CASE COVER SHEET

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

PLANNING & ZONING CASE NO. Z2023-035

PLANNING & ZONING FEE

PLATTING APPLICATION
- ☐ MASTER PLAT
- ☐ PRELIMINARY PLAT
- ☐ FINAL PLAT
- ☐ REPLAT
- ☐ AMENDING OR MINOR PLAT
- ☐ PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION
- ☐ SITE PLAN
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

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

OTHER APPLICATION
- ☐ TREE REMOVAL
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

On August 15, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 5-0, with Commissioner Hustings absent.

CITY COUNCIL READING #1

On August 21, 2023, the City Council approved a motion to approve the SUP by a vote of 7-0.

CITY COUNCIL READING #2

On September 5, 2023, the City Council approved a motion to approve the SUP by a vote of 7-0.

CONDITIONS OF APPROVAL

NOTES

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Fit Sports Life Boulevard		
SUBDIVISION	Structured REA-Rockwall Land LLC	Inst. No. 20210000001622	
GENERAL LOCATION	200' South and 800' East of intersection of I30 and Corporate Crossing		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial - C	CURRENT USE	Undeveloped		
PROPOSED ZONING	Commercial - C with SUP	PROPOSED USE	Restaurant & Golf		
ACREAGE	9.942 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 Blvd, 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 Conor Keilty [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 $ 349.13 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 14th *DAY OF* July, 20 23. *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 12th *DAY OF* July, 20 23.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC STATE OF TEXAS ID# 133671[illegible] EXPIRES 3-29-2026

MY COMMISSION EXPIRES 3-29-26

WIER & ASSOCIATES, INC.
ENGINEERS
SURVEYORS
LAND PLANNERS

PRINCIPALS
JOHN P. 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

July 14, 2023

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
Amended Special Use Permit Request

Dear Planning Department,

We are requesting an amended Special Use Permit for the proposed Texas Wedge, Mini Golf, The Nodding Donkey, and Culinary Wise Food Hall at the southeast corner of Interstate 30 and Corporate Crossing. The amendment is due to the property boundary increasing from 7.955 acres to 9.942 acres to include mini golf on-site. The metes and bounds description and concept/site layout plans have been adjusted for the larger property boundary. We are requesting the following zoning changes (that were included with the previously approved zoning case Z2022-041) with this amended SUP:

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 amended Special Use Permit submittal and request your recommendation to the Planning and Zoning Commission and City Council for the approval of this amended SUP. If you have any questions or comments, please feel free to contact me at 817-467-7700 or ReneeW@WierAssociates.com.

Truly yours,

Renee Ward

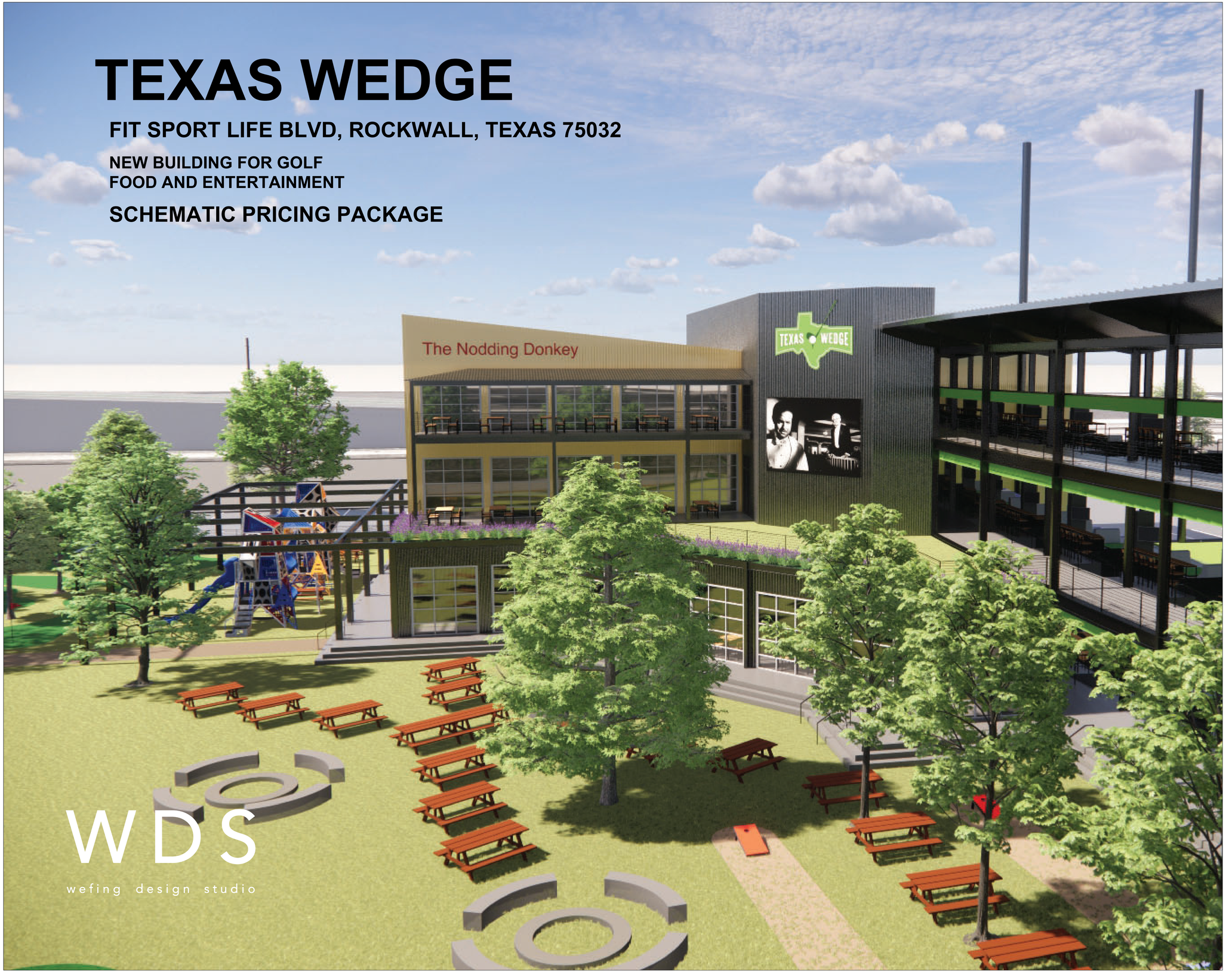
Renee Ward, PE
Wier & Associates, Inc.
Texas Firm Registration No. F-2776

TEXAS WEDGE

FIT SPORT LIFE BLVD, ROCKWALL, TEXAS 75032

NEW BUILDING FOR GOLF
FOOD AND ENTERTAINMENT

SCHEMATIC PRICING PACKAGE



WDS

wefing design studio



VICINITY MAP

DRAWING LIST

T - 1.0	TITLE SHEET
SP - 1.0	SITE PLAN - EXISTING
SP - 1.1	SITE PLAN - PROPOSED
SP - 1.2	SITE PLAN - PROPOSED ENLARGED
SP - 1.3	GREEN SPACES
SP - 1.4	ADULT GREEN SPACES
SP - 1.5	KID SPACES
SP - 1.6	GOLF RANGE
A - 1.1	FIRST FLOOR PLAN
A - 1.2	SECOND FLOOR PLAN
A - 1.3	THIRD FLOOR PLAN
A - 1.4	PLANS 1-3
A - 2.0	ELEVATION/SECTION - NORTH
A - 2.1	ELEVATION/SECTION - SOUTH
A - 2.2	ELEVATION/SECTION - WEST

WDS
410 SOUTH MICHIGAN AVE SUITE 512
CHICAGO ILLINOIS 60605
312.583.7087 ERICH@WDS-AD.COM

JOB # 2207

TEXAS WEDGE FACILITY
ROCKWALL, TX

SUBMISSION

⚠	DATE	DESCRIPTION
	06.13.2023	SCHEMATIC REDESIGN

TEXAS WEDGE
SCRATCH KOLE KITCHEN + BAR

TITLE SHEET **T-1.0**

INTERSTATE 30

FITSPORTLIFE BLVD

CORPORATE CROSSING

CAPITAL BLVD

588 590 592 594 596 598

590 588

592 594 596 598 600 602

578 580 582 584 586

612 610 608 606

1 SITE PLAN
Scale: 1"= 100 ft

6.7 ACRES

FitSport Life Building

Under Construction

GRAND OPENING MAY 2023

WDS

410 SOUTH MICHIGAN AVE SUITE 512
CHICAGO ILLINOIS 60605

312.583.7087 ERICH@WDS-AD.COM

JOB # 2207

TEXAS WEDGE FACILITY

ROCKWALL, TX

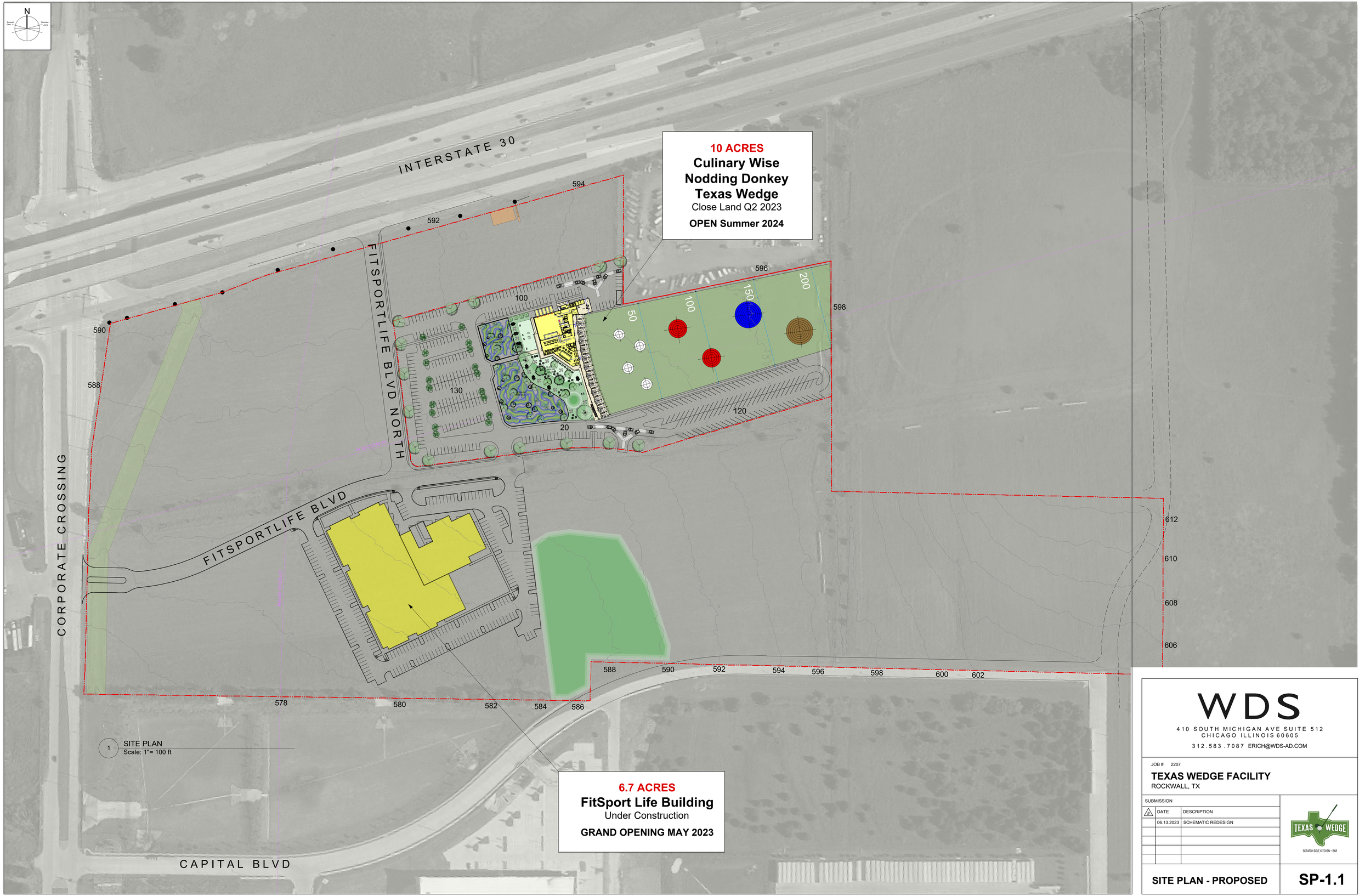
SUBMISSION

	DATE	DESCRIPTION
1	06.13.2023	SCHEMATIC REDESIGN

TEXAS WEDGE
SCRATCH EDLY KITCHEN + BAR

SITE PLAN - EXISTING

SP-1.0



1 SITE PLAN
Scale: 1"= 100 ft

WDS
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CHICAGO ILLINOIS 60605
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JOB # 2207

TEXAS WEDGE FACILITY
ROCKWALL, TX

SUBMISSION

	DATE	DESCRIPTION
2	06.13.2023	SCHEMATIC REDESIGN

TEXAS WEDGE
SCRATCH GOLF KITCHEN + BAR

SITE PLAN - PROPOSED **SP-1.1**

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JOB # 2207

TEXAS WEDGE FACILITY
ROCKWALL, TX

SUBMISSION

	DATE	DESCRIPTION
1	06.13.2023	SCHEMATIC REDESIGN

TEXAS WEDGE
SCRATCH GOLF KITCHEN + BAR

SITE PLAN - PROPOSED

SP-1.2

592
594
596
598
100
130
120
20
50
100
150
200
7500 SF KIDS MINI GOLF
KIDS PLAY
15,000 SF GREEN SPACE
20,000 SF MINI GOLF
IH 30 OVERLAY

1 SITE PLAN
Scale: 1" = 40 ft

N



1 PLAN
Scale: 1" = 20 ft

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410 SOUTH MICHIGAN AVE SUITE 512
CHICAGO ILLINOIS 60605
312.583.7087 ERICH@WDS-AD.COM

JOB # 2207

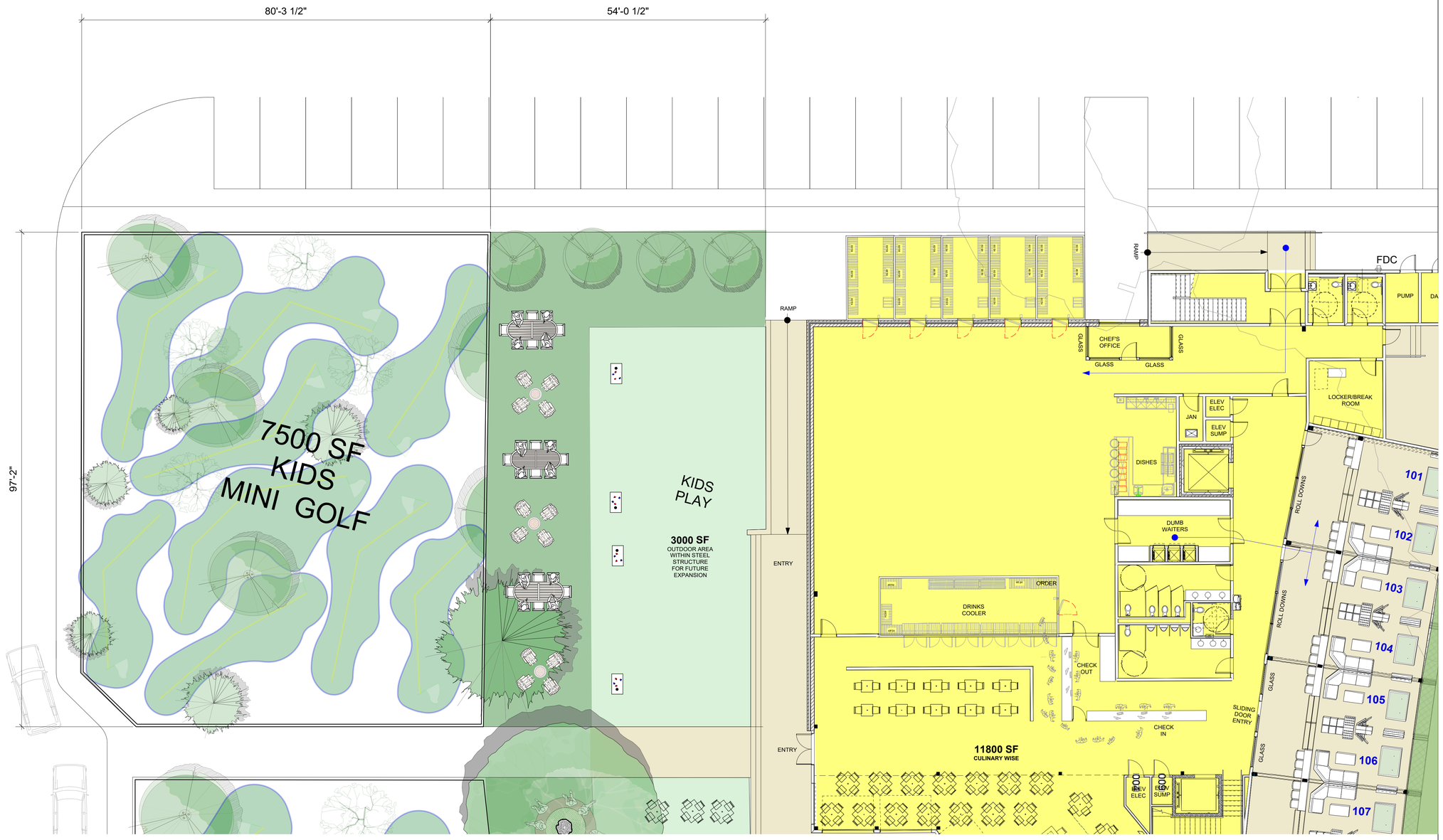
TEXAS WEDGE FACILITY
ROCKWALL, TX

SUBMISSION

	DATE	DESCRIPTION
2	06.13.2023	SCHEMATIC REDESIGN

TEXAS WEDGE
SCRATCH GOLF KITCHEN + BAR

GREEN SPACES **SP-1.3**



1 PLAN
Scale: 1" = 10 ft

N

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312.583.7087 ERICH@WDS-AD.COM

JOB # 2207

TEXAS WEDGE FACILITY
ROCKWALL, TX

SUBMISSION		
△	DATE	DESCRIPTION
	06.13.2023	SCHEMATIC REDESIGN

TEXAS WEDGE
SCRATCH KOLE KITCHEN + BAR

KID SPACES

SP-1.4



1 PLAN
Scale: 1" = 10 ft

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JOB # 2207

TEXAS WEDGE FACILITY
ROCKWALL, TX

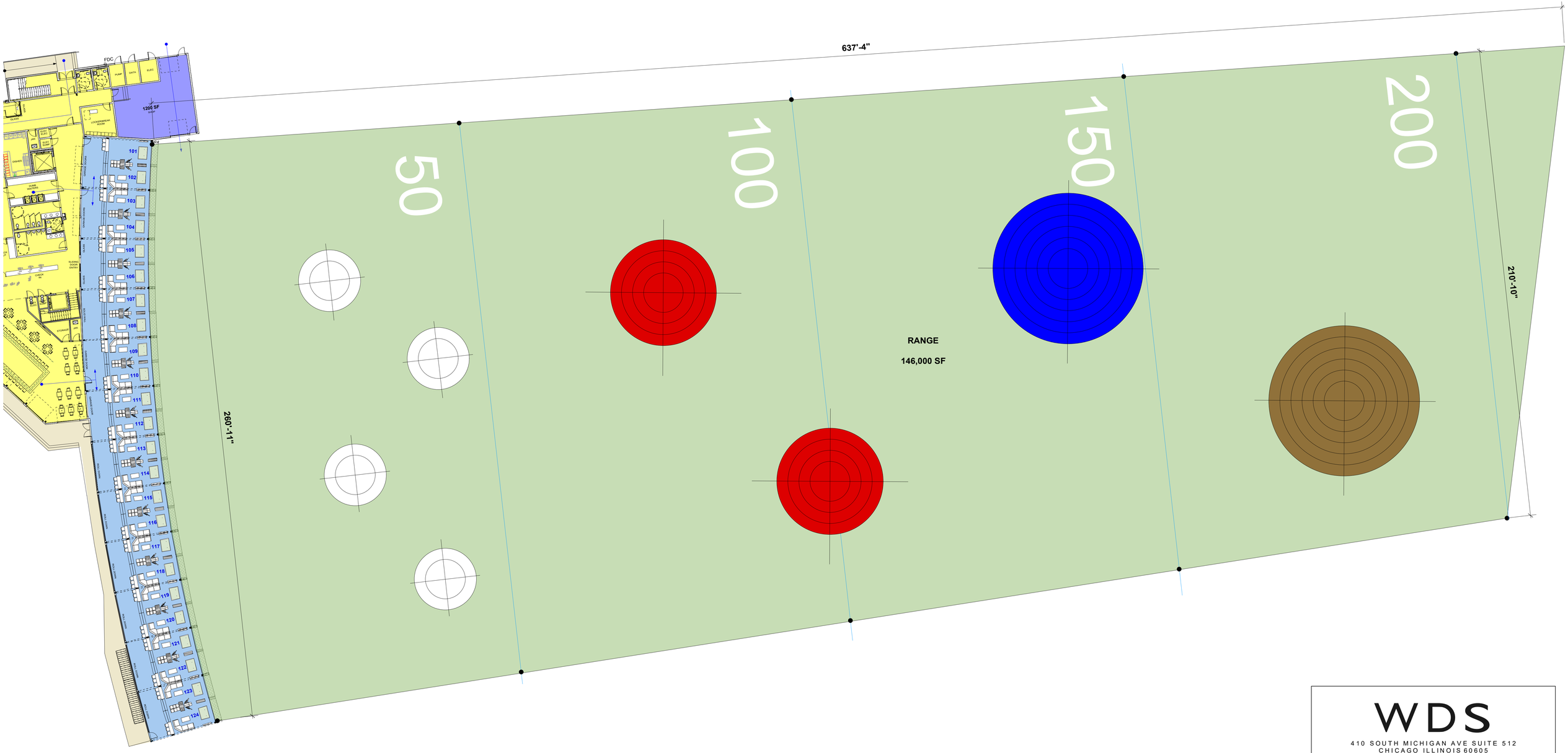
SUBMISSION

	DATE	DESCRIPTION
1	06.13.2023	SCHEMATIC REDESIGN

TEXAS WEDGE
SCRATCH EDLE KITCHEN + BAR

ADULT GREEN SPACES

SP-1.4



3 RANGE PLAN
Scale: 1" = 20 ft

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JOB # 2207

TEXAS WEDGE FACILITY
ROCKWALL, TX

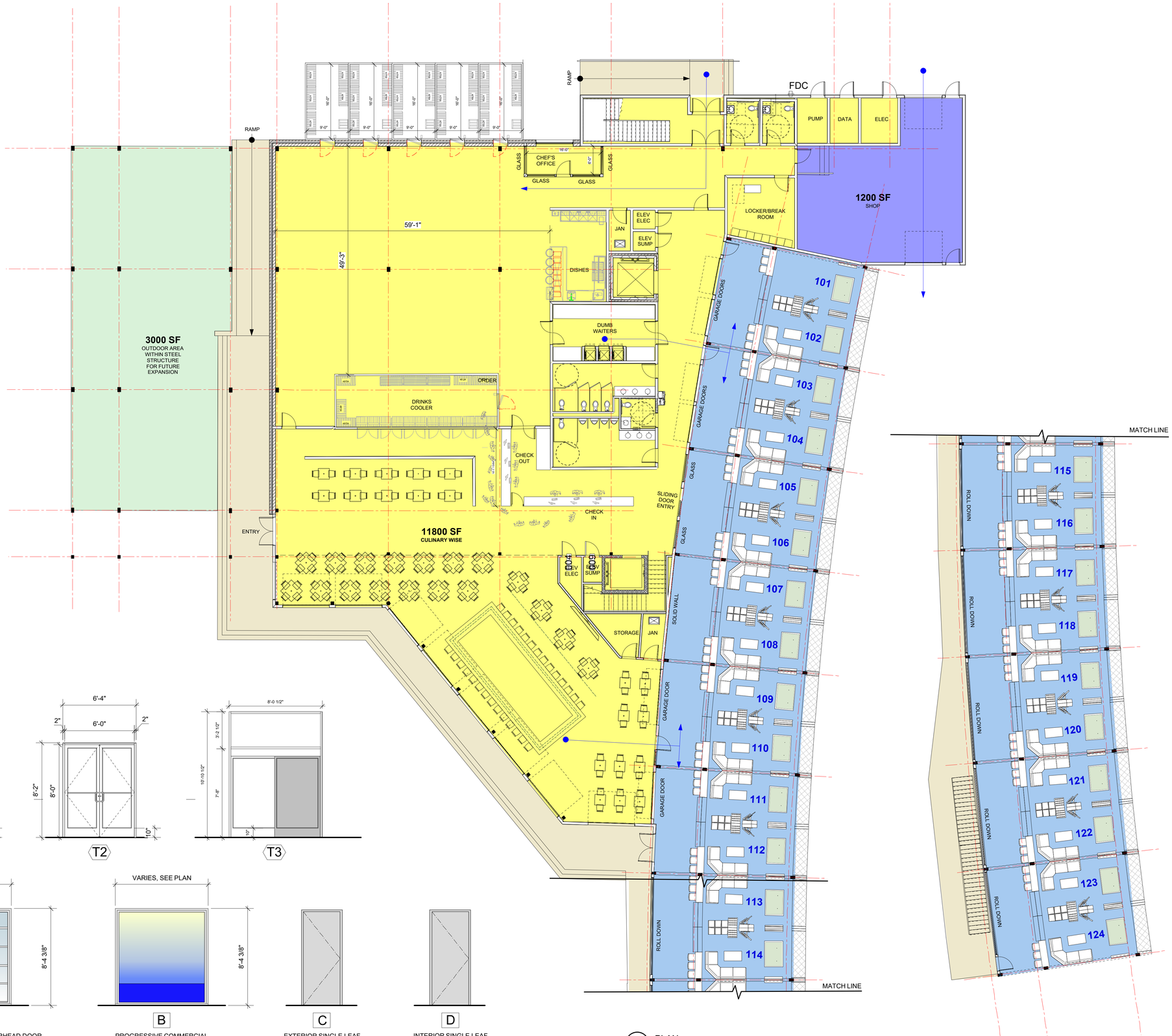
SUBMISSION

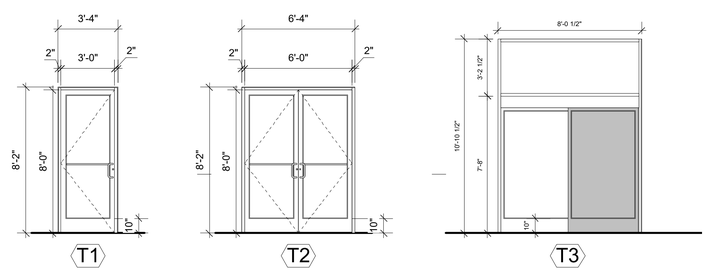
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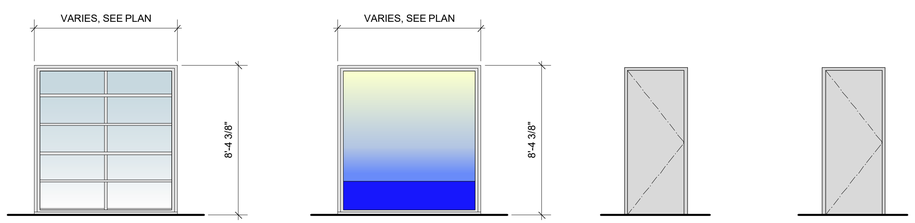
TEXAS WEDGE
SCRATCH GOLF, KITCHEN + BAR

