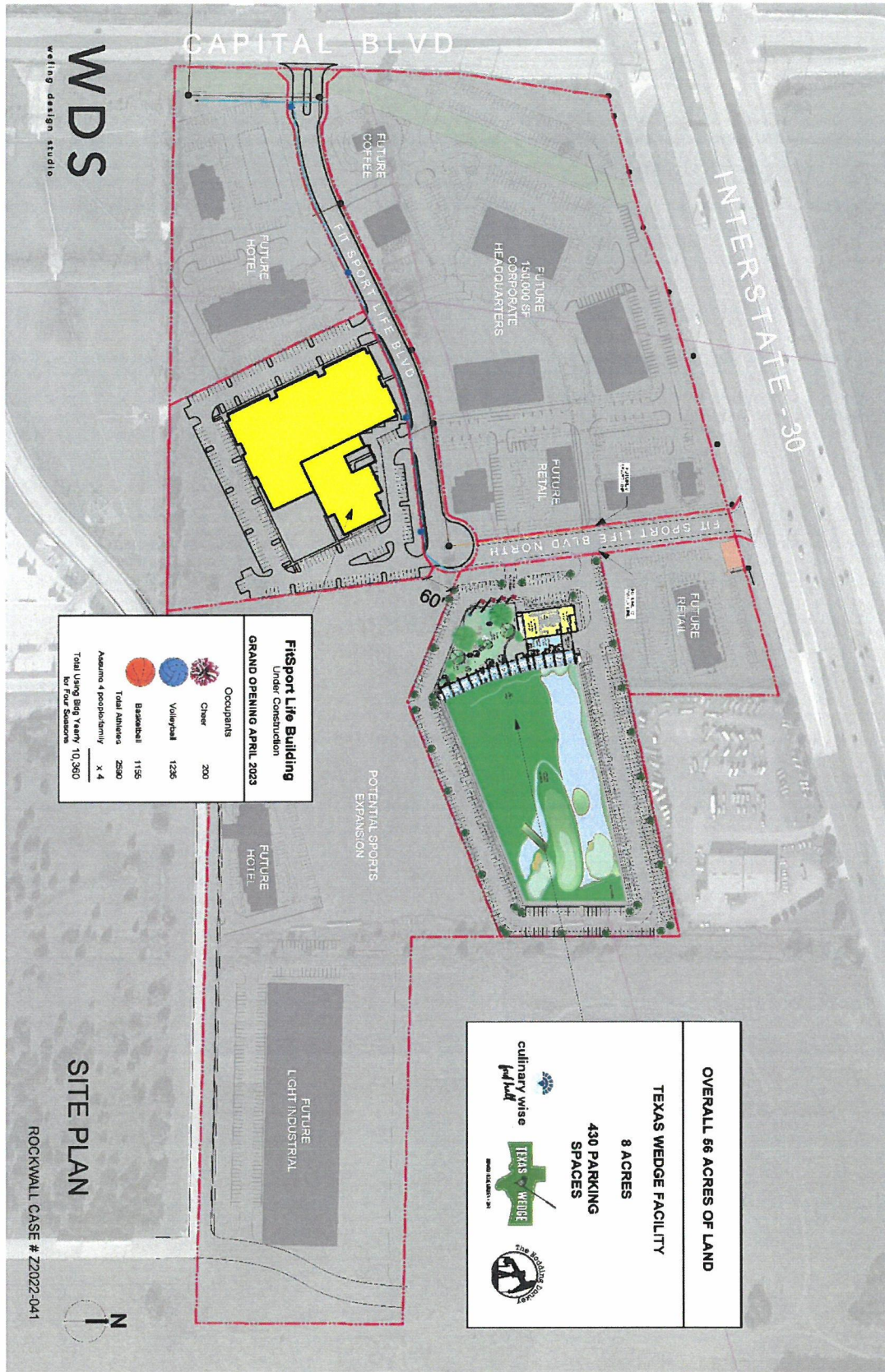
A true entertainment destination for families and adults alike, the fun doesn't stop at golf! The second floor of Texas Wedge will be home to 12 lanes of bowling, a full arcade and five party rooms, perfect for birthday parties, corporate events and more. Go up one more level and you'll find yourself in the Nodding Donkey Sports Saloon, a full-service bar and kitchen with two private rooms (The Bourbon Room & The Bubbly Room) exclusively for adults. Each room will have private bathrooms, a bar, a balcony and two golf bays. Texas Wedge has truly been designed to be the premiere entertainment destination for families and adults alike in beautiful Rockwell, TX.