GOLF RANGE

SP-1.6







A
CLOPAY 903 ARCHITECTURAL OVERHEAD DOOR
ALUMINUM FRAME
CLEAR ACRYLIC PANEL
POLYZONE SILVER20XTRA FILM, SHGC .19
MECHANICALLY OPERATED
MAX 0.90 U-FACTOR PER
IECC 2018

B
PROGRESSIVE COMMERCIAL
SCREEN

C
EXTERIOR SINGLE LEAF
1-3/4" HOLLOW
METAL DOOR
2" METAL FRAME WIDTH
MAX 0.90 U-FACTOR PER
IECC 2018

D
INTERIOR SINGLE LEAF
1-3/4" HOLLOW
METAL DOOR
2" METAL FRAME WIDTH

1 PLAN
Scale: 1" = 10 ft

WALL TYPE A

WALL TYPE B

ROOF TYPE A

7.2 PANEL CORRUGATED METAL -
WESTERN STATES METAL ROOFING
"WESTERN RIB" OR EQUAL

ALUMINUM ST CLIP

POLYISO THERMAL INSULATION (R-21)

CONTINUOUS FULLY ADHERED AIR /
VAPOR CONTROL LAYER

METAL DECK - 7.2 METAL CORRUGATED
METAL PANEL
RE: STRUCTURAL

ROOF PURLINS - STEEL TUBES
RE: STRUCTURAL

ROOF TYPE B

7.2 PANEL CORRUGATED METAL -
WESTERN STATES METAL ROOFING
"WESTERN RIB" OR EQUAL

WDS
410 SOUTH MICHIGAN AVE SUITE 512
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JOB # 2207

TEXAS WEDGE FACILITY
ROCKWALL, TX

SUBMISSION

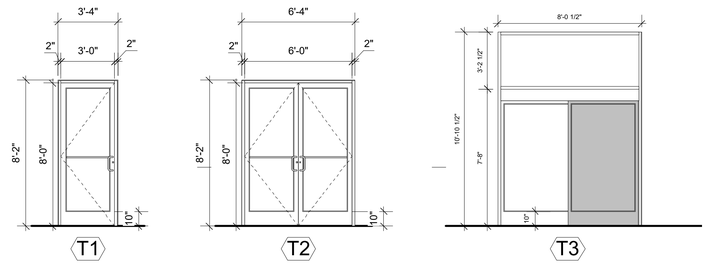
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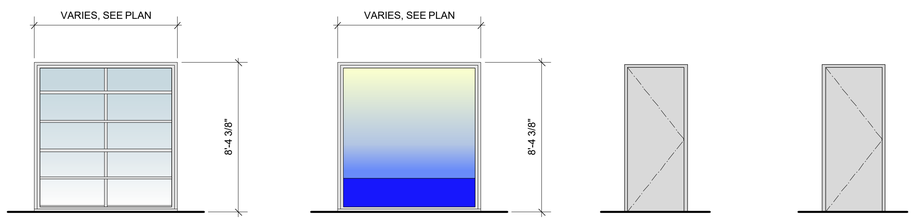
TEXAS WEDGE
SCRATCH KOLK KITCHEN + BAR

FIRST FLOOR PLAN **A-1.1**



1 PLAN
Scale: 1" = 10 ft





A
CLOPAY 903 ARCHITECTURAL OVERHEAD DOOR
ALUMINUM FRAME
CLEAR ACRYLIC PANEL
POLYZONE SILVER20XTRA FILM, SHGC .19
MECHANICALLY OPERATED
MAX 0.90 U-FACTOR PER
IECC 2018

B
PROGRESSIVE COMMERCIAL
SCREEN

C
EXTERIOR SINGLE LEAF
1-3/4" HOLLOW
METAL DOOR
2" METAL FRAME WIDTH
MAX 0.90 U-FACTOR PER
IECC 2018

D
INTERIOR SINGLE LEAF
1-3/4" HOLLOW
METAL DOOR
2" METAL FRAME WIDTH

WALL TYPE A

WALL TYPE B

ROOF TYPE A

7.2 PANEL CORRUGATED METAL -
WESTERN STATES METAL ROOFING
"WESTERN RIB" OR EQUAL

ALUMINUM ST CLIP

POLYISO THERMAL INSULATION (R-21)

CONTINUOUS FULLY ADHERED AIR /
VAPOR CONTROL LAYER

METAL DECK - 7.2 METAL CORRUGATED
METAL PANEL
RE: STRUCTURAL

ROOF PURLINS - STEEL TUBES
RE: STRUCTURAL

ROOF TYPE B

7.2 PANEL CORRUGATED METAL -
WESTERN STATES METAL ROOFING
"WESTERN RIB" OR EQUAL

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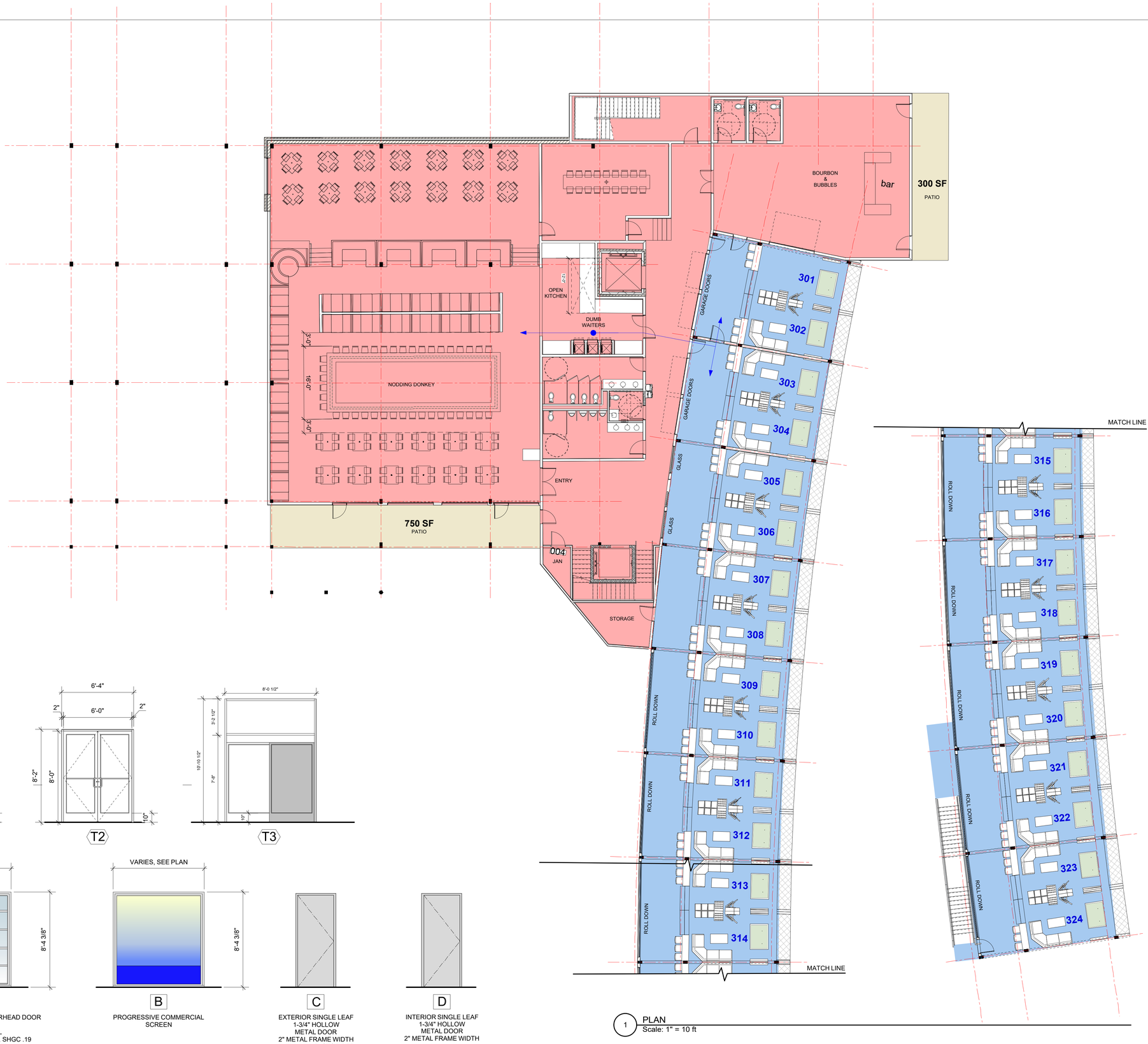
TEXAS WEDGE FACILITY
ROCKWALL, TX

SUBMISSION

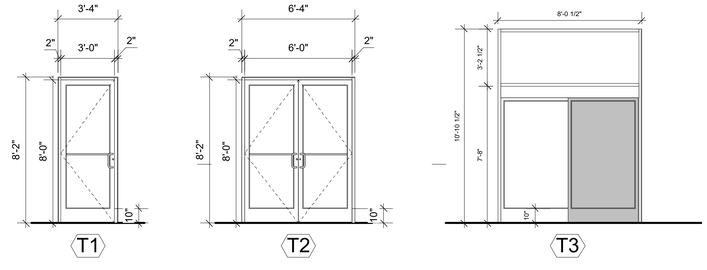
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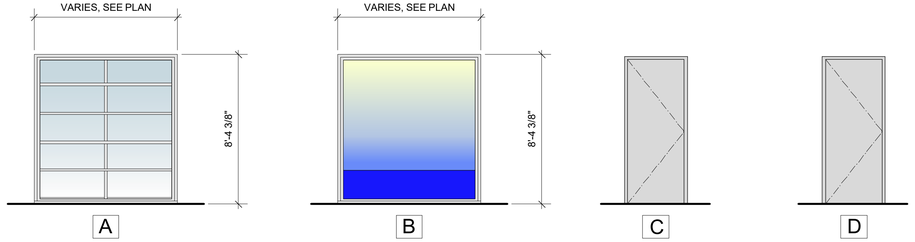
TEXAS WEDGE
SCRATCH GOLF, KITCHEN + BAR

SECOND FLOOR PLAN **A-1.2**



1 PLAN
Scale: 1" = 10 ft





A
CLOPAY 903 ARCHITECTURAL OVERHEAD DOOR
ALUMINUM FRAME
CLEAR ACRYLIC PANEL
POLYZONE SILVER20XTRA FILM, SHGC .19
MECHANICALLY OPERATED
MAX 0.90 U-FACTOR PER
IECC 2018

B
PROGRESSIVE COMMERCIAL
SCREEN

C
EXTERIOR SINGLE LEAF
1-3/4" HOLLOW
METAL DOOR
2" METAL FRAME WIDTH
MAX 0.90 U-FACTOR PER
IECC 2018

D
INTERIOR SINGLE LEAF
1-3/4" HOLLOW
METAL DOOR
2" METAL FRAME WIDTH

WALL TYPE A

WALL TYPE B

ROOF TYPE A

7.2 PANEL CORRUGATED METAL -
WESTERN STATES METAL ROOFING
"WESTERN RIB" OR EQUAL

ALUMINUM ST CLIP

POLYISO THERMAL INSULATION (R-21)

CONTINUOUS FULLY ADHERED AIR /
VAPOR CONTROL LAYER

METAL DECK - 7.2 METAL CORRUGATED
METAL PANEL
RE: STRUCTURAL

ROOF PURLINS - STEEL TUBES
RE: STRUCTURAL

ROOF TYPE B

7.2 PANEL CORRUGATED METAL -
WESTERN STATES METAL ROOFING
"WESTERN RIB" OR EQUAL

WDS
410 SOUTH MICHIGAN AVE SUITE 512
CHICAGO ILLINOIS 60605
312.583.7087 ERICH@WDS-AD.COM

JOB # 2207

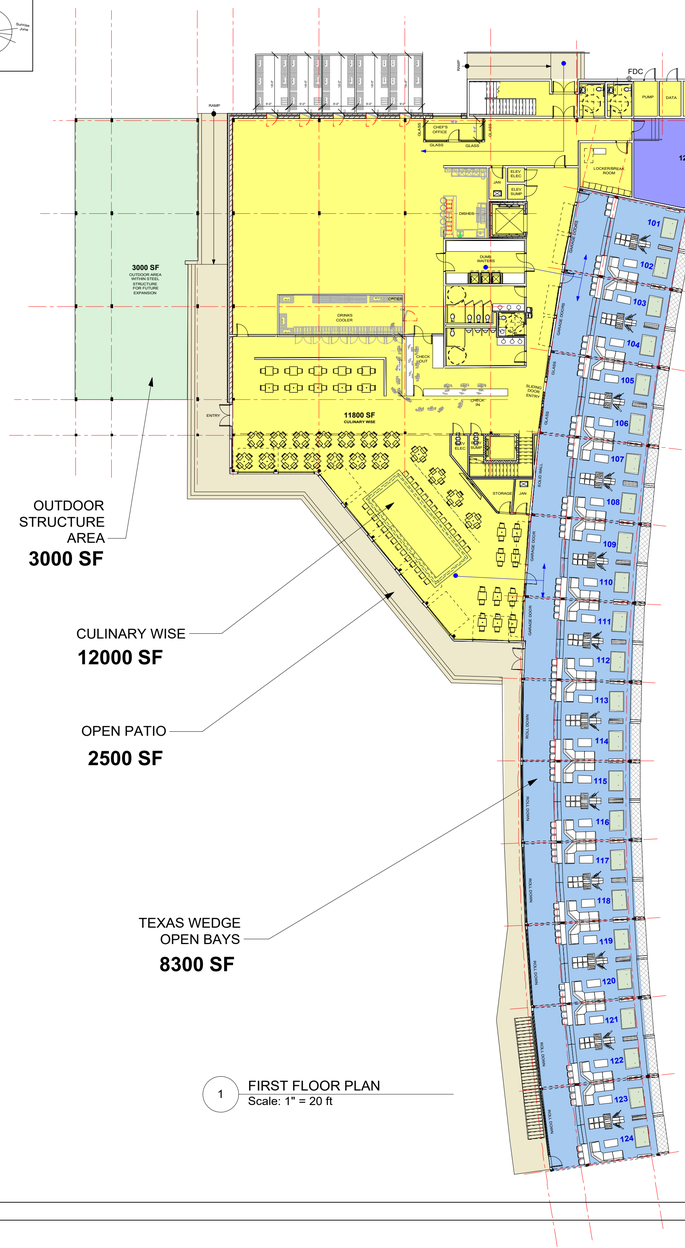
TEXAS WEDGE FACILITY
ROCKWALL, TX

SUBMISSION

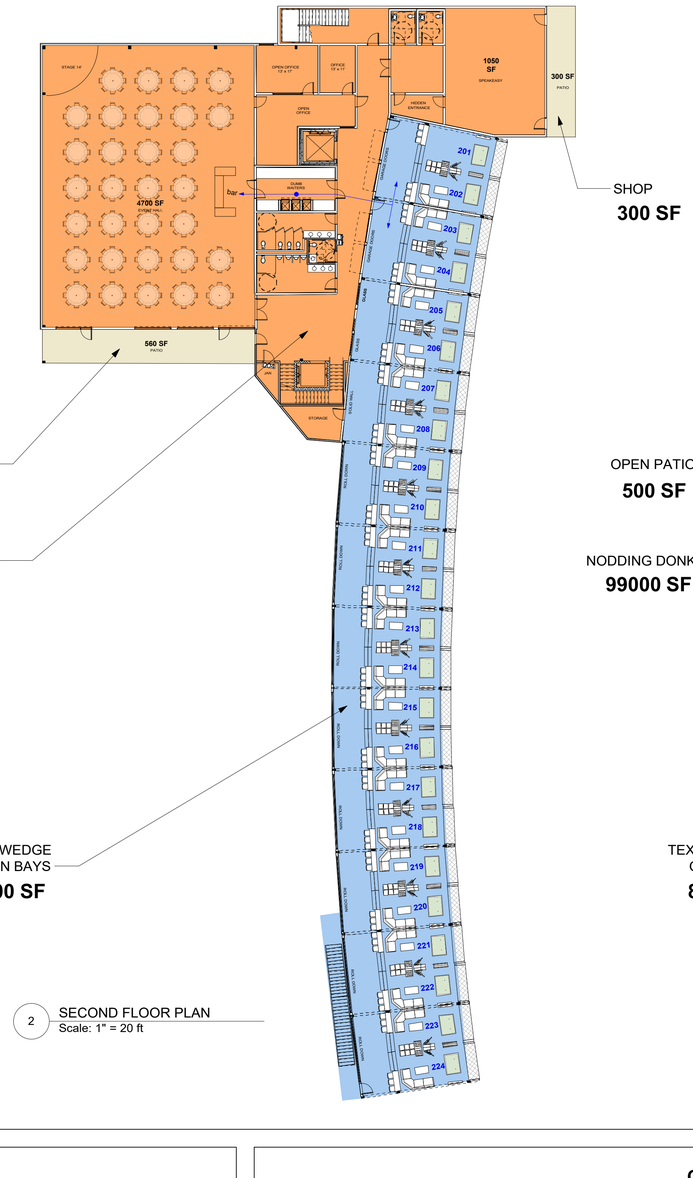
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TEXAS WEDGE
SCRATCH-SOLE KITCHEN + BAR

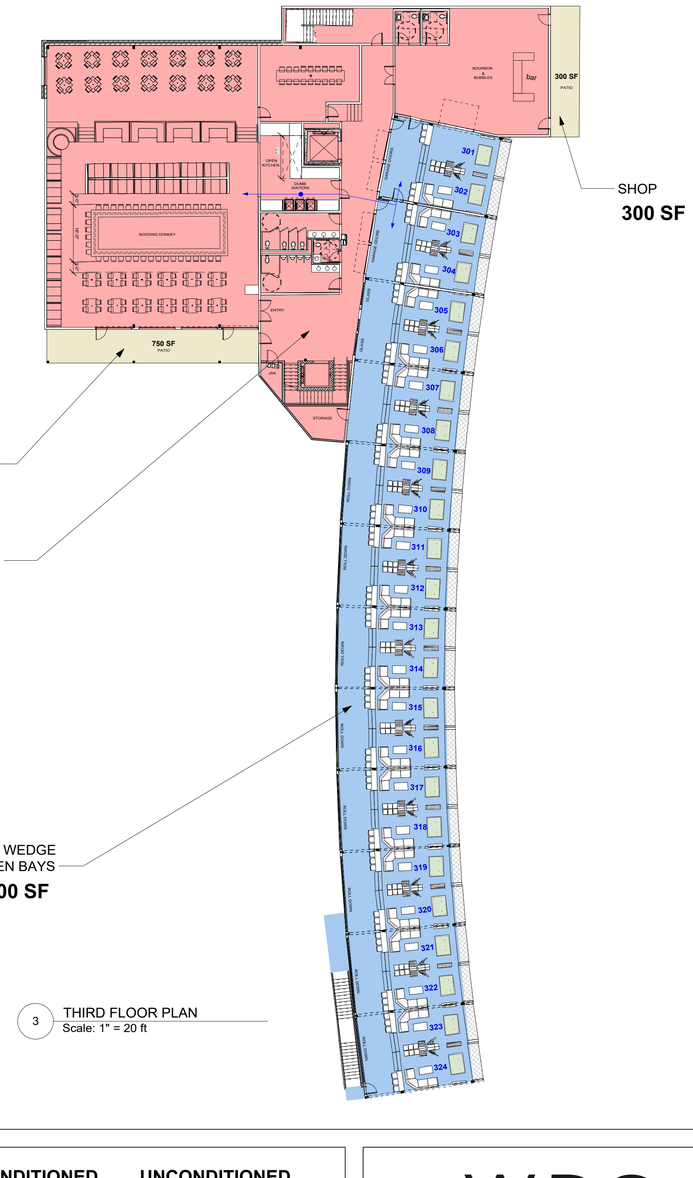
THIRD FLOOR PLAN **A-1.3**



1 FIRST FLOOR PLAN
Scale: 1" = 20 ft



2 SECOND FLOOR PLAN
Scale: 1" = 20 ft



3 THIRD FLOOR PLAN
Scale: 1" = 20 ft

	CONDITIONED	UNCONDITIONED
CULINARY WISE	12000	
EVENT SPACE	9900	
NODDING DONKEY	9900	
TEXAS WEDGE - BAYS		24900
OPEN PATIO		3500
SHOP		1000
OUTDOOR STRUCTURE AREA		3000
	31800	**32400**

WDS
410 SOUTH MICHIGAN AVE SUITE 512
CHICAGO ILLINOIS 60605
312.583.7087 ERICH@WDS-AD.COM

JOB # 2207

TEXAS WEDGE FACILITY
ROCKWALL, TX

SUBMISSION

	DATE	DESCRIPTION
1	06.13.2023	SCHEMATIC REDESIGN

PLANS

A-1.4



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

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

WALL TYPE A

ANCHORED BRICK VENEER- ADJUSTABLE WALL TIES AT 16" O.C. VERTICALLY AND 24" O.C HORIZONTALLY

2" AIR SPACE

CAVITY INSERT/MORTAR COLLECTION DEVICE

WEEP VENTS

2" CONT. XPS RIGID INSULATION W/ DRAINAGE CHANNELS

FLUID-APPLIED AIR/WATER/VAPOR INFILTRATION BARRIER

5/8" EXTERIOR GRADE GYPSUM SHEATHING

6" METAL STUDS STUDS AT 16" O.C.

R-13 UNFACED FIBERGLASS BATT

5/8" GYPSUM BOARD W/ PAINT

WALL TYPE B

VERTICAL CORRUGATED METAL PANELS - BRIDGERSTEEL "ULTRA BATTEN METAL WALL PANEL" OR APPROVED EQUAL

THERMALLY BROKEN CLADDING ATTACHMENT SYSTEM (KNIGHT WALL HCI SYSTEM OR EQUAL)

2" CONT. XPS RIGID INSULATION W/ DRAINAGE CHANNELS

FLUID-APPLIED AIR/WATER/VAPOR INFILTRATION BARRIER

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6" METAL STUDS STUDS AT 16" O.C.

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5/8" GYPSUM BOARD W/ PAINT

ROOF TYPE A

60 MIL SINGLE PLY FULLY ADHERED TPO ROOF MEMBRANE

1/4" COVER BOARD (DENSDECK PRIME ROOF BOARD OR EQUAL)

POLYISO THERMAL INSULATION (R-21)

CONTINUOUS FULLY ADHERED AIR / VAPOR CONTROL LAYER

METAL DECK - RE: STRUCTURAL

ROOF JOISTS - RE: STRUCTURAL

ROOF TYPE B

7.2 PANEL CORRUGATED METAL - WESTERN STATES METAL ROOFING "WESTERN RIB" OR EQUAL

WDS
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CHICAGO ILLINOIS 60605
312.583.7087 ERICH@WDS-AD.COM

JOB # 2207

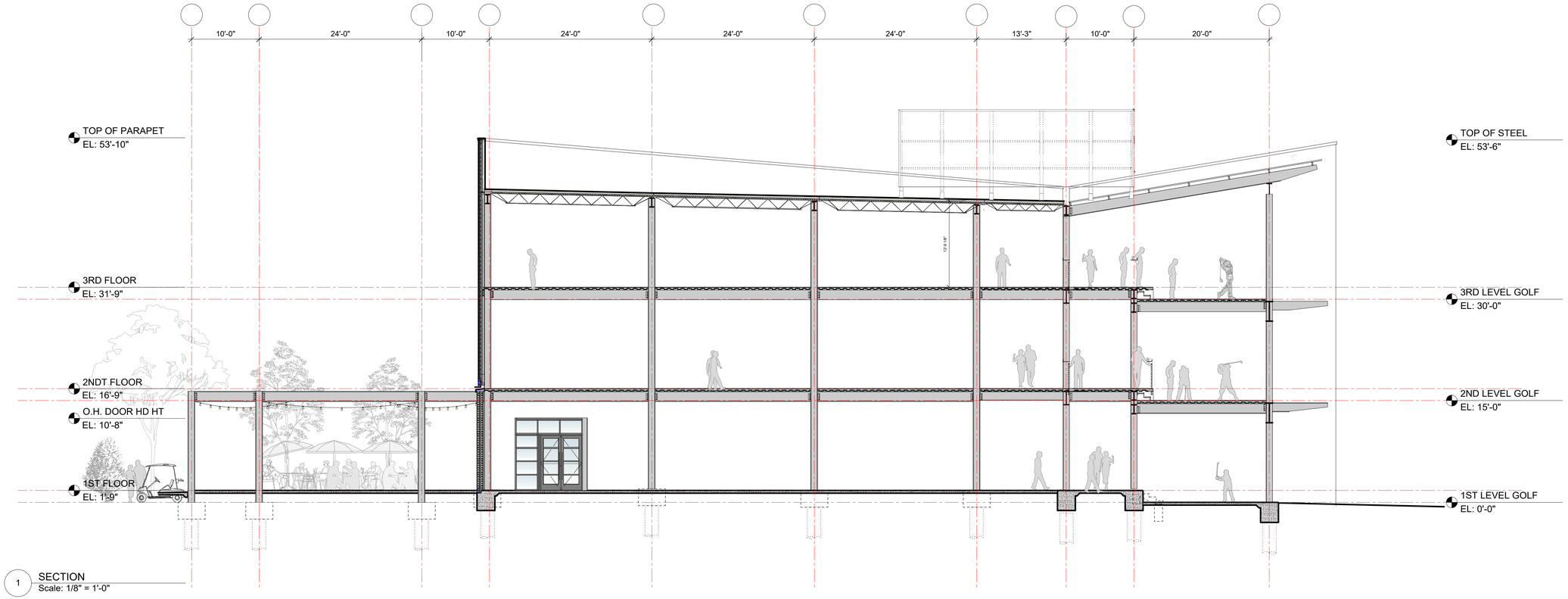
TEXAS WEDGE FACILITY
ROCKWALL, TX

SUBMISSION

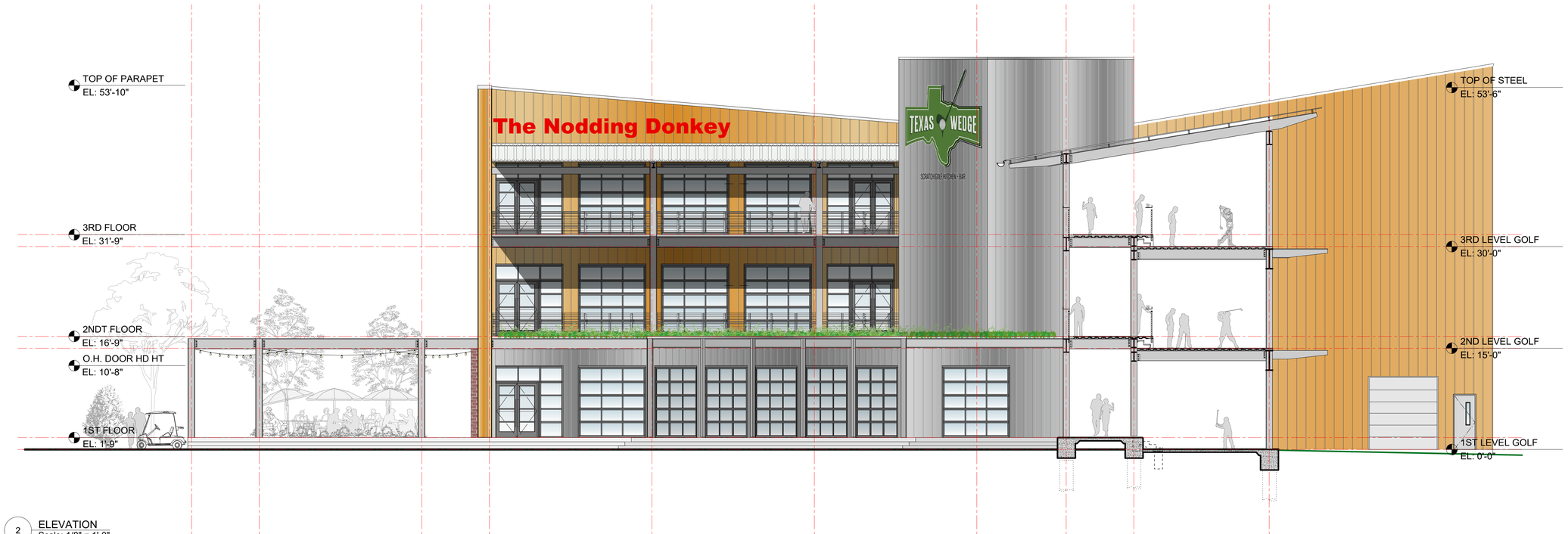
△	DATE	DESCRIPTION
	06.13.2023	SCHEMATIC REDESIGN

SECTION / ELEVATIONS

A-2.0



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



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

WALL TYPE A

ANCHORED BRICK VENEER- ADJUSTABLE WALL TIES AT 16" O.C. VERTICALLY AND 24" O.C HORIZONTALLY

2" AIR SPACE

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CONTINUOUS FULLY ADHERED AIR / VAPOR CONTROL LAYER

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ROOF JOISTS - RE: STRUCTURAL

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JOB # 2207

TEXAS WEDGE FACILITY
ROCKWALL, TX

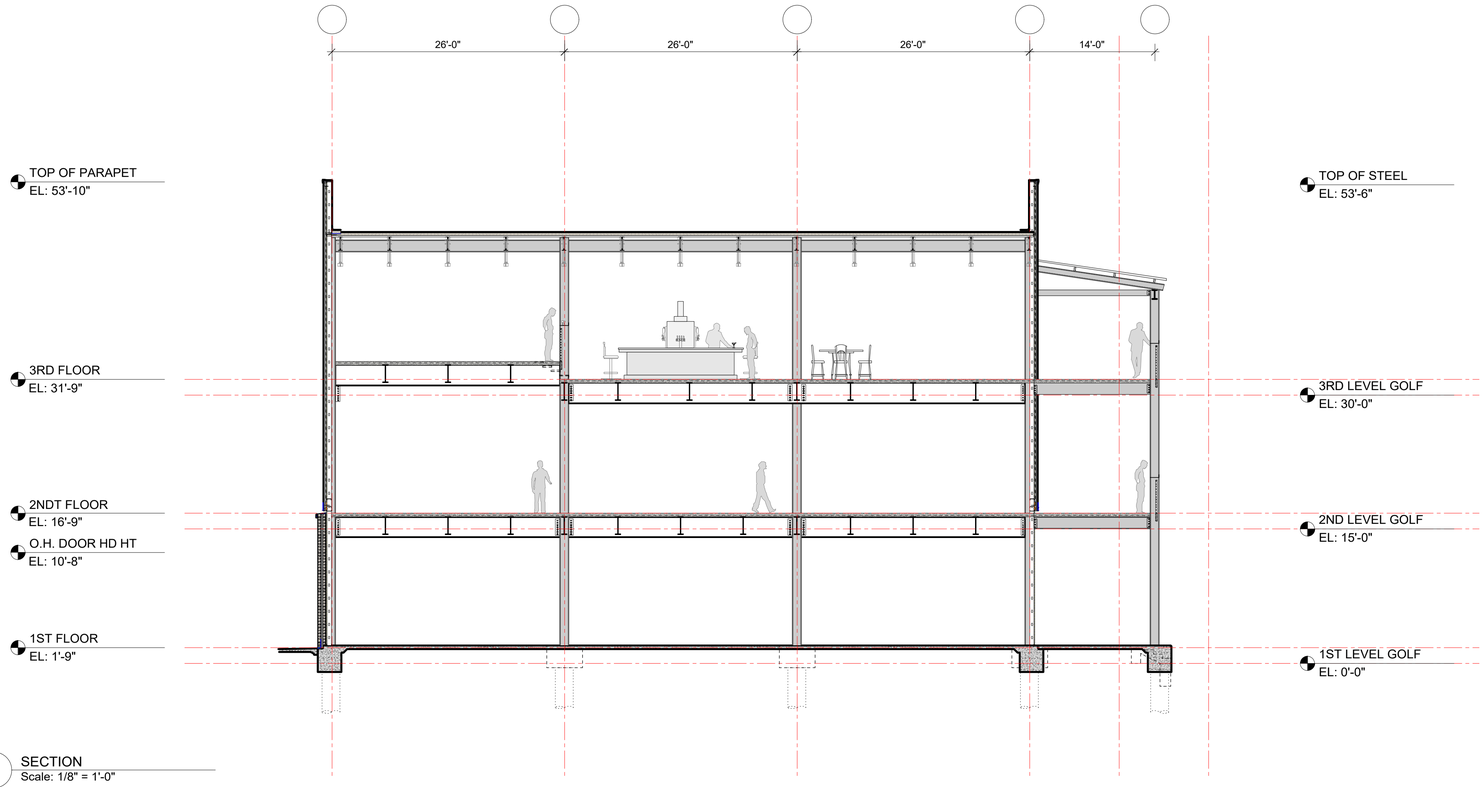
SUBMISSION

	DATE	DESCRIPTION
2		
	06.13.2023	SCHEMATIC REDESIGN

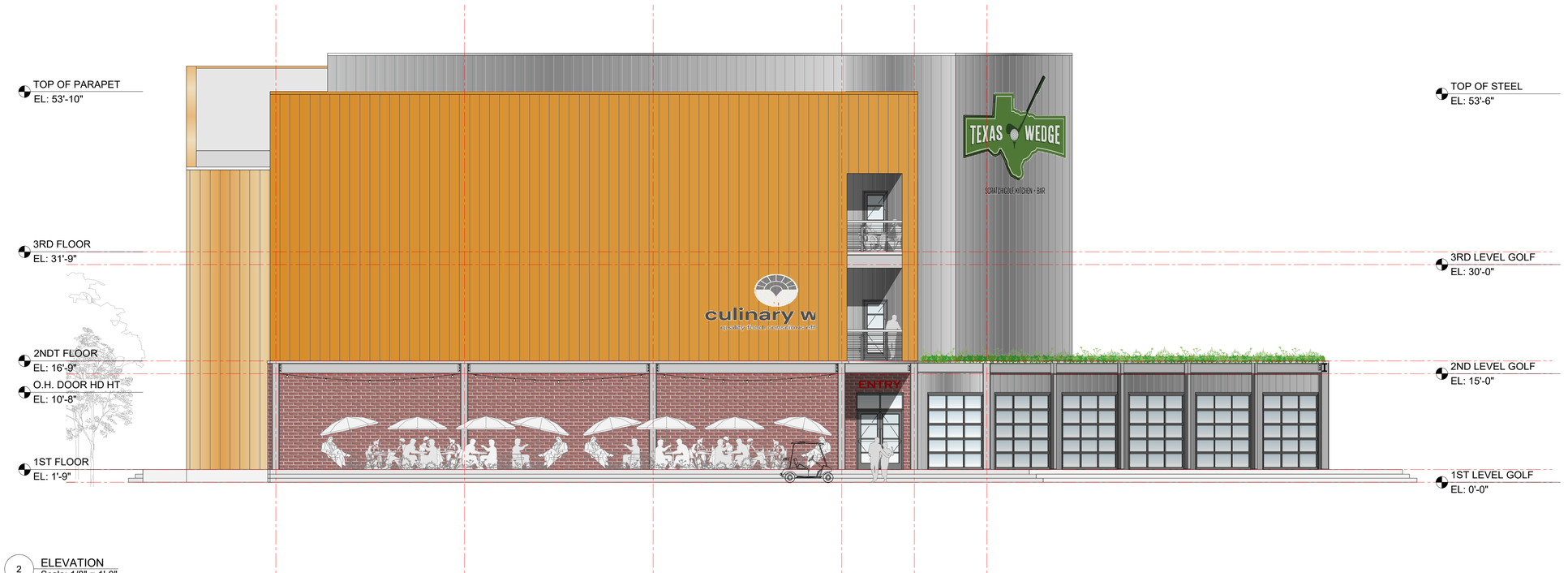
TEXAS WEDGE
SCRATCH GOLF KITCHEN + BAR

SECTION / ELEVATIONS

A-2.1



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



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

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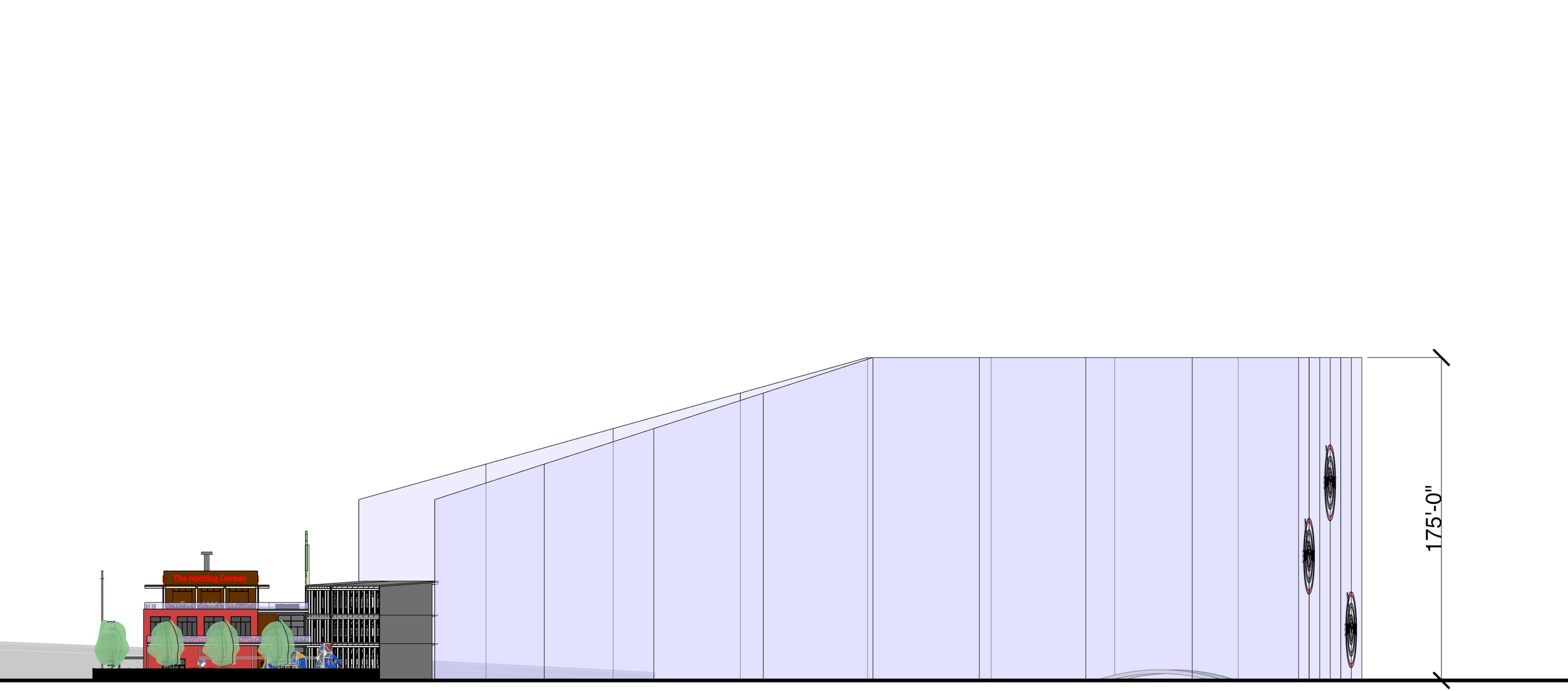
JOB # 2207

TEXAS WEDGE FACILITY
ROCKWALL, TX

SUBMISSION

	DATE	DESCRIPTION
1	06.13.2023	SCHEMATIC REDESIGN

SECTION / ELEVATIONS **A-2.2**



NETTING HEIGHT

WDS

wefing design studio

9.942 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.;

THENCE S 01°41'51" E, ALONG AN EAST LINE OF SAID STRUCTURED TRACT AND THE WEST LINE OF SAID RUSTY WALLIS TRACT, 345.16 FEET TO A POINT;

THENCE S 71°45'12" W, DEPARTING AN EAST LINE OF SAID STRUCTURED TRACT AND THE WEST LINE OF SAID RUSTY WALLIS TRACT, 505.08 FEET TO A POINT, BEING THE BEGINNING OF A NON–TANGENT CURVE TO THE LEFT;

THENCE SOUTHERLY, AN ARC LENGTH OF 255.29 FEET ALONG SAID NON–TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 830.00 FEET, A DELTA ANGLE OF 17°37'23", AND A CHORD BEARING S 89°49'15" W, A DISTANCE OF 254.29 FEET TO A POINT;

THENCE S 81°00'34" W, A DISTANCE OF 305.78 FEET TO A POINT IN THE NORTH RIGHT–OF–WAY LINE OF FIT SPORT LIFE BOULEVARD (A 60' RIGHT–OF–WAY), BEING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE NORTHWESTERLY DEPARTING SAID FIT SPORT LIFE BOULEVARD, AN ARC LENGTH OF 31.42 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 90°00'00", AND A CHORD BEARING OF N 53°59'26" W, A DISTANCE OF 28.28 FEET TO A POINT;

THENCE N 08°59'26" W, A DISTANCE OF 356.88 FEET TO A POINT, FROM WHICH A 5/8" IRON ROD FOUND WITH A PINK CAP STAMPED "TXDOT" BEARS S 87°49'28" W, 726.69 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 72°46'09" E, A DISTANCE OF 602.14 FEET TO A POINT IN THE WEST LINE OF SAID JOWERS TRACT AND THE MOST NORTHERLY EAST LINE OF SAID STRUCTURED TRACT;

THENCE S 01°36'16" E, ALONG THE WEST LINE OF SAID JOWERS TRACT AND THE MOST NORTHERLY EAST LINE OF SAID STRUCTURED TRACT, A DISTANCE OF 121.40 FEET TO A POINT, BEING THE SOUTHWEST CORNER OF SAID JOWERS TRACT;

THENCE N 76°34'05" E, ALONG THE SOUTH LINE OF SAID JOWERS TRACT AND THE MOST EASTERLY NORTH LINE OF SAID STRUCTURED TRACT, A DISTANCE OF 540.70 FEET TO THE PLACE OF BEGINNING AND CONTAINING 9.942 ACRES (433,054 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

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

DRAWN BY: RTC	SHEET NO. 1 OF 1	REV.
APPROVED: ____		

BAR IS ONE INCH ON ORIGINAL FULL–SIZE PRINT

WA#19144.02 PRINTED: 7/5/2023 STB FILE: WIER–SURVEY.STB LAST SAVED: 7/5/2023 1:55 PM SAVED BY: RYANA FILE: 2023–6–29 PROPERTY METES & BOUNDS DESC – 19144.02.DWG

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Fit Sports Life Boulevard		
SUBDIVISION	Structured REA-Rockwall Land LLC	Inst. No. 20210000001622	
GENERAL LOCATION	200' South and 800' East of intersection of I30 and Corporate Crossing		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial - C	CURRENT USE	Undeveloped		
PROPOSED ZONING	Commercial - C with SUP	PROPOSED USE	Restaurant & Golf		
ACREAGE	9.942 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 Blvd, 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 Conor Keilty [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 $ 349.13 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 14th *DAY OF* July, 20 23. *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."*

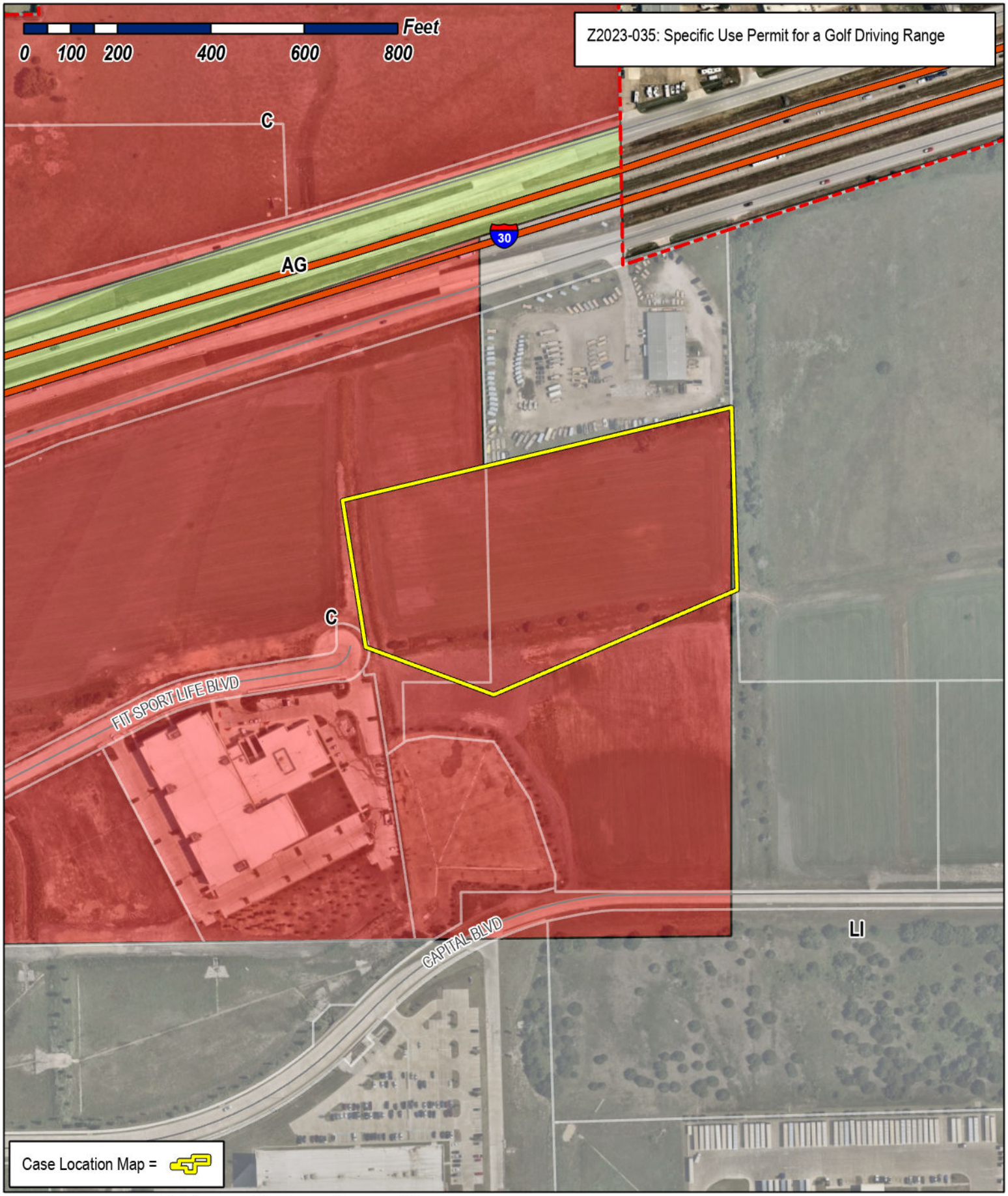
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12th *DAY OF* July, 20 23.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC STATE OF TEXAS ID# 133671[illegible] EXPIRES 3-29-2026

MY COMMISSION EXPIRES 3-29-26



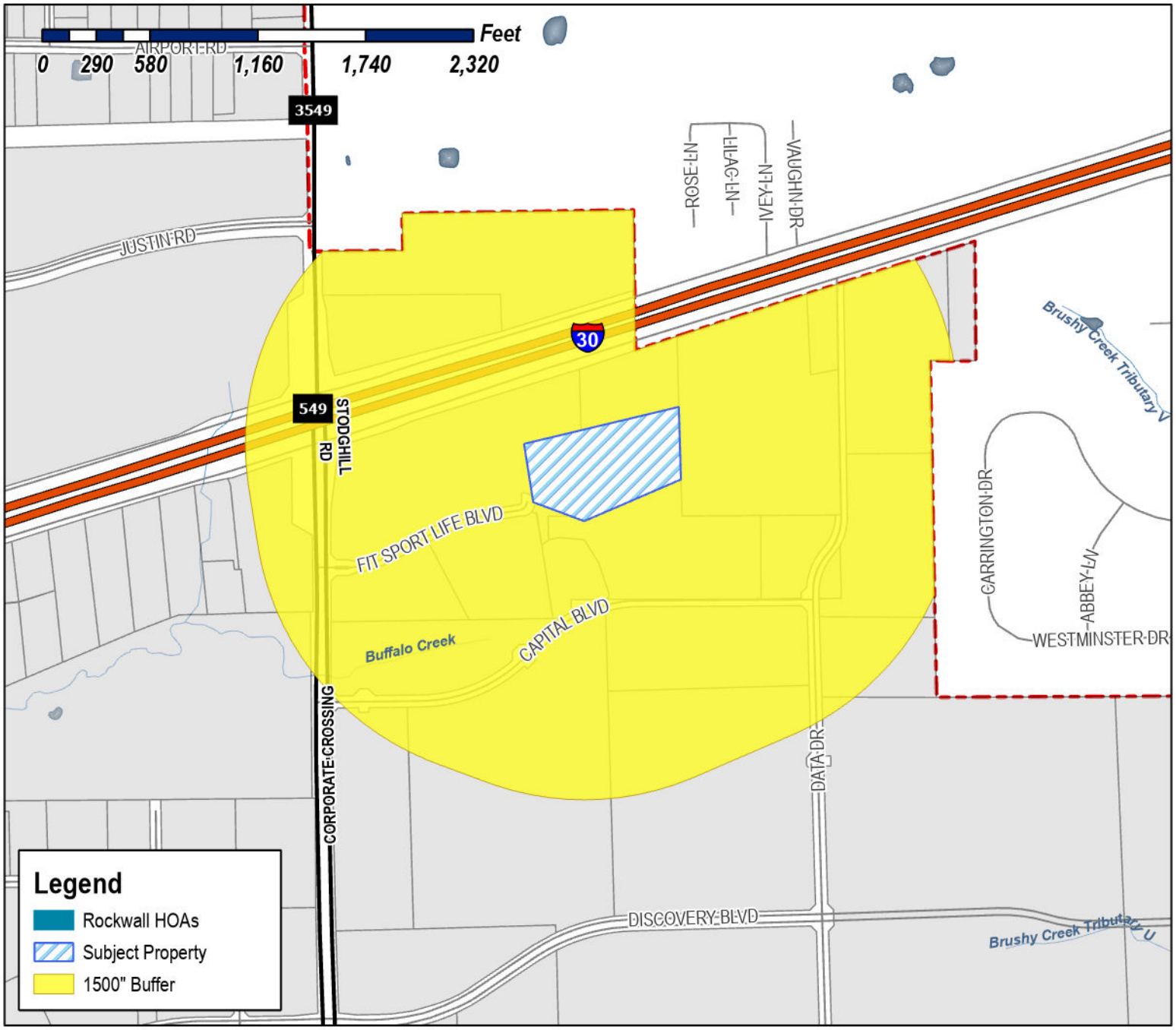
City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.