**WDS**  
wating design studio

ROCKWALL CASE # Z2022-041



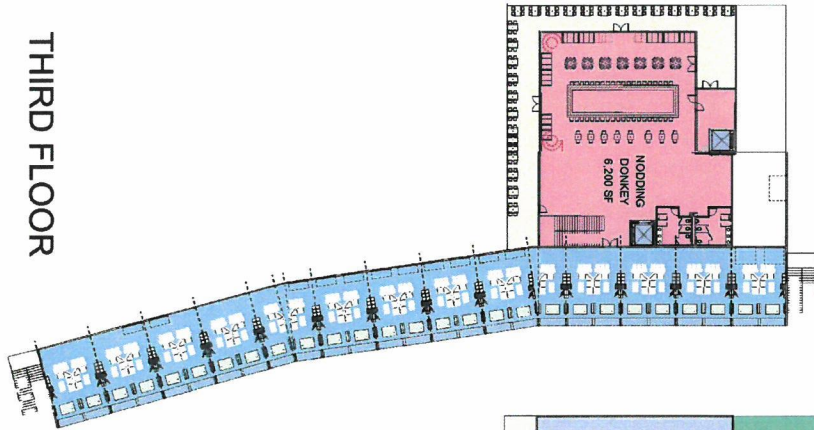
Exhibit 'B':  
Concept Plan



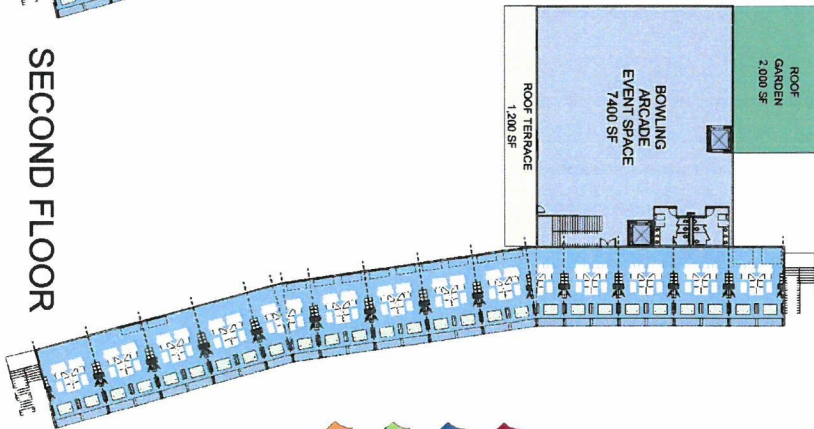
# Exhibit 'B': Concept Plan

**WDS**  
wefling design studio

THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

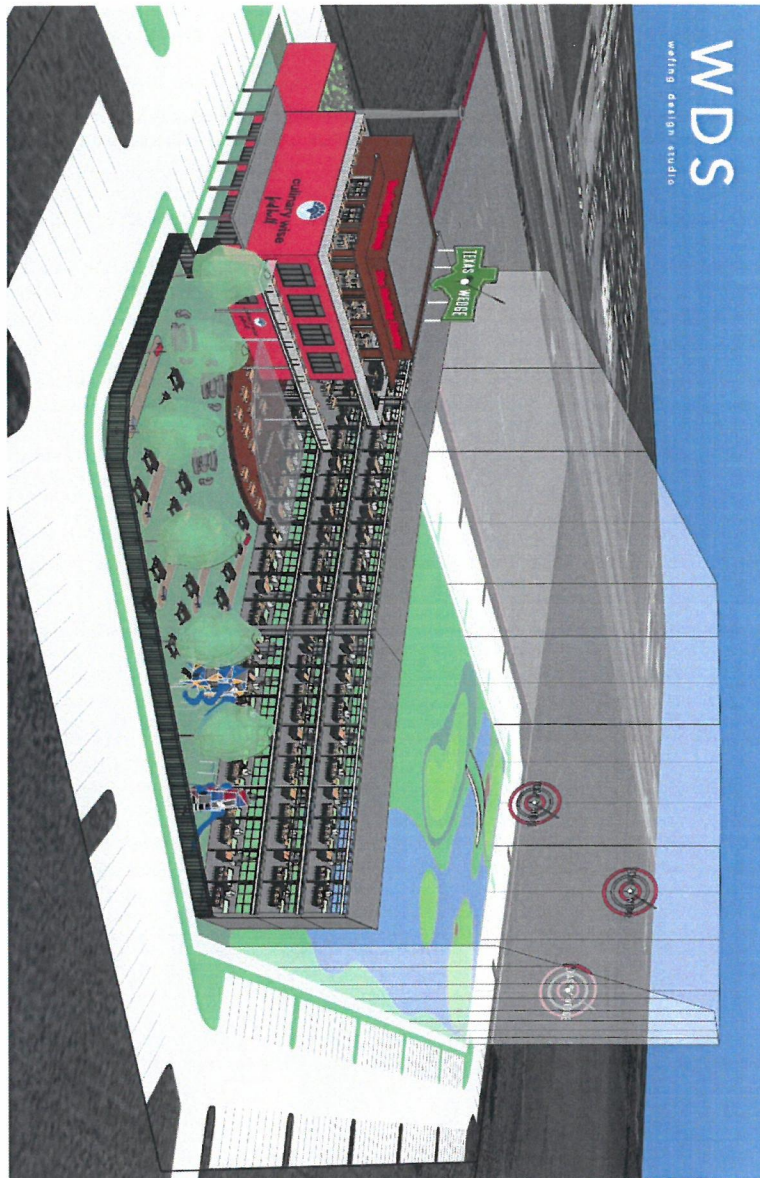


TEXAS WEDGE	2,500 SF ENCLOSED
BOWLING/ARCADE	30,000 SF OPEN AIR
CULINARY WISE	2,500 SF
CULINARY WISE	2,500 SF ENCLOSED
2500 SF MARKET	5000 SF SERVICE
NODDING DONKEY	6,200 SF ENCLOSED
FAMILY GREEN	2,000 SF OPEN AIR
FAMILY GREEN	20,000 SF OPEN AIR
TOTAL	22,500 SF ENCLOSED
	52,000 SF OPEN AIR

ROCKWALL CASE # Z2022-041



## Exhibit 'C': Concept Building Elevations



### **Culinary Wise Food Hall**

As the parent company of our restaurant, Culinary Wise unites our concept as one brand. The Culinary Wise Food Hall is a literal physical representation of that unity, with four of our most popular restaurant concepts under one roof, as well as a few offerings that have been served through our catering business for over 20 years. As the sole owner and operator of the food hall, unlike other food halls which rent space to individual restaurant owners, we'll have full oversight of the quality and consistency in both our offerings and our service. The food hall will have 2,500 sq ft of kitchen and entry space with 120 indoor seats and an indoor/outdoor bar that seats 12 on both sides. There will also be 80 seats outside along with a covered & gated playground for children aged 2-12 years.



### **The Nodding Donkey - Texas Sports Saloon, Scratch Kitchen**

Opened in 2010, The Nodding Donkey quickly became the go-to sports saloon in Uptown Dallas. Our menu offerings for the Texas Wedge outpost of The Nodding Donkey will be a hybrid of the restaurant's tex-mex and game day favorites, along with bistro items including steaks, pork chops & pasta from sister restaurant State & Allen. Located on the third floor of Texas Wedge as part of the 15,000 sq. foot open air design, The Nodding Donkey will have ample seating with 300+ seats inside, 200+ outside and 60 at the rectangular bar. With 60 TVs and a live concert venue sharing the 15,000 sq ft space, there will always be something to enjoy at The Nodding Donkey! Rockwell residents looking for a place to plan an event will also love our 5,000 sq ft private event hall overlooking the stage and outdoor bar. This larger space can also be rearranged into four 1,250 sq ft spaces to accommodate smaller parties.