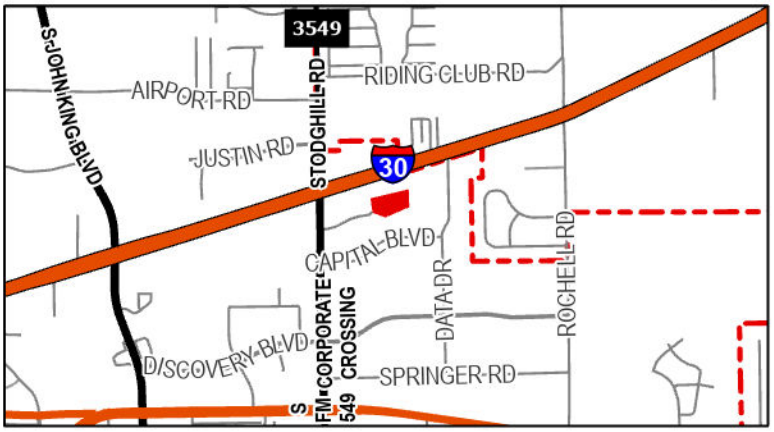
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Case Number: Z2023-035
Case Name: SUP for a Golf Driving Range
Case Type: Zoning
Zoning: Commercial (C) District & Light Industrial (LI) District
Case Address: Intersection of I-30 & Corporate Crossing

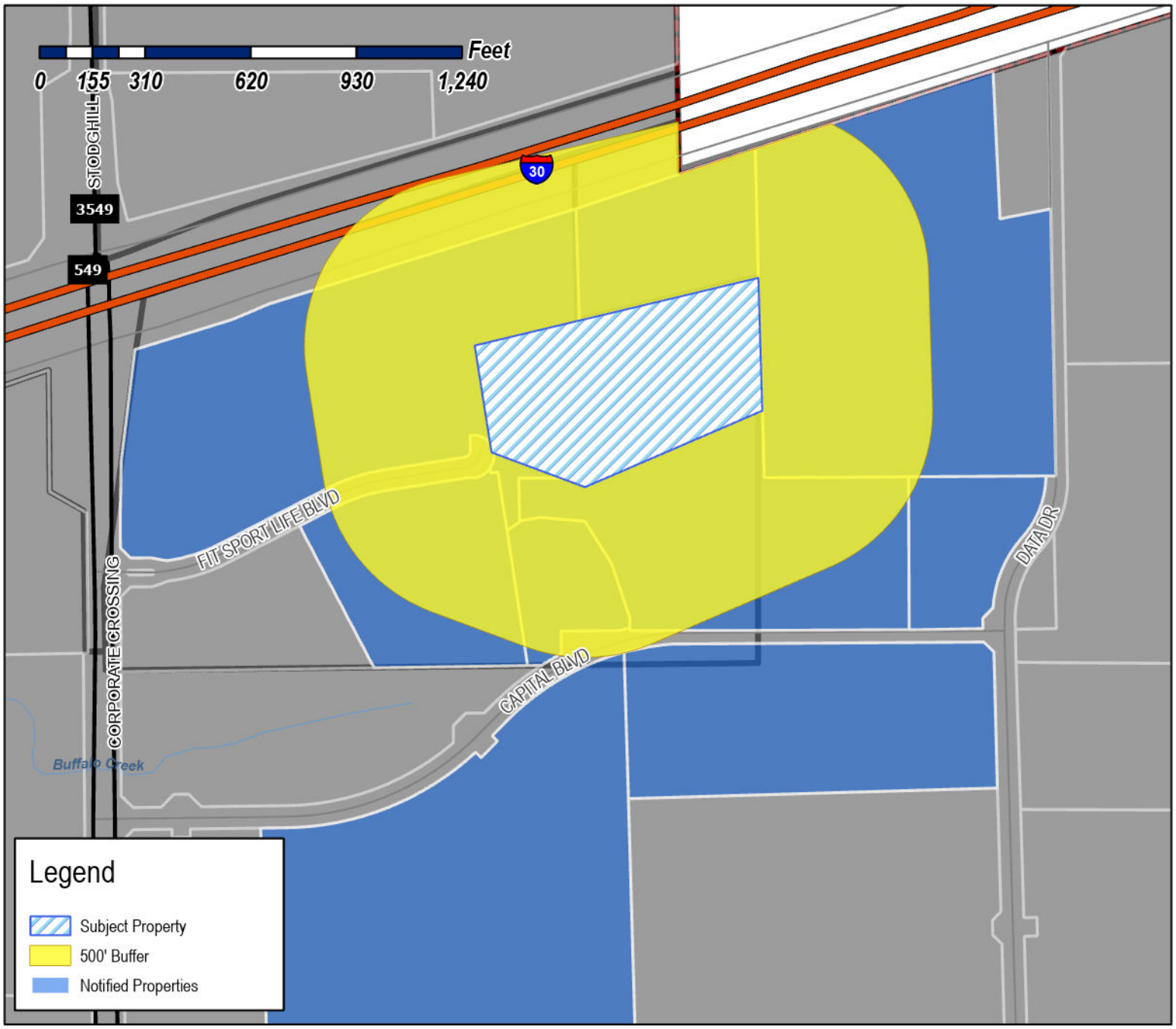


Date Saved: 7/21/2023
For Questions on this Case Call (972) 771-7745

City of Rockwall

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385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Zoning: Commercial (C) District & Light Industrial (LI) District
Case Address: Intersection of I-30 & Corporate Crossing

Date Saved: 7/21/2023
For Questions on this Case Call: (972) 771-7746



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 FSL ROCKWALL LLC
171 ABERDEEN STREET SUITE 400
CHICAGO, IL 60607

RESIDENT
2260 E I30
ROCKWALL, TX 75032

STRUCTURED REA- ROCKWALL LAND LLC
2801 E. CAMELBACK ROAD SUITE 200
PHOENIX, AZ 85016

RESIDENT
3101 FIT SPORT LIFE BLVD
ROCKWALL, TX 75032

RESIDENT
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

PRINCIPALS
JOHN P. 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

July 14, 2023

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
Amended Special Use Permit Request

Dear Planning Department,

We are requesting an amended Special Use Permit for the proposed Texas Wedge, Mini Golf, The Nodding Donkey, and Culinary Wise Food Hall at the southeast corner of Interstate 30 and Corporate Crossing. The amendment is due to the property boundary increasing from 7.955 acres to 9.942 acres to include mini golf on-site. The metes and bounds description and concept/site layout plans have been adjusted for the larger property boundary. We are requesting the following zoning changes (that were included with the previously approved zoning case Z2022-041) with this amended SUP:

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 amended Special Use Permit submittal and request your recommendation to the Planning and Zoning Commission and City Council for the approval of this amended SUP. If you have any questions or comments, please feel free to contact me at 817-467-7700 or ReneeW@WierAssociates.com.

Truly yours,

Renee Ward

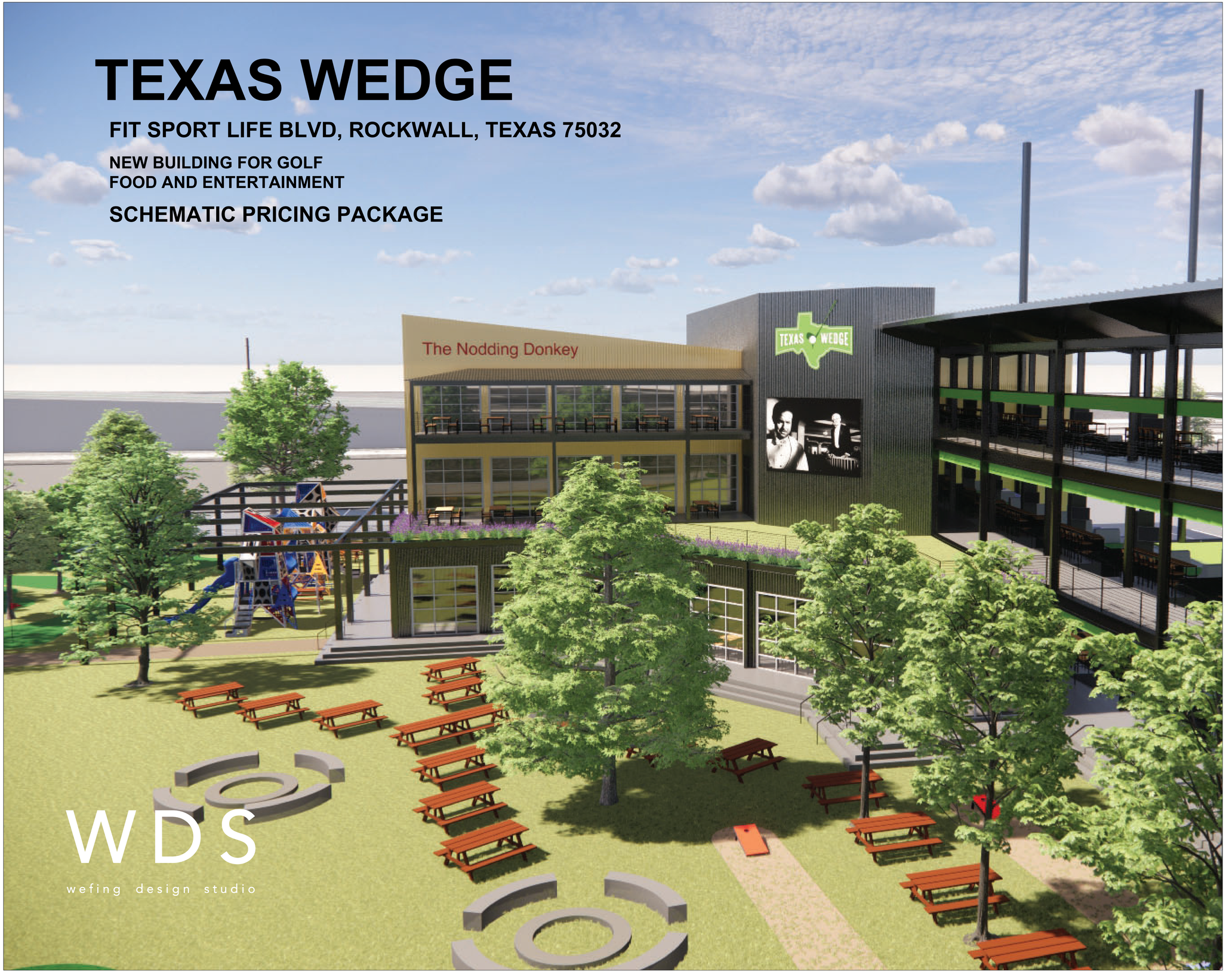
Renee Ward, PE
Wier & Associates, Inc.
Texas Firm Registration No. F-2776

TEXAS WEDGE

FIT SPORT LIFE BLVD, ROCKWALL, TEXAS 75032

NEW BUILDING FOR GOLF
FOOD AND ENTERTAINMENT

SCHEMATIC PRICING PACKAGE



WDS

wefing design studio



VICINITY MAP

DRAWING LIST

T - 1.0	TITLE SHEET
SP - 1.0	SITE PLAN - EXISTING
SP - 1.1	SITE PLAN - PROPOSED
SP - 1.2	SITE PLAN - PROPOSED ENLARGED
SP - 1.3	GREEN SPACES
SP - 1.4	ADULT GREEN SPACES
SP - 1.5	KID SPACES
SP - 1.6	GOLF RANGE
A - 1.1	FIRST FLOOR PLAN
A - 1.2	SECOND FLOOR PLAN
A - 1.3	THIRD FLOOR PLAN
A - 1.4	PLANS 1-3
A - 2.0	ELEVATION/SECTION - NORTH
A - 2.1	ELEVATION/SECTION - SOUTH
A - 2.2	ELEVATION/SECTION - WEST

WDS
410 SOUTH MICHIGAN AVE SUITE 512
CHICAGO ILLINOIS 60605
312.583.7087 ERICH@WDS-AD.COM

JOB # 2207

TEXAS WEDGE FACILITY
ROCKWALL, TX

SUBMISSION

⚠	DATE	DESCRIPTION
	06.13.2023	SCHEMATIC REDESIGN

TEXAS WEDGE
SCRATCH KOLE KITCHEN + BAR

TITLE SHEET **T-1.0**

INTERSTATE 30

FITSPORTLIFE BLVD

CORPORATE CROSSING

CAPITAL BLVD

588 590 592 594 596 598

590 588

592 594 596 598 600 602

578 580 582 584 586

612 610 608 606

1 SITE PLAN
Scale: 1"= 100 ft

6.7 ACRES

FitSport Life Building

Under Construction

GRAND OPENING MAY 2023

WDS

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JOB # 2207

TEXAS WEDGE FACILITY

ROCKWALL, TX

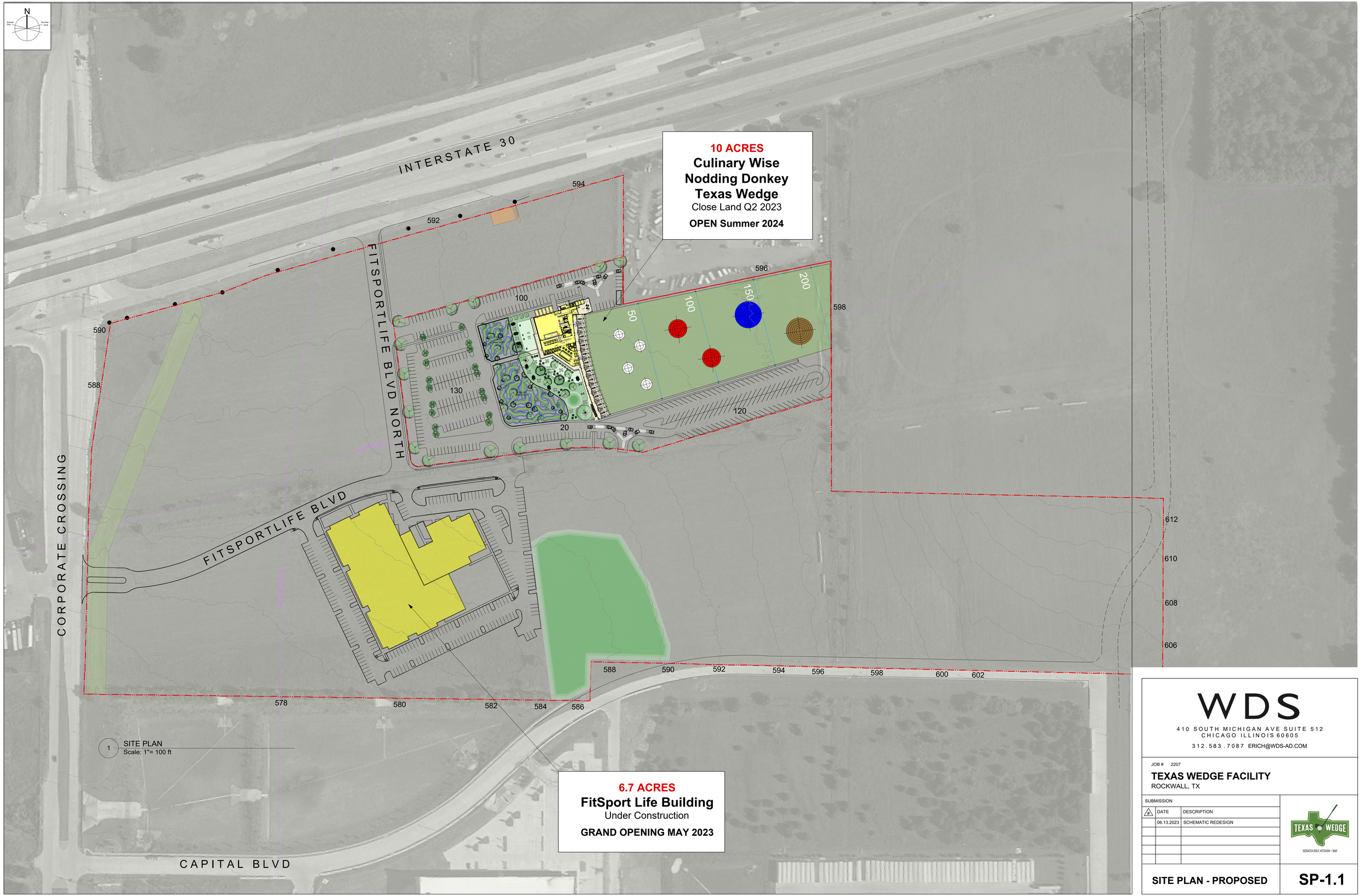
SUBMISSION

	DATE	DESCRIPTION
1	06.13.2023	SCHEMATIC REDESIGN

TEXAS WEDGE
SCRATCH EDLY KITCHEN + BAR

SITE PLAN - EXISTING

SP-1.0



1 SITE PLAN
Scale: 1"= 100 ft

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JOB # 2207

TEXAS WEDGE FACILITY
ROCKWALL, TX

SUBMISSION

	DATE	DESCRIPTION
2	06.13.2023	SCHEMATIC REDESIGN

TEXAS WEDGE
SCRATCH GOLF KITCHEN + BAR

SITE PLAN - PROPOSED **SP-1.1**

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TEXAS WEDGE FACILITY
ROCKWALL, TX

SUBMISSION

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TEXAS WEDGE
SCRATCH GOLF KITCHEN + BAR

SITE PLAN - PROPOSED

SP-1.2

592
594
596
598
100
130
120
20
50
100
150
200
7500 SF KIDS MINI GOLF
KIDS PLAY
15,000 SF GREEN SPACE
20,000 SF MINI GOLF
IH 30 OVERLAY

1 SITE PLAN
Scale: 1" = 40 ft

N



1 PLAN
Scale: 1" = 20 ft

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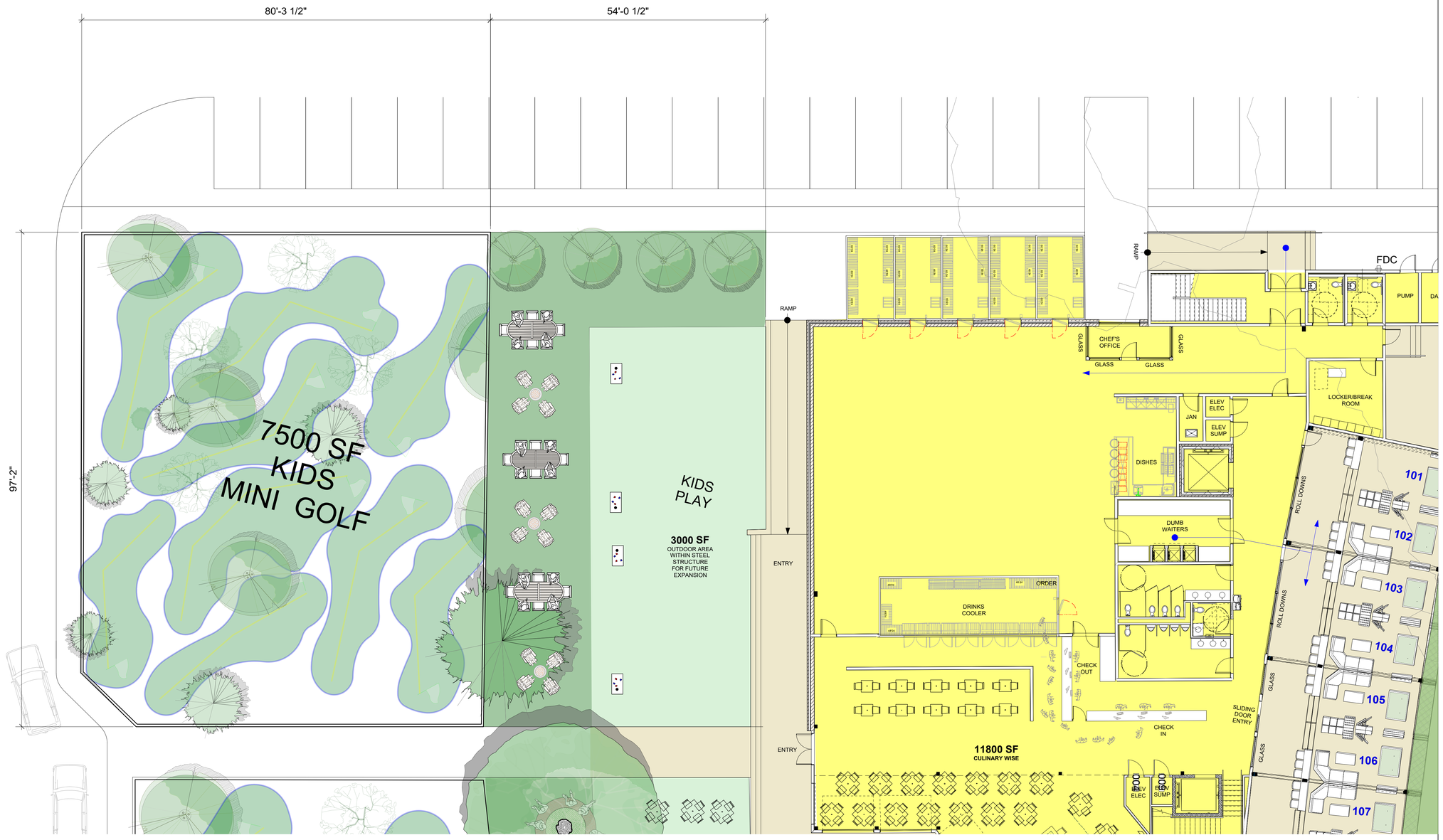
TEXAS WEDGE FACILITY
ROCKWALL, TX

SUBMISSION

	DATE	DESCRIPTION
2	06.13.2023	SCHEMATIC REDESIGN

TEXAS WEDGE
SCRATCH GOLF KITCHEN + BAR

GREEN SPACES **SP-1.3**



1 PLAN
Scale: 1" = 10 ft

N

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TEXAS WEDGE FACILITY
ROCKWALL, TX

SUBMISSION		
△	DATE	DESCRIPTION
	06.13.2023	SCHEMATIC REDESIGN

TEXAS WEDGE
SCRATCH KOLE KITCHEN + BAR

KID SPACES

SP-1.4



1 PLAN
Scale: 1" = 10 ft

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JOB # 2207

TEXAS WEDGE FACILITY
ROCKWALL, TX

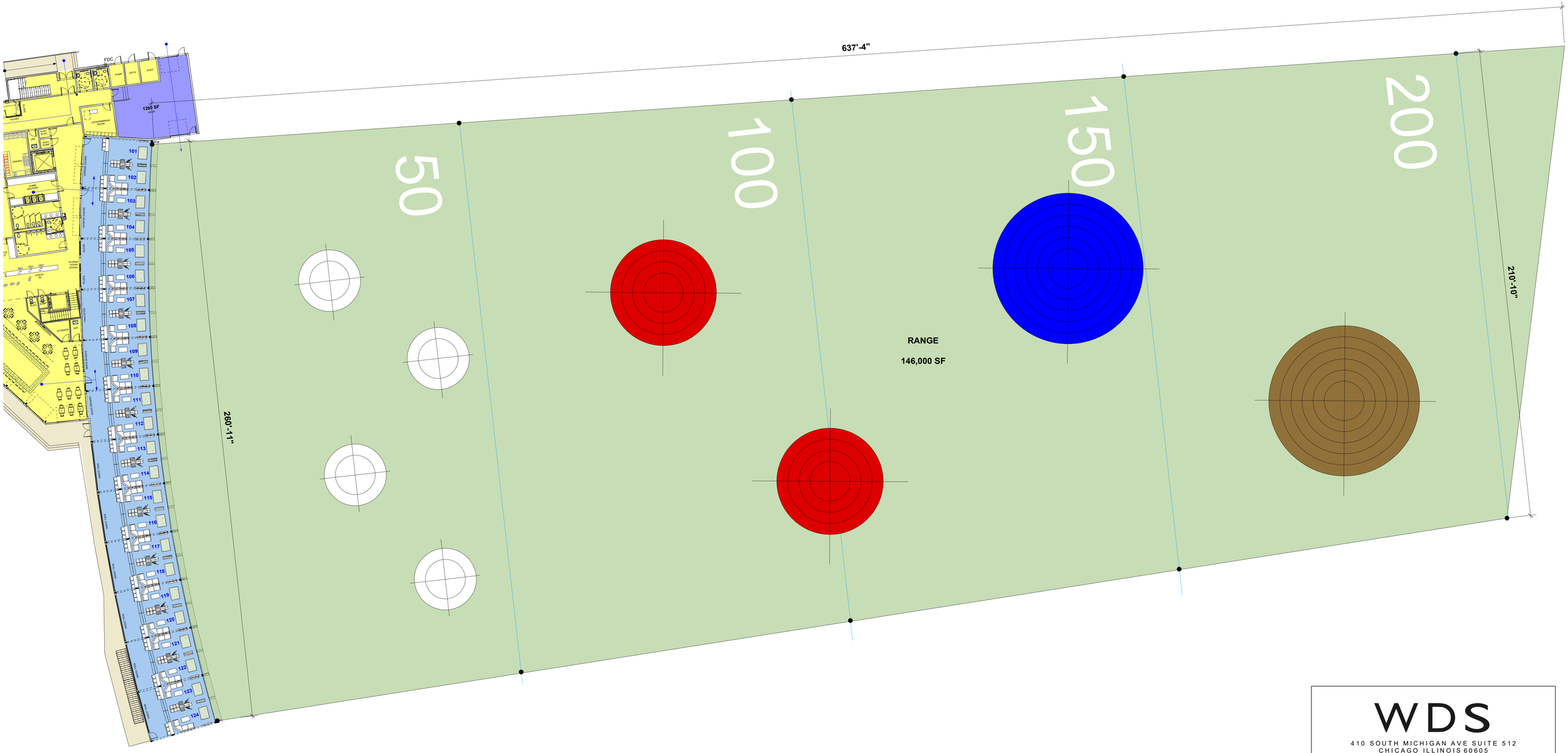
SUBMISSION

	DATE	DESCRIPTION
1	06.13.2023	SCHEMATIC REDESIGN

TEXAS WEDGE
SCRATCH EDLE KITCHEN + BAR

ADULT GREEN SPACES

SP-1.4



3 RANGE PLAN
Scale: 1" = 20 ft

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TEXAS WEDGE FACILITY
ROCKWALL, TX

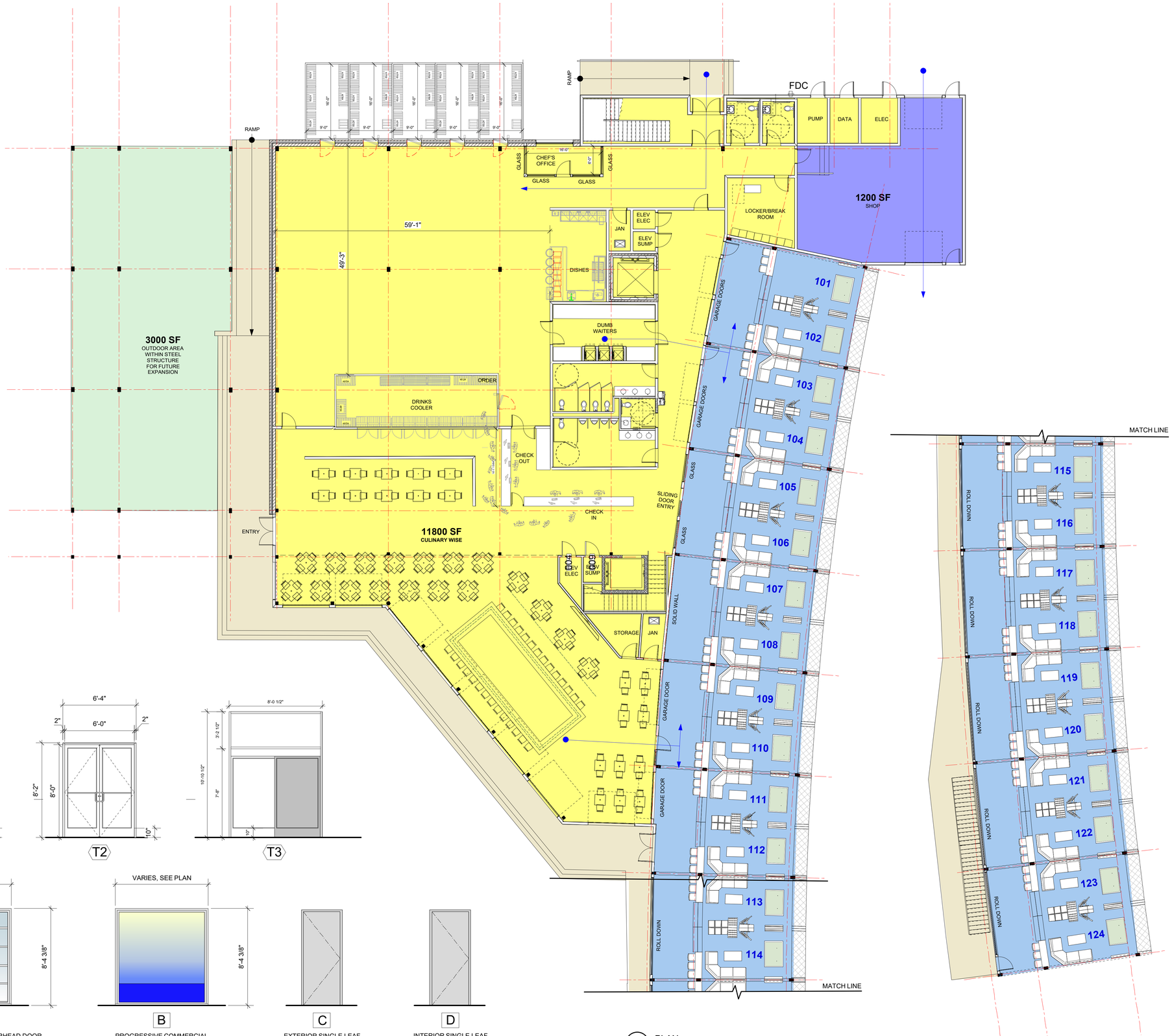
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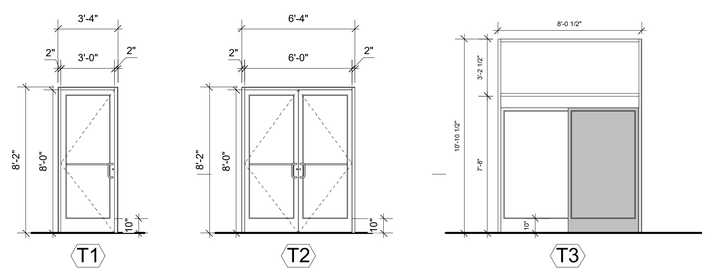
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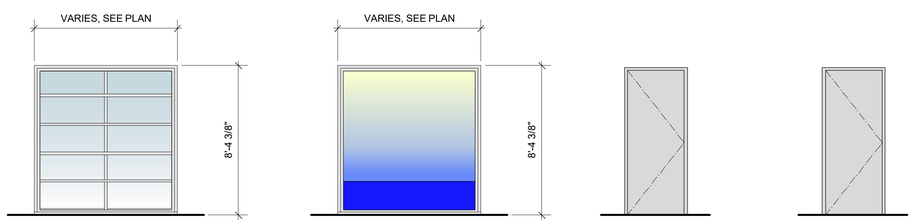
TEXAS WEDGE
SCRATCH GOLF, KITCHEN + BAR

GOLF RANGE

SP-1.6







A
CLOPAY 903 ARCHITECTURAL OVERHEAD DOOR
ALUMINUM FRAME
CLEAR ACRYLIC PANEL
POLYZONE SILVER20XTRA FILM, SHGC .19
MECHANICALLY OPERATED
MAX 0.90 U-FACTOR PER
IECC 2018

B
PROGRESSIVE COMMERCIAL
SCREEN

C
EXTERIOR SINGLE LEAF
1-3/4" HOLLOW
METAL DOOR
2" METAL FRAME WIDTH
MAX 0.90 U-FACTOR PER
IECC 2018

D
INTERIOR SINGLE LEAF
1-3/4" HOLLOW
METAL DOOR
2" METAL FRAME WIDTH

1 PLAN
Scale: 1" = 10 ft

WALL TYPE A

WALL TYPE B

ROOF TYPE A

7.2 PANEL CORRUGATED METAL -
WESTERN STATES METAL ROOFING
"WESTERN RIB" OR EQUAL

ALUMINUM ST CLIP

POLYISO THERMAL INSULATION (R-21)

CONTINUOUS FULLY ADHERED AIR /
VAPOR CONTROL LAYER

METAL DECK - 7.2 METAL CORRUGATED
METAL PANEL
RE: STRUCTURAL

ROOF PURLINS - STEEL TUBES
RE: STRUCTURAL

ROOF TYPE B

7.2 PANEL CORRUGATED METAL -
WESTERN STATES METAL ROOFING
"WESTERN RIB" OR EQUAL

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JOB # 2207

TEXAS WEDGE FACILITY
ROCKWALL, TX

SUBMISSION

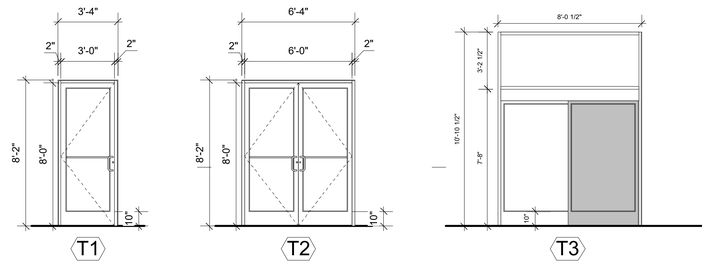
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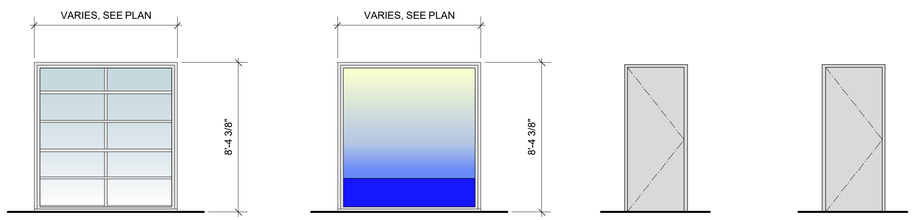
TEXAS WEDGE
SCRATCH KOLK KITCHEN + BAR

FIRST FLOOR PLAN **A-1.1**



1 PLAN
Scale: 1" = 10 ft





A
CLOPAY 903 ARCHITECTURAL OVERHEAD DOOR
ALUMINUM FRAME
CLEAR ACRYLIC PANEL
POLYZONE SILVER20XTRA FILM, SHGC .19
MECHANICALLY OPERATED
MAX 0.90 U-FACTOR PER
IECC 2018

B
PROGRESSIVE COMMERCIAL
SCREEN

C
EXTERIOR SINGLE LEAF
1-3/4" HOLLOW
METAL DOOR
2" METAL FRAME WIDTH
MAX 0.90 U-FACTOR PER
IECC 2018

D
INTERIOR SINGLE LEAF
1-3/4" HOLLOW
METAL DOOR
2" METAL FRAME WIDTH

WALL TYPE A

WALL TYPE B

ROOF TYPE A

7.2 PANEL CORRUGATED METAL -
WESTERN STATES METAL ROOFING
"WESTERN RIB" OR EQUAL

ALUMINUM ST CLIP

POLYISO THERMAL INSULATION (R-21)

CONTINUOUS FULLY ADHERED AIR /
VAPOR CONTROL LAYER

METAL DECK - 7.2 METAL CORRUGATED
METAL PANEL
RE: STRUCTURAL

ROOF PURLINS - STEEL TUBES
RE: STRUCTURAL

ROOF TYPE B

7.2 PANEL CORRUGATED METAL -
WESTERN STATES METAL ROOFING
"WESTERN RIB" OR EQUAL

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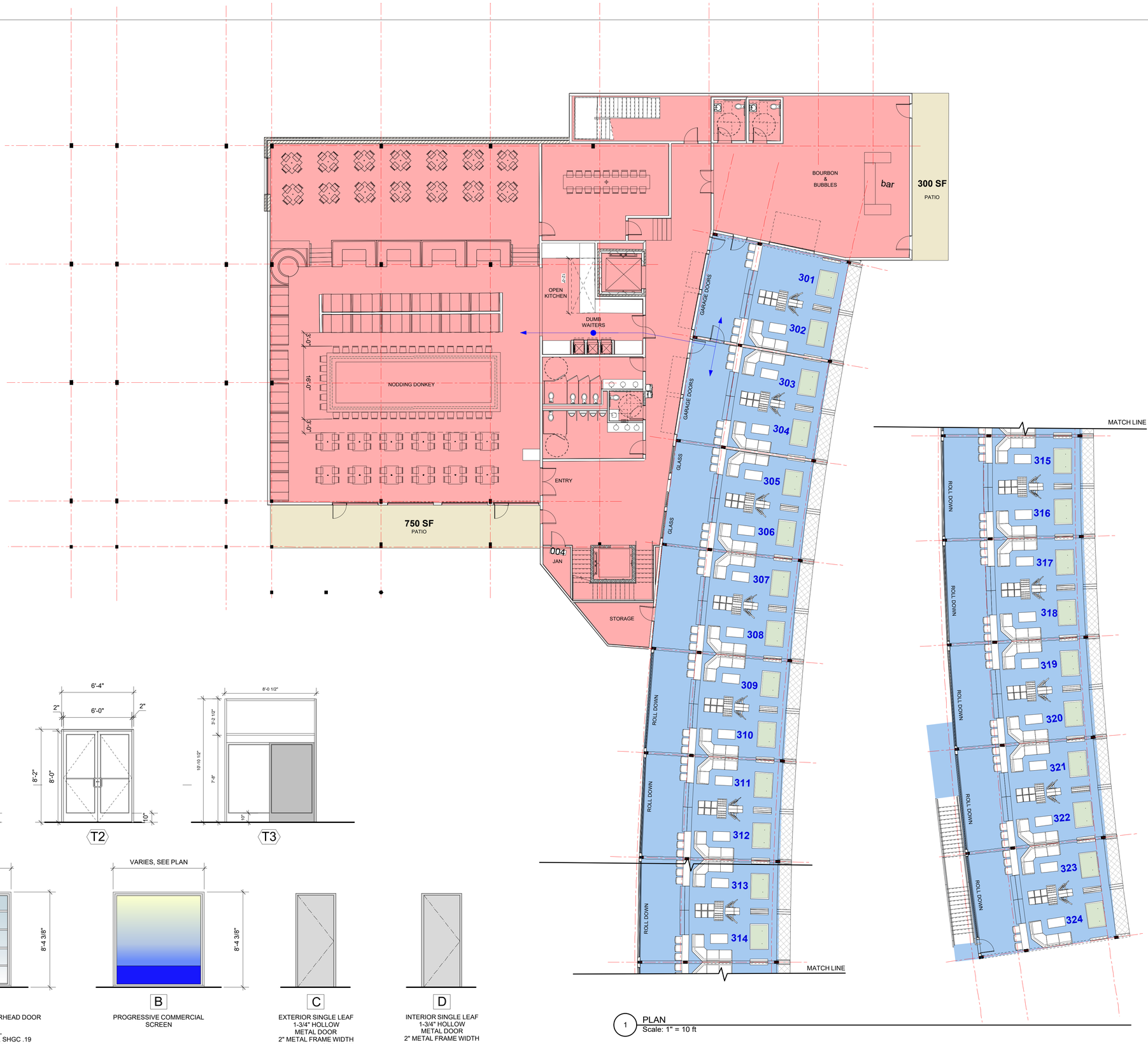
TEXAS WEDGE FACILITY
ROCKWALL, TX

SUBMISSION

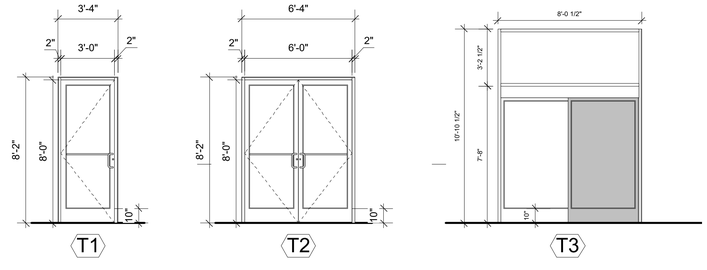
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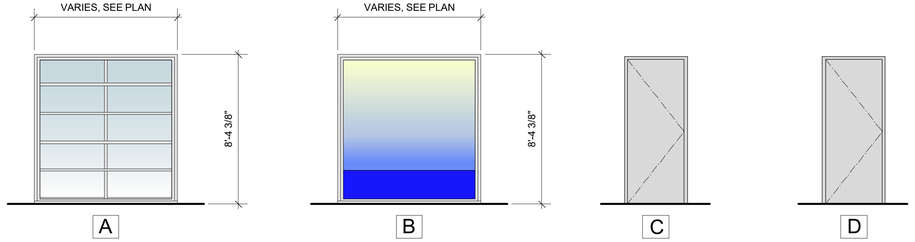
TEXAS WEDGE
SCRATCH GOLF, KITCHEN + BAR

SECOND FLOOR PLAN **A-1.2**



1 PLAN
Scale: 1" = 10 ft





A
CLOPAY 903 ARCHITECTURAL OVERHEAD DOOR
ALUMINUM FRAME
CLEAR ACRYLIC PANEL
POLYZONE SILVER20XTRA FILM, SHGC .19
MECHANICALLY OPERATED
MAX 0.90 U-FACTOR PER
IECC 2018

B
PROGRESSIVE COMMERCIAL
SCREEN

C
EXTERIOR SINGLE LEAF
1-3/4" HOLLOW
METAL DOOR
2" METAL FRAME WIDTH
MAX 0.90 U-FACTOR PER
IECC 2018

D
INTERIOR SINGLE LEAF
1-3/4" HOLLOW
METAL DOOR
2" METAL FRAME WIDTH

WALL TYPE A

WALL TYPE B

ROOF TYPE A

7.2 PANEL CORRUGATED METAL -
WESTERN STATES METAL ROOFING
"WESTERN RIB" OR EQUAL

ALUMINUM ST CLIP

POLYISO THERMAL INSULATION (R-21)

CONTINUOUS FULLY ADHERED AIR /
VAPOR CONTROL LAYER

METAL DECK - 7.2 METAL CORRUGATED
METAL PANEL
RE: STRUCTURAL

ROOF PURLINS - STEEL TUBES
RE: STRUCTURAL

ROOF TYPE B

7.2 PANEL CORRUGATED METAL -
WESTERN STATES METAL ROOFING
"WESTERN RIB" OR EQUAL

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JOB # 2207

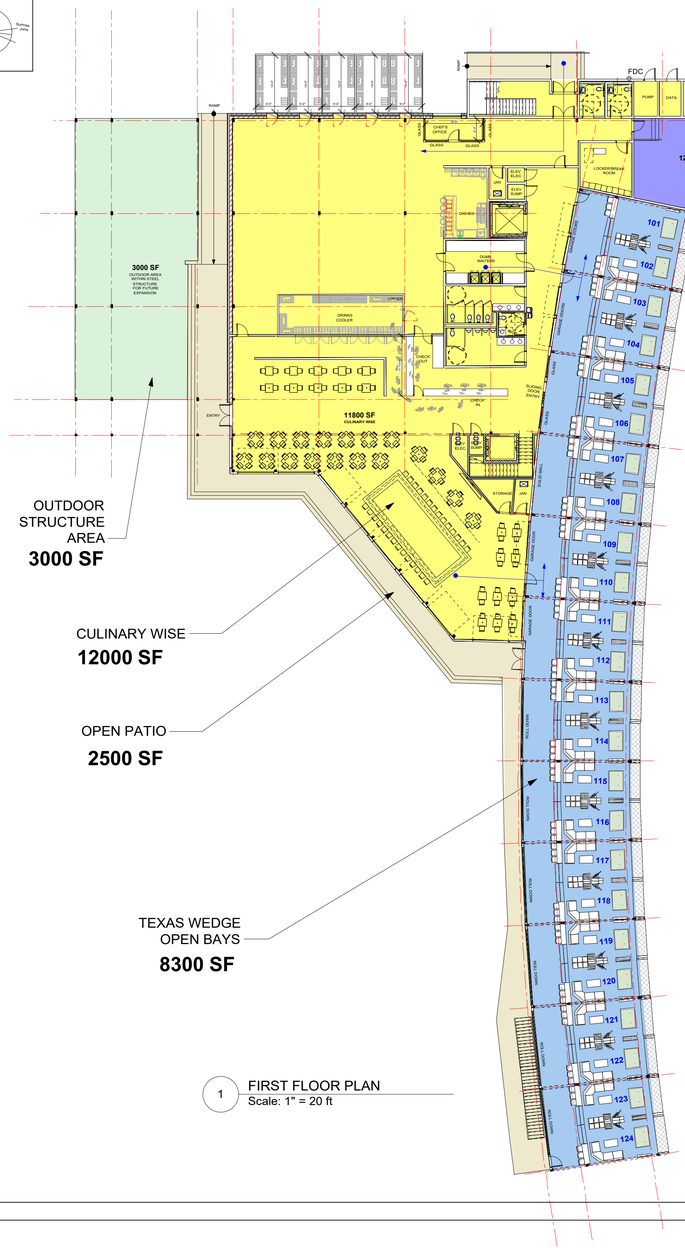
TEXAS WEDGE FACILITY
ROCKWALL, TX

SUBMISSION

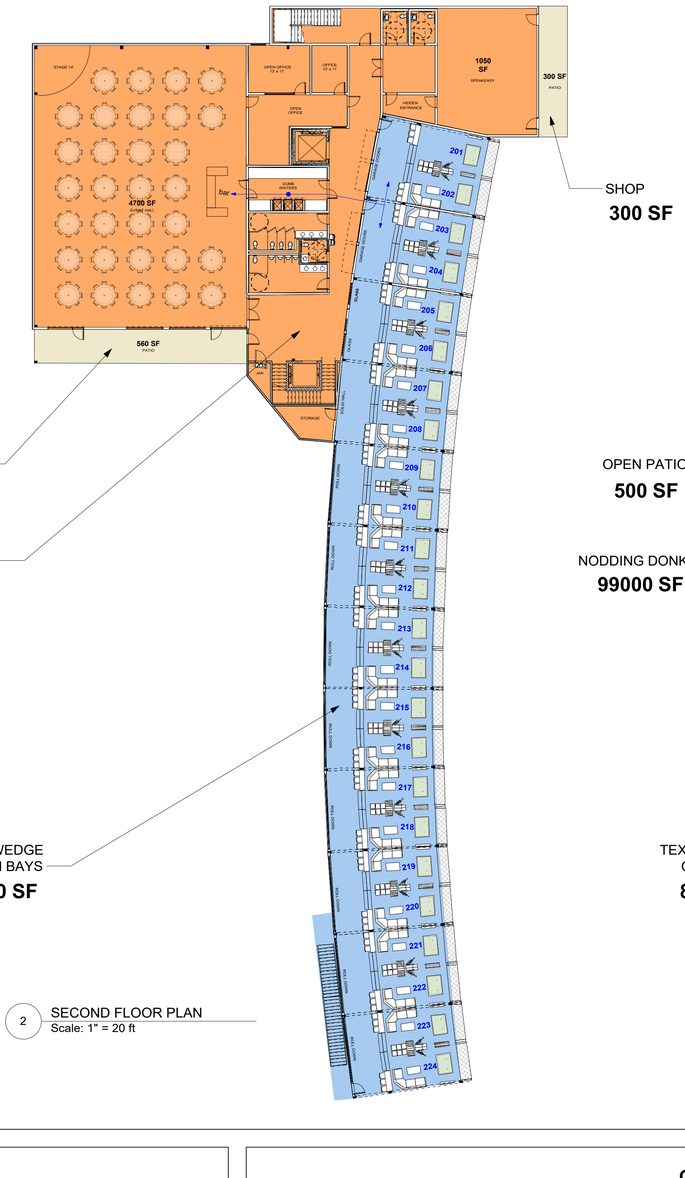
	DATE	DESCRIPTION
2	06.13.2023	SCHEMATIC REDESIGN