ROCKWALL CASE # Z2022-041

### **Texas Wedge**

Texas Wedge has been designed to be an unforgettable experience for golf enthusiasts, amateurs, and families alike, focused on five-star guest service, the latest interactive golf technology and professional quality golf equipment. In each of the 81 bays, guests will swing Cleveland Wedges and drive Srixon golf balls as they play their choice of 200 of the most famous golf courses from around the world, thanks to Track Master technology. In the driving range area, guests will have access to 3-5 signature holes from some of the most well-known PGA courses.

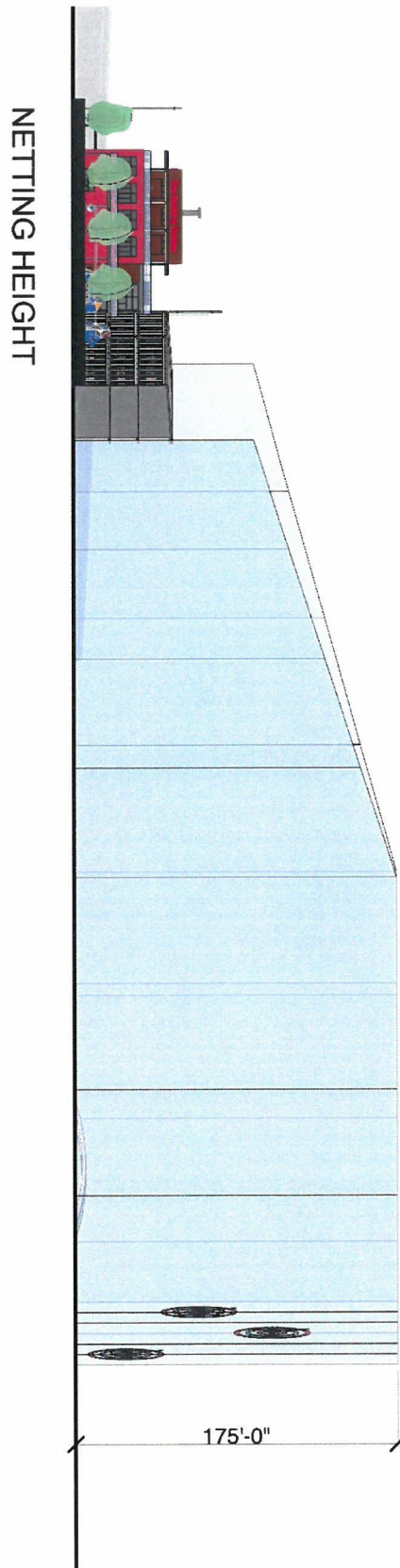
A true entertainment destination for families and adults alike, the fun doesn't stop at golf! The second floor of Texas Wedge will be home to 12 lanes of bowling, a full arcade and five party rooms, perfect for birthday parties, corporate events and more. Go up one more level and you'll find yourself in The Nodding Donkey Sports Saloon, a full-service bar and kitchen with two private rooms (The Bourbon Room & The Bubbly Room) exclusively for adults. Each room will have private bathrooms, a bar, a balcony and two golf bays. Texas Wedge has truly been designed to be the premiere entertainment destination for families and adults alike in beautiful Rockwell, TX.

### **20,000 Green Space**

Central secure green space for families to gather. Outdoor entertainment and shaded trees provide a safe and relaxing environment for family gathering. Canopy covered raised bar for live music.



Exhibit 'D':  
Golf Netting Height



WDS  
wedding design studio

ROCKWALL CASE # Z2022-041