TEXAS WEDGE
SCRATCH-SOLE KITCHEN + BAR

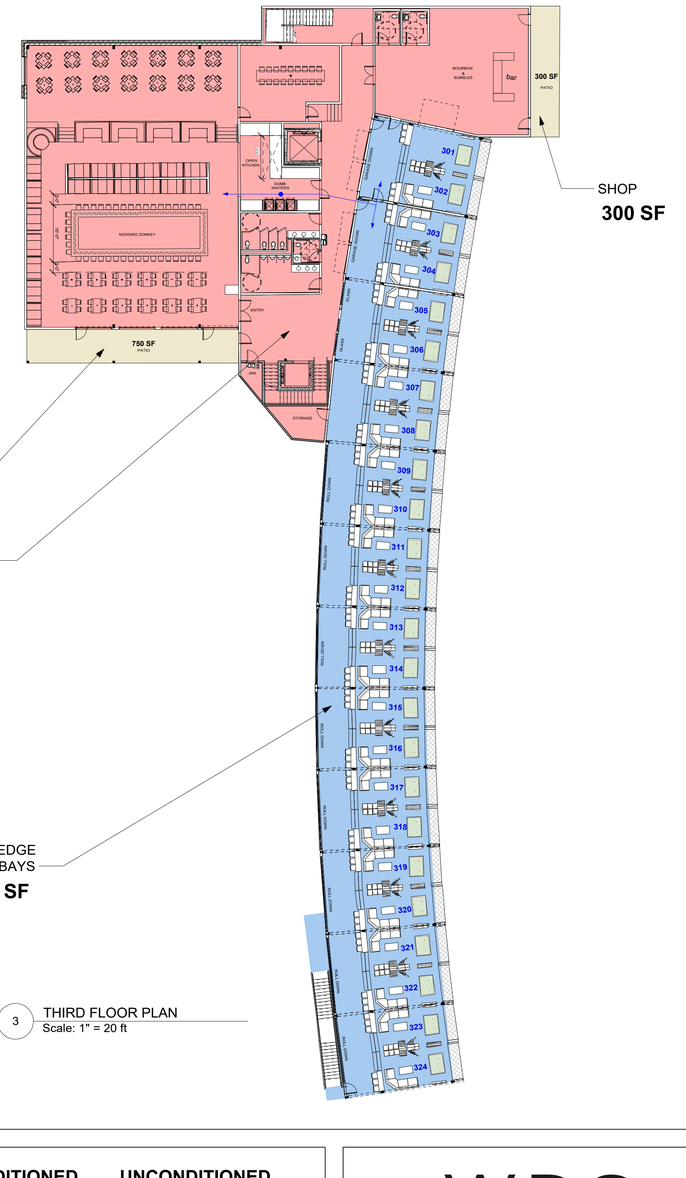
THIRD FLOOR PLAN **A-1.3**



1 FIRST FLOOR PLAN
Scale: 1" = 20 ft



2 SECOND FLOOR PLAN
Scale: 1" = 20 ft



3 THIRD FLOOR PLAN
Scale: 1" = 20 ft

	CONDITIONED	UNCONDITIONED
CULINARY WISE	12000	
EVENT SPACE	9900	
NODDING DONKEY	9900	
TEXAS WEDGE - BAYS		24900
OPEN PATIO		3500
SHOP		1000
OUTDOOR STRUCTURE AREA		3000
	31800	**32400**

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JOB # 2207

TEXAS WEDGE FACILITY
ROCKWALL, TX

SUBMISSION

	DATE	DESCRIPTION
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TEXAS WEDGE
SCRATCH GOLF KITCHEN + BAR

PLANS **A-1.4**



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

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

WALL TYPE A

ANCHORED BRICK VENEER- ADJUSTABLE WALL TIES AT 16" O.C. VERTICALLY AND 24" O.C HORIZONTALLY

2" AIR SPACE

CAVITY INSERT/MORTAR COLLECTION DEVICE

WEEP VENTS

2" CONT. XPS RIGID INSULATION W/ DRAINAGE CHANNELS

FLUID-APPLIED AIR/WATER/VAPOR INFILTRATION BARRIER

5/8" EXTERIOR GRADE GYPSUM SHEATHING

6" METAL STUDS STUDS AT 16" O.C.

R-13 UNFACED FIBERGLASS BATT

5/8" GYPSUM BOARD W/ PAINT

WALL TYPE B

VERTICAL CORRUGATED METAL PANELS - BRIDGERSTEEL "ULTRA BATTEN METAL WALL PANEL" OR APPROVED EQUAL

THERMALLY BROKEN CLADDING ATTACHMENT SYSTEM (KNIGHT WALL HCI SYSTEM OR EQUAL)

2" CONT. XPS RIGID INSULATION W/ DRAINAGE CHANNELS

FLUID-APPLIED AIR/WATER/VAPOR INFILTRATION BARRIER

5/8" EXTERIOR GRADE GYPSUM SHEATHING

6" METAL STUDS STUDS AT 16" O.C.

R-13 UNFACED FIBERGLASS BATT

5/8" GYPSUM BOARD W/ PAINT

ROOF TYPE A

60 MIL SINGLE PLY FULLY ADHERED TPO ROOF MEMBRANE

1/4" COVER BOARD (DENSDECK PRIME ROOF BOARD OR EQUAL)

POLYISO THERMAL INSULATION (R-21)

CONTINUOUS FULLY ADHERED AIR / VAPOR CONTROL LAYER

METAL DECK - RE: STRUCTURAL

ROOF JOISTS - RE: STRUCTURAL

ROOF TYPE B

7.2 PANEL CORRUGATED METAL - WESTERN STATES METAL ROOFING "WESTERN RIB" OR EQUAL

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JOB # 2207

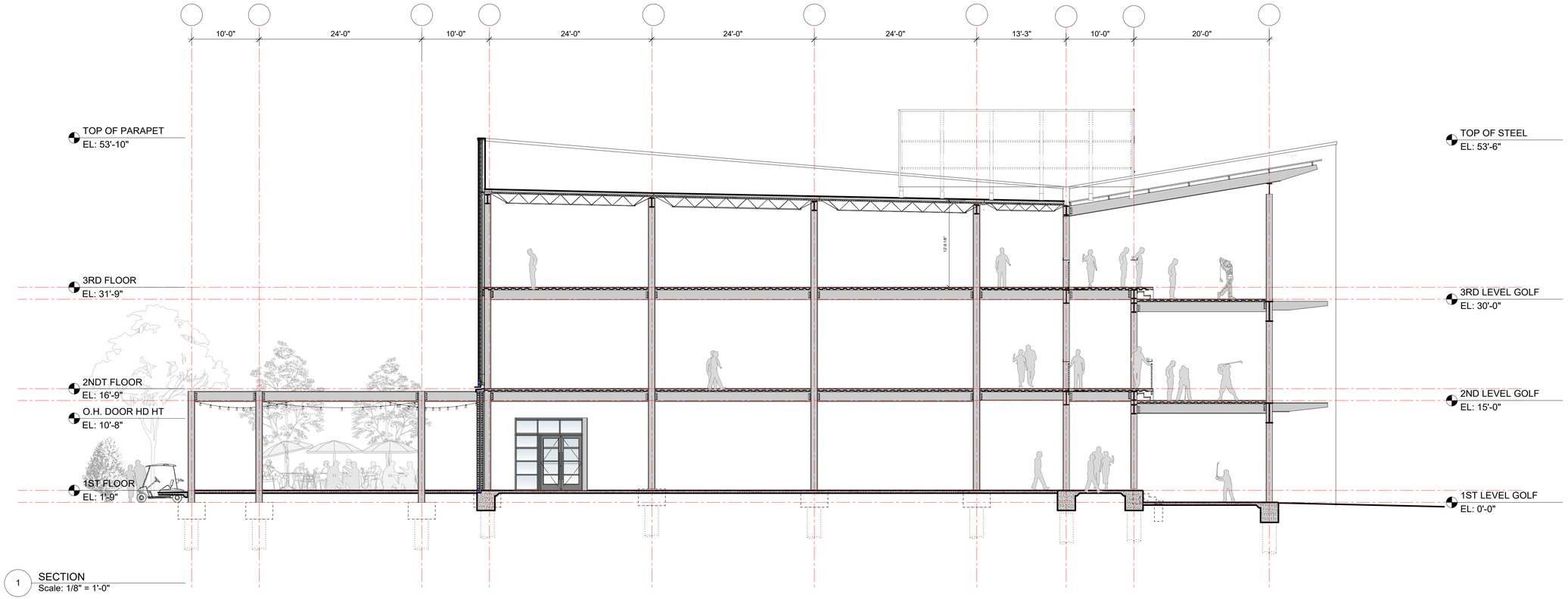
TEXAS WEDGE FACILITY
ROCKWALL, TX

SUBMISSION

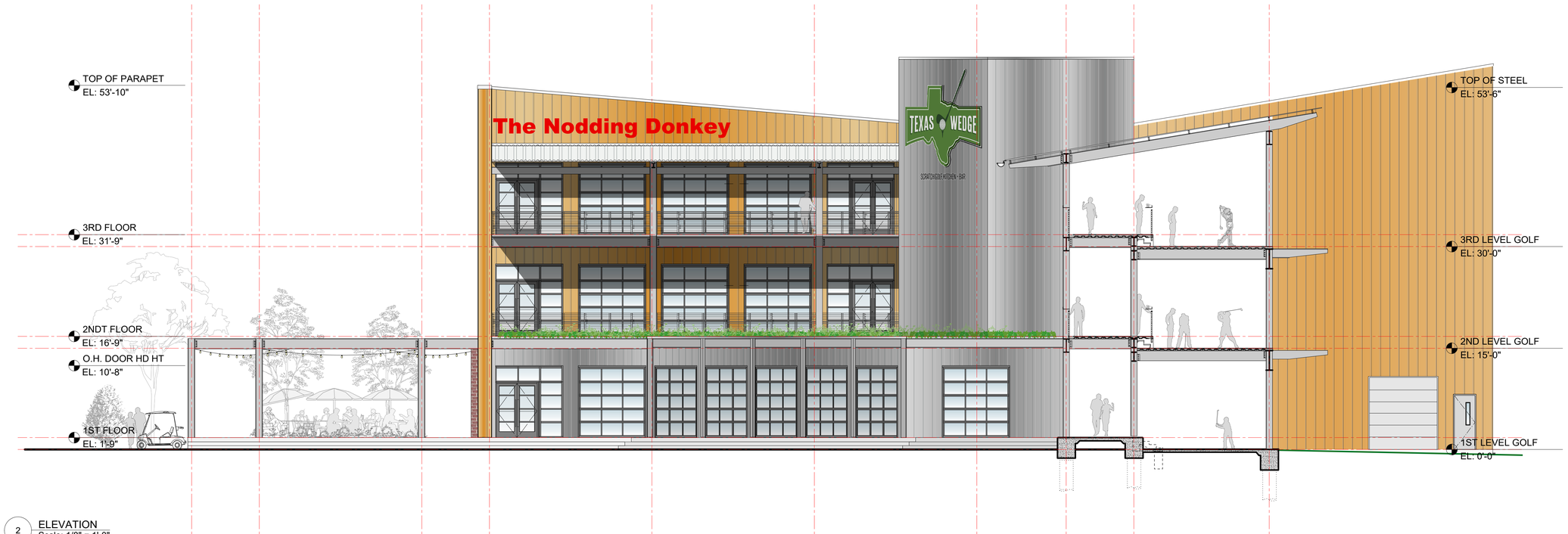
△	DATE	DESCRIPTION
	06.13.2023	SCHEMATIC REDESIGN

SECTION / ELEVATIONS

A-2.0



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



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

WALL TYPE A

ANCHORED BRICK VENEER- ADJUSTABLE WALL TIES AT 16" O.C. VERTICALLY AND 24" O.C HORIZONTALLY

2" AIR SPACE

CAVITY INSERT/MORTAR COLLECTION DEVICE

WEEP VENTS

2" CONT. XPS RIGID INSULATION W/ DRAINAGE CHANNELS

FLUID-APPLIED AIR/WATER/VAPOR INFILTRATION BARRIER

5/8" EXTERIOR GRADE GYPSUM SHEATHING

6" METAL STUDS STUDS AT 16" O.C.

R-13 UNFACED FIBERGLASS BATT

5/8" GYPSUM BOARD W/ PAINT

WALL TYPE B

VERTICAL CORRUGATED METAL PANELS - BRIDGERSTEEL "ULTRA BATTEN METAL WALL PANEL" OR APPROVED EQUAL

THERMALLY BROKEN CLADDING ATTACHMENT SYSTEM (KNIGHT WALL HCI SYSTEM OR EQUAL)

2" CONT. XPS RIGID INSULATION W/ DRAINAGE CHANNELS

FLUID-APPLIED AIR/WATER/VAPOR INFILTRATION BARRIER

5/8" EXTERIOR GRADE GYPSUM SHEATHING

6" METAL STUDS STUDS AT 16" O.C.

R-13 UNFACED FIBERGLASS BATT

5/8" GYPSUM BOARD W/ PAINT

ROOF TYPE A

60 MIL SINGLE PLY FULLY ADHERED TPO ROOF MEMBRANE

1/4" COVER BOARD (DENSDECK PRIME ROOF BOARD OR EQUAL)

POLYISO THERMAL INSULATION (R-21)

CONTINUOUS FULLY ADHERED AIR / VAPOR CONTROL LAYER

METAL DECK - RE: STRUCTURAL

ROOF JOISTS - RE: STRUCTURAL

ROOF TYPE B

7.2 PANEL CORRUGATED METAL - WESTERN STATES METAL ROOFING "WESTERN RIB" OR EQUAL

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JOB # 2207

TEXAS WEDGE FACILITY
ROCKWALL, TX

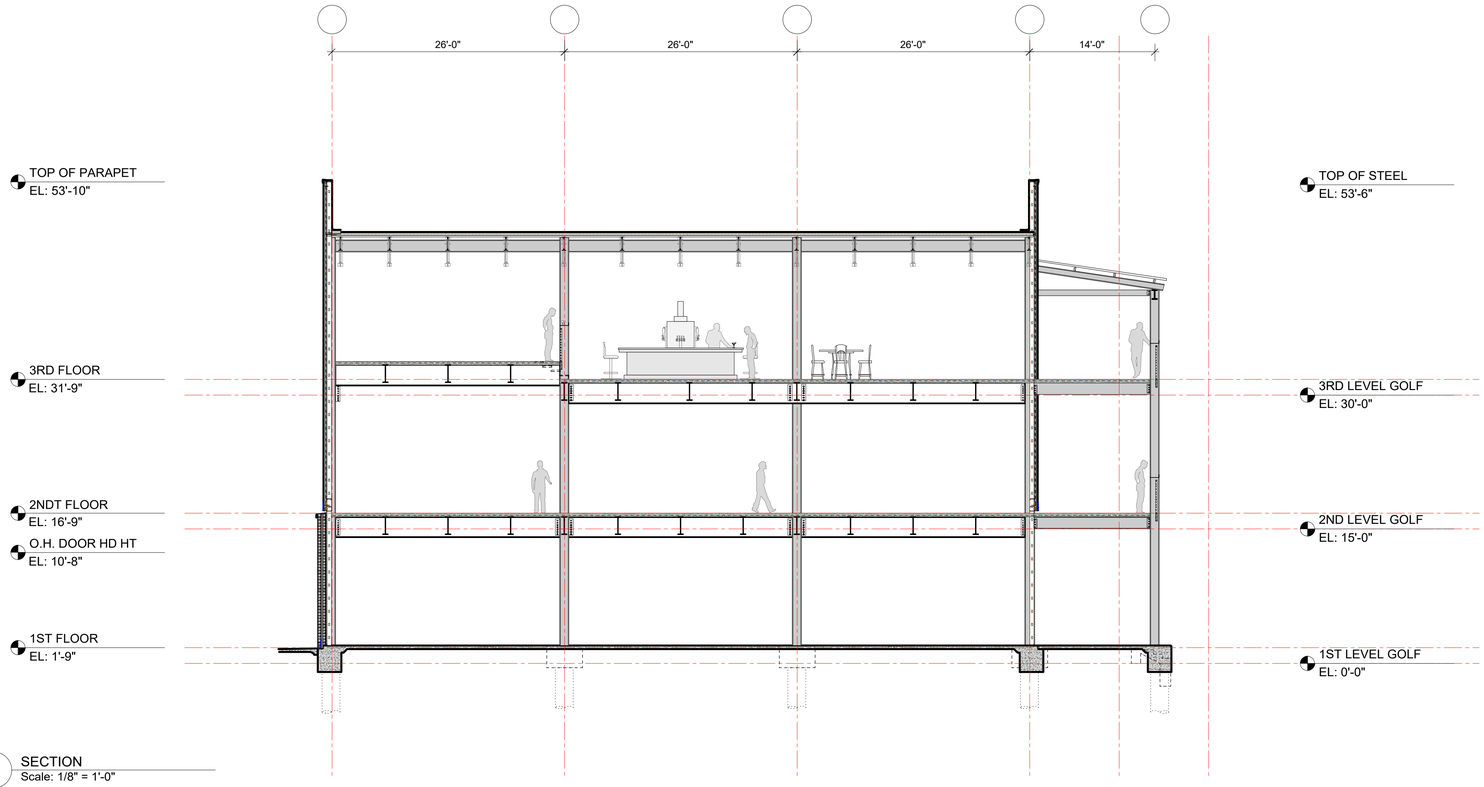
SUBMISSION

	DATE	DESCRIPTION
2		
	06.13.2023	SCHEMATIC REDESIGN

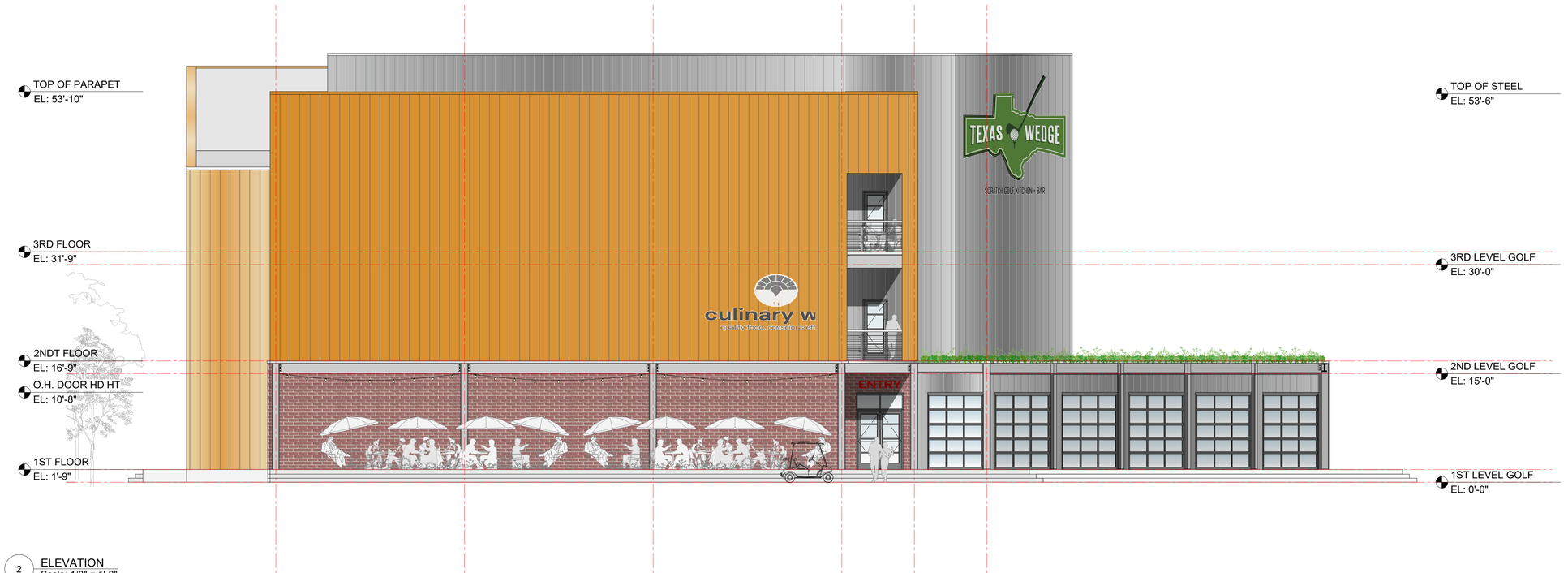
TEXAS WEDGE
SCRATCH GOLF KITCHEN + BAR

SECTION / ELEVATIONS

A-2.1



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



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

WALL TYPE A

ANCHORED BRICK VENEER- ADJUSTABLE WALL TIES AT 16" O.C. VERTICALLY AND 24" O.C HORIZONTALLY

2" AIR SPACE

CAVITY INSERT/MORTAR COLLECTION DEVICE

WEEP VENTS

2" CONT. XPS RIGID INSULATION W/ DRAINAGE CHANNELS

FLUID-APPLIED AIR/WATER/VAPOR INFILTRATION BARRIER

5/8" EXTERIOR GRADE GYPSUM SHEATHING

6" METAL STUDS STUDS AT 16" O.C.

R-13 UNFACED FIBERGLASS BATT

5/8" GYPSUM BOARD W/ PAINT

WALL TYPE B

VERTICAL CORRUGATED METAL PANELS - BRIDGERSTEEL "ULTRA BATTEN METAL WALL PANEL" OR APPROVED EQUAL

THERMALLY BROKEN CLADDING ATTACHMENT SYSTEM (KNIGHT WALL HCI SYSTEM OR EQUAL)

2" CONT. XPS RIGID INSULATION W/ DRAINAGE CHANNELS

FLUID-APPLIED AIR/WATER/VAPOR INFILTRATION BARRIER

5/8" EXTERIOR GRADE GYPSUM SHEATHING

6" METAL STUDS STUDS AT 16" O.C.

R-13 UNFACED FIBERGLASS BATT

5/8" GYPSUM BOARD W/ PAINT

ROOF TYPE A

60 MIL SINGLE PLY FULLY ADHERED TPO ROOF MEMBRANE

1/4" COVER BOARD (DENSDECK PRIME ROOF BOARD OR EQUAL)

POLYISO THERMAL INSULATION (R-21)

CONTINUOUS FULLY ADHERED AIR / VAPOR CONTROL LAYER

METAL DECK - RE: STRUCTURAL

ROOF JOISTS - RE: STRUCTURAL

ROOF TYPE B

7.2 PANEL CORRUGATED METAL - WESTERN STATES METAL ROOFING "WESTERN RIB" OR EQUAL

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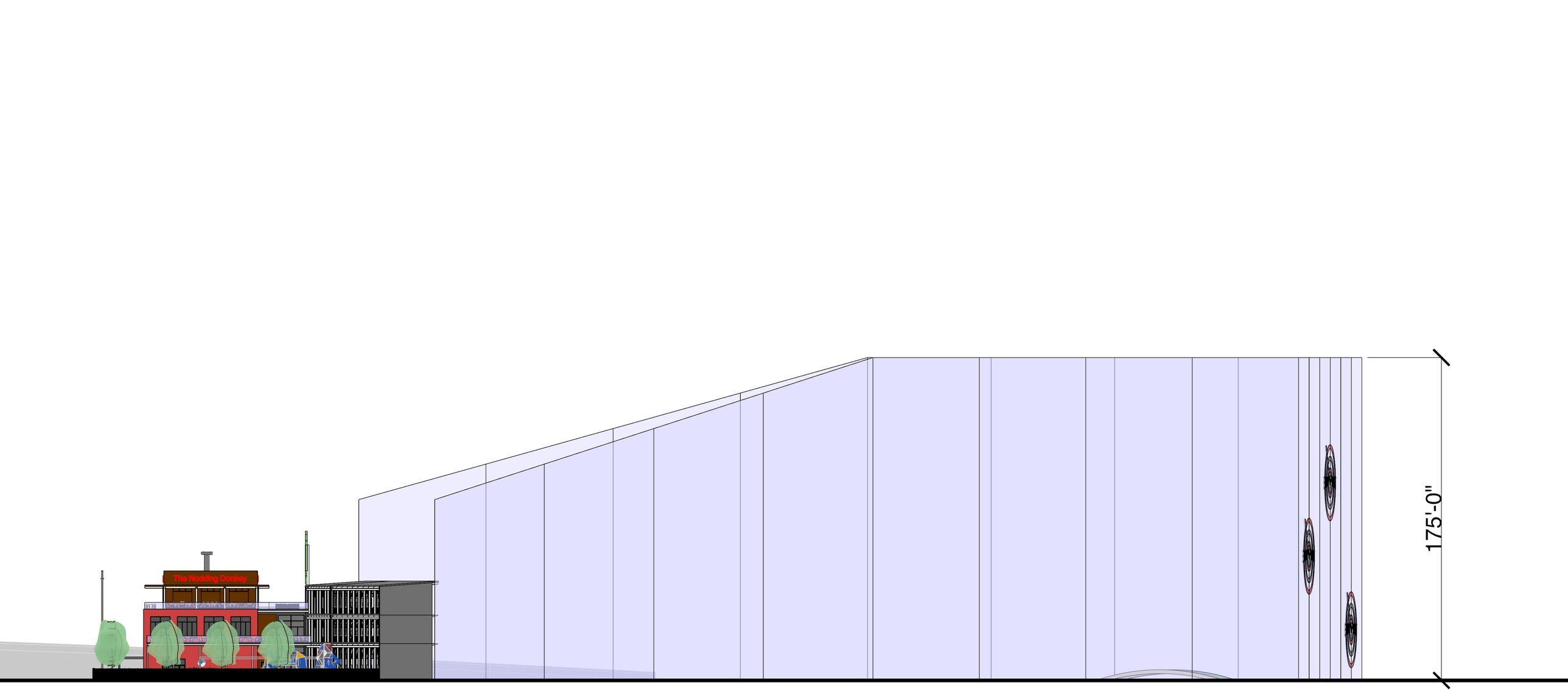
JOB # 2207

TEXAS WEDGE FACILITY
ROCKWALL, TX

SUBMISSION

	DATE	DESCRIPTION
1	06.13.2023	SCHEMATIC REDESIGN

SECTION / ELEVATIONS **A-2.2**



NETTING HEIGHT

WDS

wefing design studio

9.942 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.;

THENCE S 01°41'51" E, ALONG AN EAST LINE OF SAID STRUCTURED TRACT AND THE WEST LINE OF SAID RUSTY WALLIS TRACT, 345.16 FEET TO A POINT;

THENCE S 71°45'12" W, DEPARTING AN EAST LINE OF SAID STRUCTURED TRACT AND THE WEST LINE OF SAID RUSTY WALLIS TRACT, 505.08 FEET TO A POINT, BEING THE BEGINNING OF A NON–TANGENT CURVE TO THE LEFT;

THENCE SOUTHERLY, AN ARC LENGTH OF 255.29 FEET ALONG SAID NON–TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 830.00 FEET, A DELTA ANGLE OF 17°37'23", AND A CHORD BEARING S 89°49'15" W, A DISTANCE OF 254.29 FEET TO A POINT;

THENCE S 81°00'34" W, A DISTANCE OF 305.78 FEET TO A POINT IN THE NORTH RIGHT–OF–WAY LINE OF FIT SPORT LIFE BOULEVARD (A 60' RIGHT–OF–WAY), BEING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE NORTHWESTERLY DEPARTING SAID FIT SPORT LIFE BOULEVARD, AN ARC LENGTH OF 31.42 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 90°00'00", AND A CHORD BEARING OF N 53°59'26" W, A DISTANCE OF 28.28 FEET TO A POINT;

THENCE N 08°59'26" W, A DISTANCE OF 356.88 FEET TO A POINT, FROM WHICH A 5/8" IRON ROD FOUND WITH A PINK CAP STAMPED "TXDOT" BEARS S 87°49'28" W, 726.69 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 72°46'09" E, A DISTANCE OF 602.14 FEET TO A POINT IN THE WEST LINE OF SAID JOWERS TRACT AND THE MOST NORTHERLY EAST LINE OF SAID STRUCTURED TRACT;

THENCE S 01°36'16" E, ALONG THE WEST LINE OF SAID JOWERS TRACT AND THE MOST NORTHERLY EAST LINE OF SAID STRUCTURED TRACT, A DISTANCE OF 121.40 FEET TO A POINT, BEING THE SOUTHWEST CORNER OF SAID JOWERS TRACT;

THENCE N 76°34'05" E, ALONG THE SOUTH LINE OF SAID JOWERS TRACT AND THE MOST EASTERLY NORTH LINE OF SAID STRUCTURED TRACT, A DISTANCE OF 540.70 FEET TO THE PLACE OF BEGINNING AND CONTAINING 9.942 ACRES (433,054 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

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

DRAWN BY: RTC	SHEET NO. 1 OF 1	REV.
APPROVED: ____		

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WA#19144.02 PRINTED: 7/5/2023 STB FILE: WIER–SURVEY.STB LAST SAVED: 7/5/2023 1:55 PM SAVED BY: RYANA FILE: 2023–6–29 PROPERTY METES & BOUNDS DESC – 19144.02.DWG

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 futur*e -- 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 3RD DAY OF OCTOBER, 2022.

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: September 19, 2022

2nd 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, BEI NG A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO STRUCTURED REA-ROCKWALL LAND, LLC, RECORDED I N I NSTRUMENT 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

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 Trackman 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.

WDS
welling design studio

ROCKWALL CASE # Z2022-041

Exhibit 'B':
Concept Plan

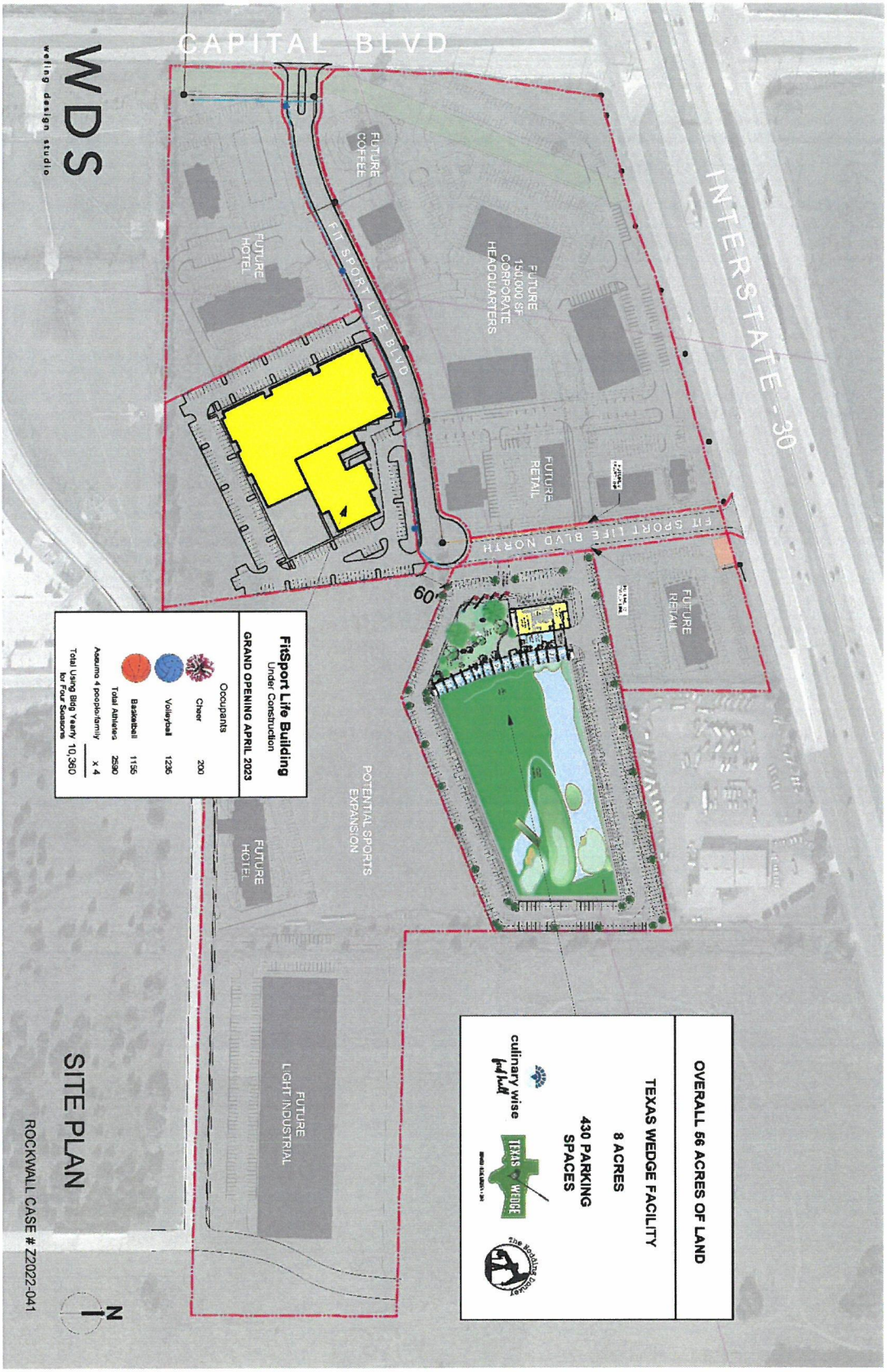
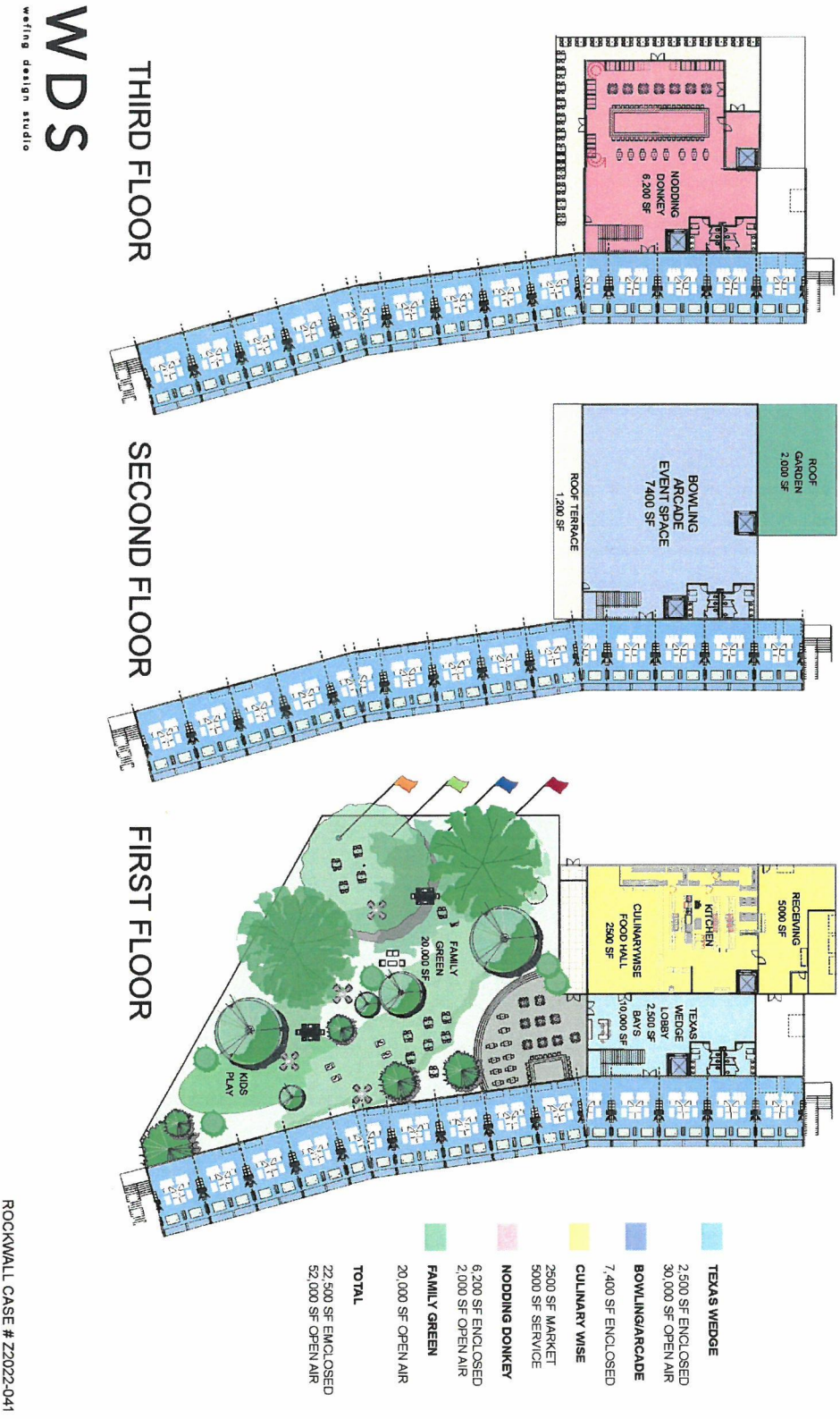


Exhibit 'B':
Concept Plan



ROCKWALL CASE # Z2022-041

Texas Wedge

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Culinary Wise Food Hall

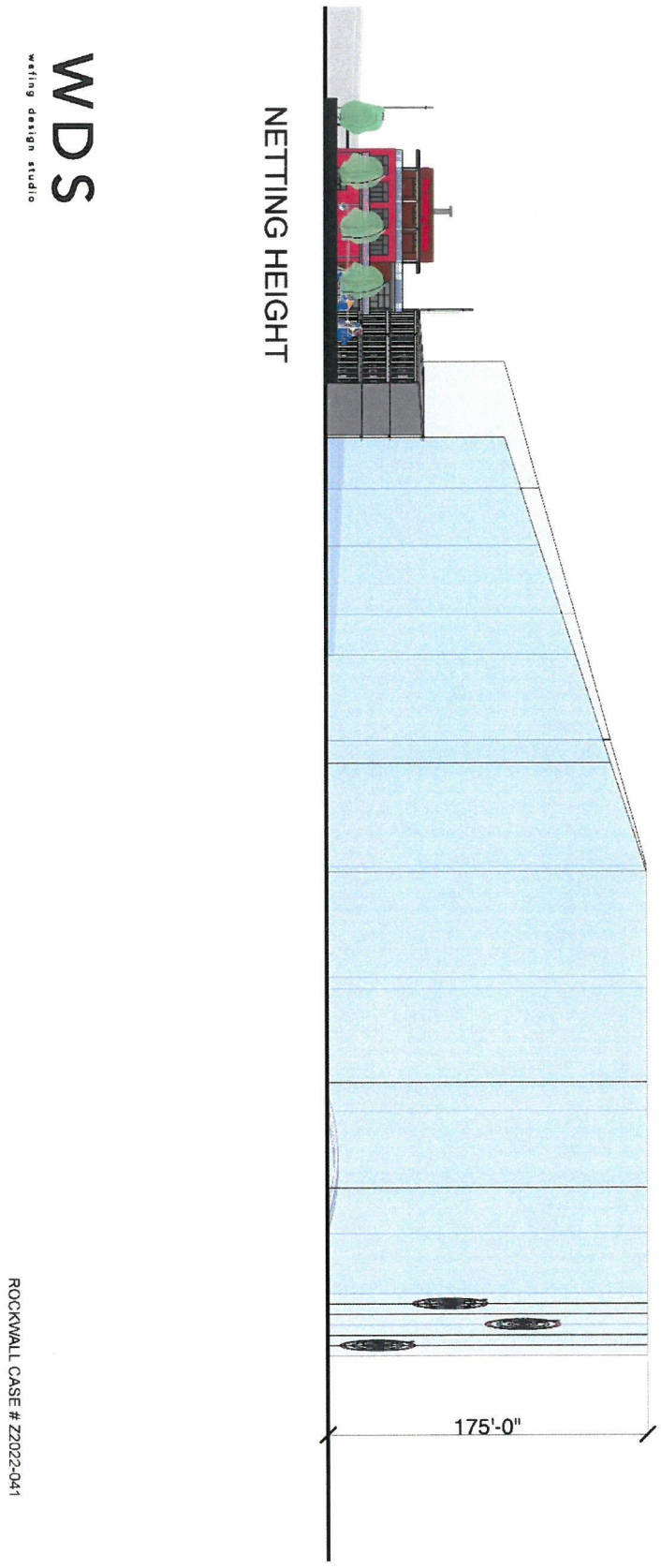
As the parent company of our restaurants, Culinary Wise unites our concepts as one brand. The Culinary Wise Food Hall is a literal physical representation of that unity, with four of our most popular restaurant concepts under one roof, as well as a few offerings that have been served through our catering 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.

ROCKWALL CASE # Z2022-041

Exhibit 'D':
Golf Netting Height



PROJECT COMMENTS

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

DATE: 7/20/2023

PROJECT NUMBER: Z2023-035
PROJECT NAME: SUP for Texas Wedge
SITE ADDRESS/LOCATIONS:

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) amending Ordinance No. 22-52 [S-287] 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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	07/19/2023	Needs Review

07/19/2023: 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 and Outdoor Commercial Amusement/Recreation 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.

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

M.3 For reference, include the case number (Z2023-035) in the lower right-hand corner of all pages on future submittals.

I.4 The approval of this Specific Use Permit (SUP) shall supersede all requirements stipulated by Ordinance No. 22-52 (S-287).

I.5 According to Article 13, Definitions, of the Unified Development Code (UDC), a Golf Driving Range is defined as “(a)n area improved with trees, greens, fairways, hazards, and which may include a clubhouse dining room, and accessory recreational uses.” In addition, Article 04, Permissible Uses, of the Unified Development Code (UDC) requires a Specific Use Permit (SUP) for a Golf Driving Range in a Commercial (C) District.

I.6 According to Article 13, Definitions, of the Unified Development Code (UDC), Outdoor Commercial Amusement/Recreation is defined as “(a)n amusement enterprise that offers entertainment or games of skill to the general public for a fee or charge wherein any portion of the activity takes place in the open.” In addition, Article 04, Permissible Uses, of the Unified Development Code (UDC) requires a Specific Use Permit (SUP) for Outdoor Commercial Amusement/Recreation in a Commercial (C) District.
I.7 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.8 The netting height exhibit has the old building elevations on it. Please update this to reflect the current proposal.

M.9 Please provide updated floor plans that show the use for each room (include any storage, backrooms/hallways, kitchens, restrooms, etc.). Currently not all of the rooms have a use, and many of the square footages contradict each other. Please make these consistent in order to calculate the parking that will be required at site plan. At this time, staff has

calculated the following parking:

- Mini Golf – 27 holes x (1 space per hole) = 27parking spaces
- Shop – 1,200 SF / (1 space per 250 SF) = 5 parking spaces
- Restaurants – 31,800 SF / (1 space per 100 SF) = 318 parking spaces
- Driving Range – 24,900 SF / (1 space per 250 SF) = 100 parking spaces
- Total Parking Required: 450

I.10 As the request was submitted, staff has identified several variances associated with this request. These are as follows:

(1) Less than 20% natural/quarried stone
(2) Greater than 10% secondary materials (i.e. metal)
(3) More than one (1) row of parking in front of the building
(4) Maximum height

I.11 Please note that the Unified Development Code (UDC) requires compensatory measures (e.g. increased landscaping, larger caliper trees, etc.) be established that directly offset any variance that are requested. Please provide a letter indicating any compensatory measures being proposed with this case.

I.12 Please be cognizant of the Roof Top Units (RTUs). All RTUs must be screened by the parapet and not visible from any adjacent property or public Right of Way (ROW). Given this, either height or form changes might need to be made depending on the size and location of the RTUs.

M.13 Please review the attached draft ordinance prior to the July 25, 2023 Planning & Zoning Commission meeting, and provide staff with your markups by August 8, 2023.

I.14 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 August 8, 2023; 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 August 15, 2023 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on July 25, 2023.

I.15 The projected City Council meeting dates for this case will be August 21, 2023 (1st Reading) and September 5, 2023 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Jonathan Browning	07/19/2023	Approved w/ Comments

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Henry Lee	07/20/2023	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Henry Lee	07/20/2023	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/17/2023	Approved

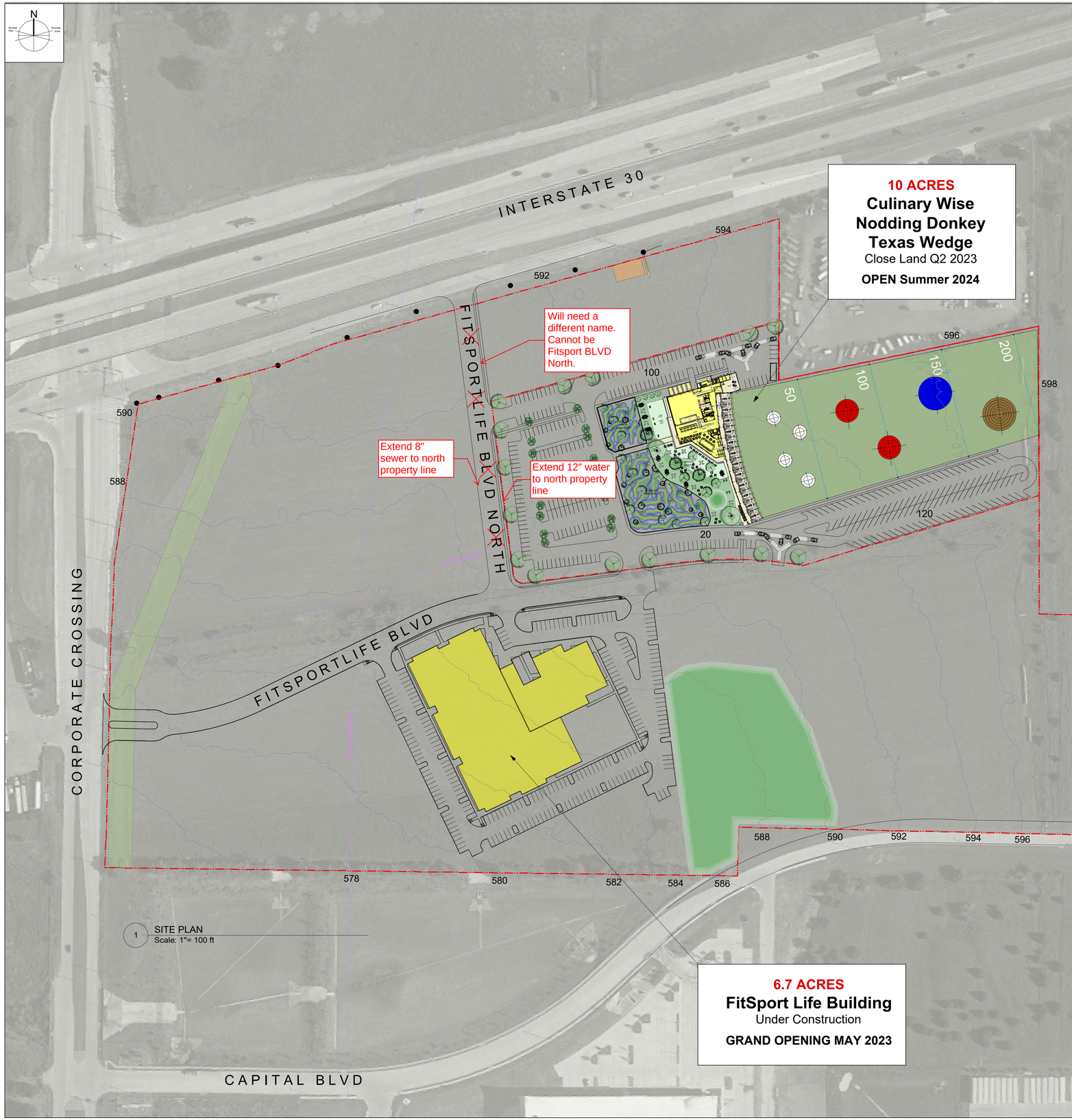
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	07/20/2023	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/19/2023	Approved

No Comments



1 SITE PLAN
Scale: 1"= 100 ft

General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock, stone, or stone face. No smooth concrete walls.
-Need to show existing/proposed water and sewer on site plan

Roadway Paving Items:
- Need to label dimension off all parking, driveways, and drive aisles on site plan
- Parking to be 20'x9'
- Drive isles to be min. 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)
- Install 5' sidewalk along "New" road on property side

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
- Minimum utility easements are 20' in width.

Drainage Items:
- Detention is required.
- No walls allowed in detention.
- Rational Method C-value is per zoning type.
- Need to show and label detention

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".

JOB # 2207

TEXAS WEDGE FACILITY
ROCKWALL, TX

SUBMISSION

	DATE	DESCRIPTION
1	06.13.2023	SCHEMATIC REDESIGN

TEXAS WEDGE
SCRATCH EDLE KITCHEN + BAR

SITE PLAN - PROPOSED **SP-1.1**

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Fit Sports Life Boulevard		
SUBDIVISION	Structured REA-Rockwall Land LLC	Inst. No. 20210000001622	
GENERAL LOCATION	200' South and 800' East of intersection of I30 and Corporate Crossing		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial - C	CURRENT USE	Undeveloped		
PROPOSED ZONING	Commercial - C with SUP	PROPOSED USE	Restaurant & Golf		
ACREAGE	9.942 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 Blvd, 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 Conor Keilty [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 $ 349.13 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 14th *DAY OF* July, 20 23. *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."*

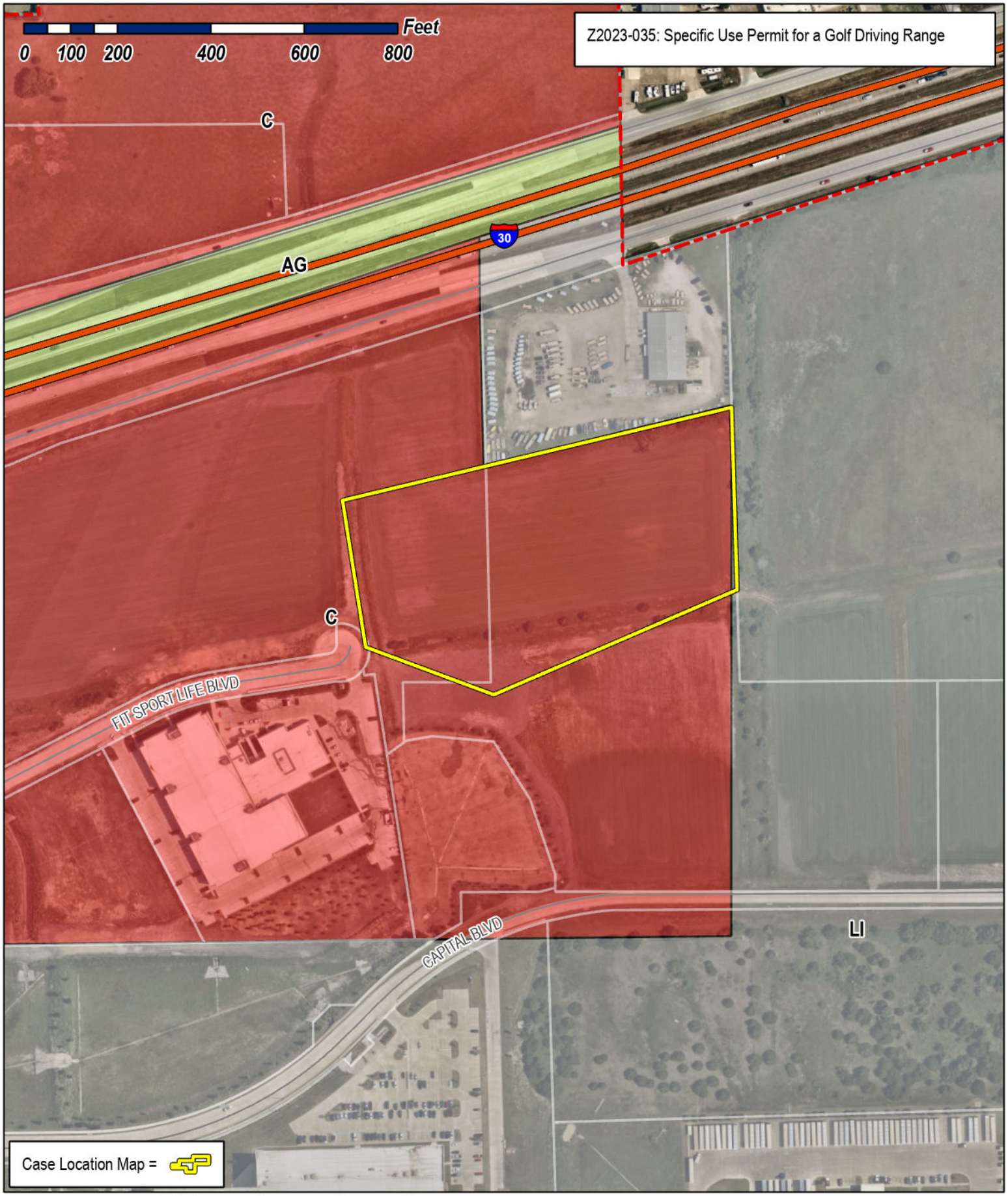
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12th *DAY OF* July, 20 23.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC STATE OF TEXAS ID# 133671[illegible] EXPIRES 3-29-2026

MY COMMISSION EXPIRES 3-29-26



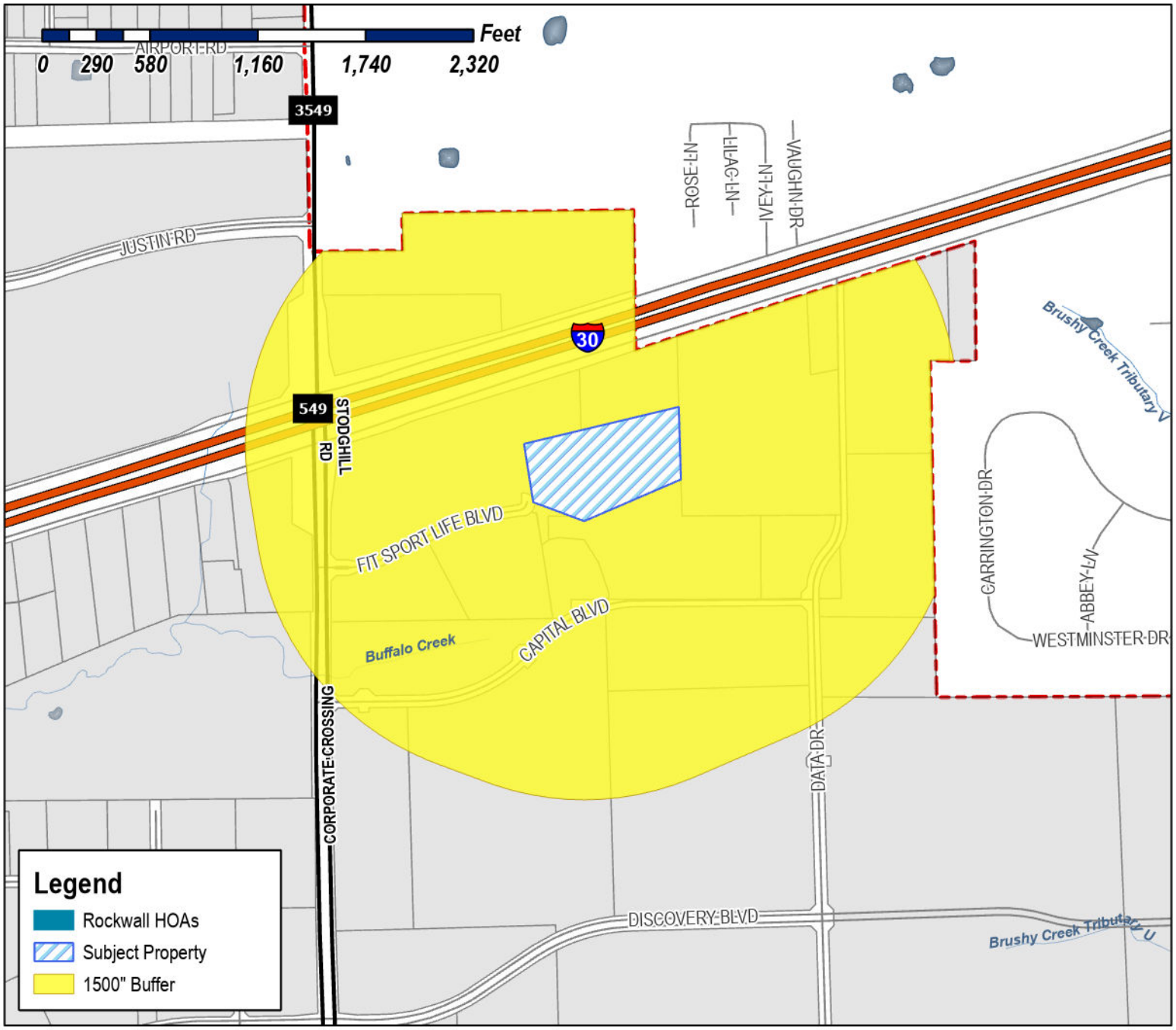
City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.

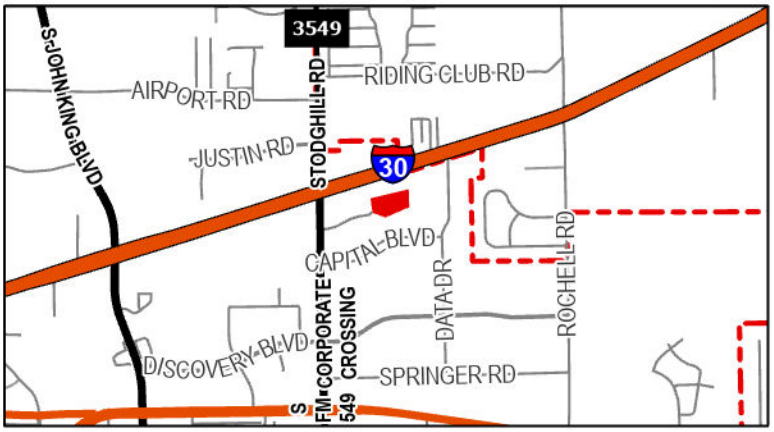
City of Rockwall

Planning & Zoning Department
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Case Number: Z2023-035
Case Name: SUP for a Golf Driving Range
Case Type: Zoning
Zoning: Commercial (C) District & Light Industrial (LI) District
Case Address: Intersection of I-30 & Corporate Crossing

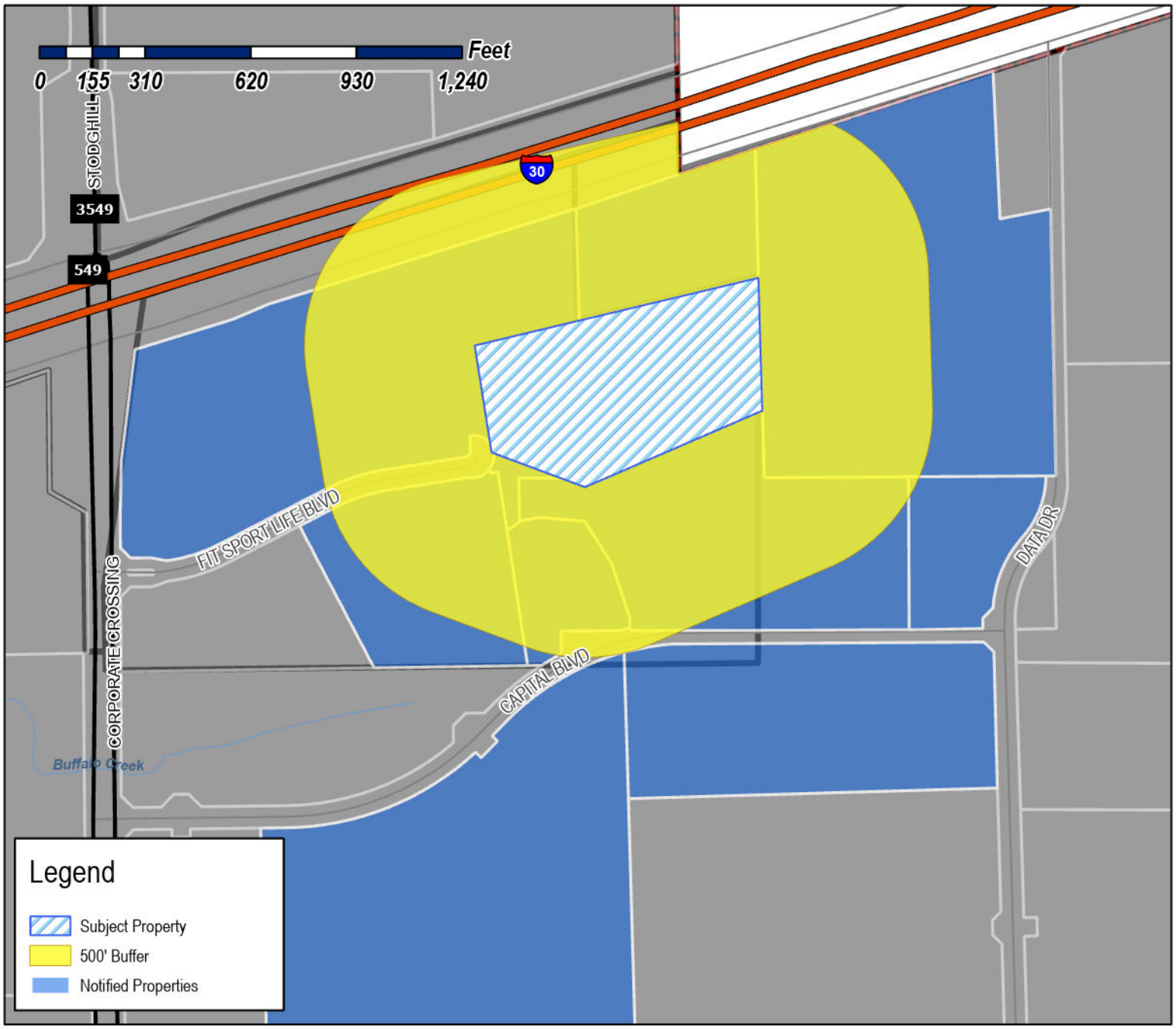


Date Saved: 7/21/2023
For Questions on this Case Call (972) 771-7745

City of Rockwall

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

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Date Saved: 7/21/2023
For Questions on this Case Call: (972) 771-7746



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 FSL ROCKWALL LLC
171 ABERDEEN STREET SUITE 400
CHICAGO, IL 60607

RESIDENT
2260 E I30
ROCKWALL, TX 75032

STRUCTURED REA- ROCKWALL LAND LLC
2801 E. CAMELBACK ROAD SUITE 200
PHOENIX, AZ 85016

RESIDENT
3101 FIT SPORT LIFE BLVD
ROCKWALL, TX 75032

RESIDENT
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

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:

Z2023-035: 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) amending Ordinance No. 22-52 [S-287] 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.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, August 15, 2023 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, August 21, 2023 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Monday, August 21, 2023 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2023-035: 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

PRINCIPALS
JOHN P. 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

July 14, 2023

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
Amended Special Use Permit Request

Dear Planning Department,

We are requesting an amended Special Use Permit for the proposed Texas Wedge, Mini Golf, The Nodding Donkey, and Culinary Wise Food Hall at the southeast corner of Interstate 30 and Corporate Crossing. The amendment is due to the property boundary increasing from 7.955 acres to 9.942 acres to include mini golf on-site. The metes and bounds description and concept/site layout plans have been adjusted for the larger property boundary. We are requesting the following zoning changes (that were included with the previously approved zoning case Z2022-041) with this amended SUP:

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 amended Special Use Permit submittal and request your recommendation to the Planning and Zoning Commission and City Council for the approval of this amended SUP. If you have any questions or comments, please feel free to contact me at 817-467-7700 or ReneeW@WierAssociates.com.

Truly yours,

Renee Ward

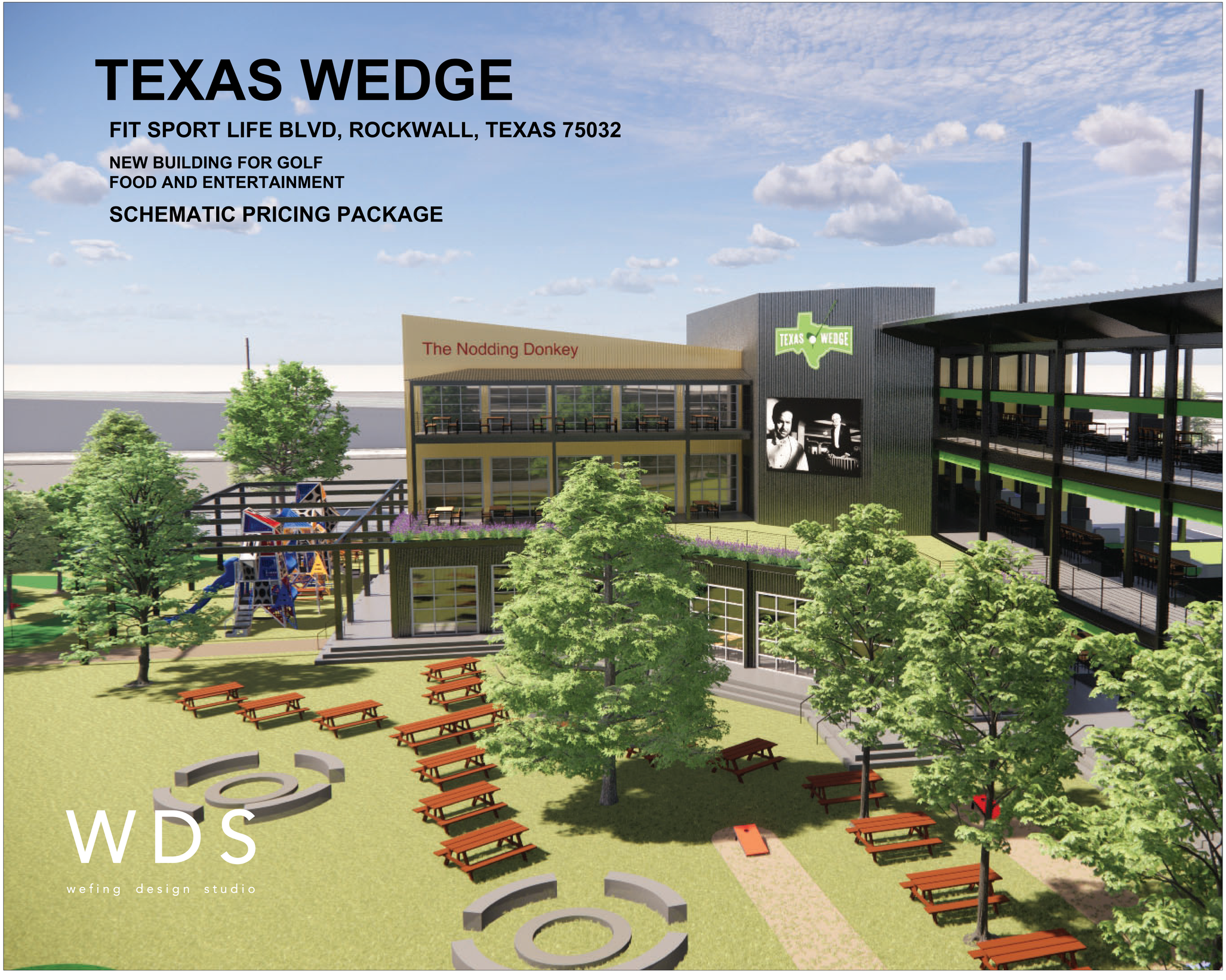
Renee Ward, PE
Wier & Associates, Inc.
Texas Firm Registration No. F-2776

TEXAS WEDGE

FIT SPORT LIFE BLVD, ROCKWALL, TEXAS 75032

NEW BUILDING FOR GOLF
FOOD AND ENTERTAINMENT

SCHEMATIC PRICING PACKAGE



WDS

wefing design studio



VICINITY MAP

DRAWING LIST

T - 1.0	TITLE SHEET
SP - 1.0	SITE PLAN - EXISTING
SP - 1.1	SITE PLAN - PROPOSED
SP - 1.2	SITE PLAN - PROPOSED ENLARGED
SP - 1.3	GREEN SPACES
SP - 1.4	ADULT GREEN SPACES
SP - 1.5	KID SPACES
SP - 1.6	GOLF RANGE
A - 1.1	FIRST FLOOR PLAN
A - 1.2	SECOND FLOOR PLAN
A - 1.3	THIRD FLOOR PLAN
A - 1.4	PLANS 1-3
A - 2.0	ELEVATION/SECTION - NORTH
A - 2.1	ELEVATION/SECTION - SOUTH
A - 2.2	ELEVATION/SECTION - WEST

WDS
410 SOUTH MICHIGAN AVE SUITE 512
CHICAGO ILLINOIS 60605
312.583.7087 ERICH@WDS-AD.COM

JOB # 2207

TEXAS WEDGE FACILITY
ROCKWALL, TX

SUBMISSION

⚠	DATE	DESCRIPTION
	06.13.2023	SCHEMATIC REDESIGN

TEXAS WEDGE
SCRATCH KOLE KITCHEN + BAR

TITLE SHEET **T-1.0**

INTERSTATE 30

FITSPORTLIFE BLVD

CORPORATE CROSSING

CAPITAL BLVD

588 590 592 594 596 598

590 588

592 594 596 598 600 602

578 580 582 584 586

612 610 608 606

1 SITE PLAN
Scale: 1"= 100 ft

6.7 ACRES

FitSport Life Building

Under Construction

GRAND OPENING MAY 2023

WDS

410 SOUTH MICHIGAN AVE SUITE 512
CHICAGO ILLINOIS 60605

312.583.7087 ERICH@WDS-AD.COM

JOB # 2207

TEXAS WEDGE FACILITY

ROCKWALL, TX

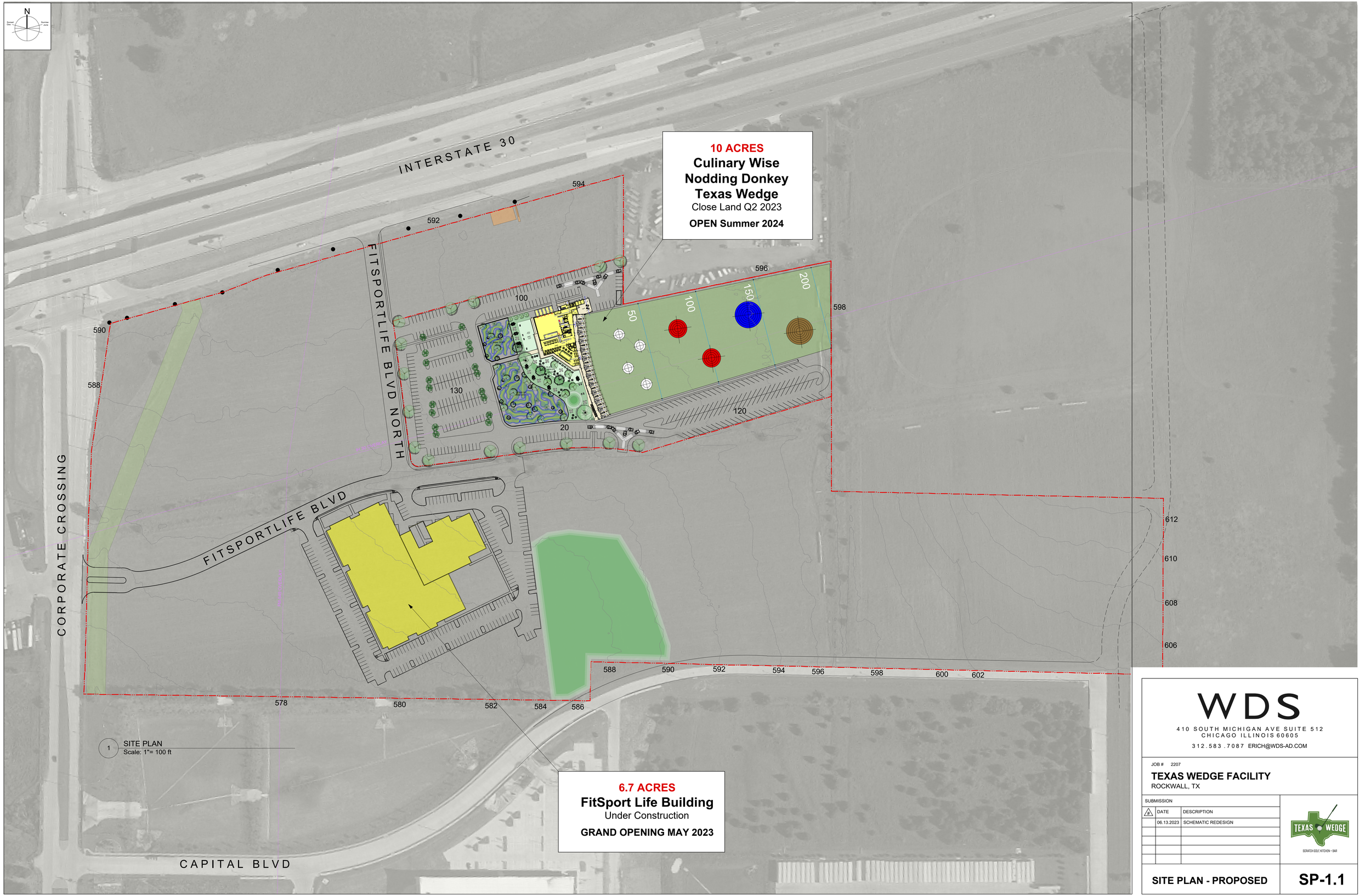
SUBMISSION

	DATE	DESCRIPTION
1	06.13.2023	SCHEMATIC REDESIGN

TEXAS WEDGE
SCRATCH EDLY KITCHEN + BAR

SITE PLAN - EXISTING

SP-1.0



1 SITE PLAN
Scale: 1"= 100 ft

WDS
410 SOUTH MICHIGAN AVE SUITE 512
CHICAGO ILLINOIS 60605
312.583.7087 ERICH@WDS-AD.COM

JOB # 2207

TEXAS WEDGE FACILITY
ROCKWALL, TX

SUBMISSION

	DATE	DESCRIPTION
2	06.13.2023	SCHEMATIC REDESIGN

TEXAS WEDGE
SCRATCH GOLF KITCHEN + BAR

SITE PLAN - PROPOSED **SP-1.1**

WDS
410 SOUTH MICHIGAN AVE SUITE 512
CHICAGO ILLINOIS 60605
312.583.7087 ERICH@WDS-AD.COM

JOB # 2207

TEXAS WEDGE FACILITY
ROCKWALL, TX

SUBMISSION

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1	06.13.2023	SCHEMATIC REDESIGN

TEXAS WEDGE
SCRATCH GOLF KITCHEN + BAR

SITE PLAN - PROPOSED

SP-1.2

592
594
596
598
100
130
120
20
50
100
150
200
7500 SF KIDS MINI GOLF
KIDS PLAY
15,000 SF GREEN SPACE
20,000 SF MINI GOLF
IH 30 OVERLAY

1 SITE PLAN
Scale: 1" = 40 ft

N



1 PLAN
Scale: 1" = 20 ft

WDS
410 SOUTH MICHIGAN AVE SUITE 512
CHICAGO ILLINOIS 60605
312.583.7087 ERICH@WDS-AD.COM

JOB # 2207

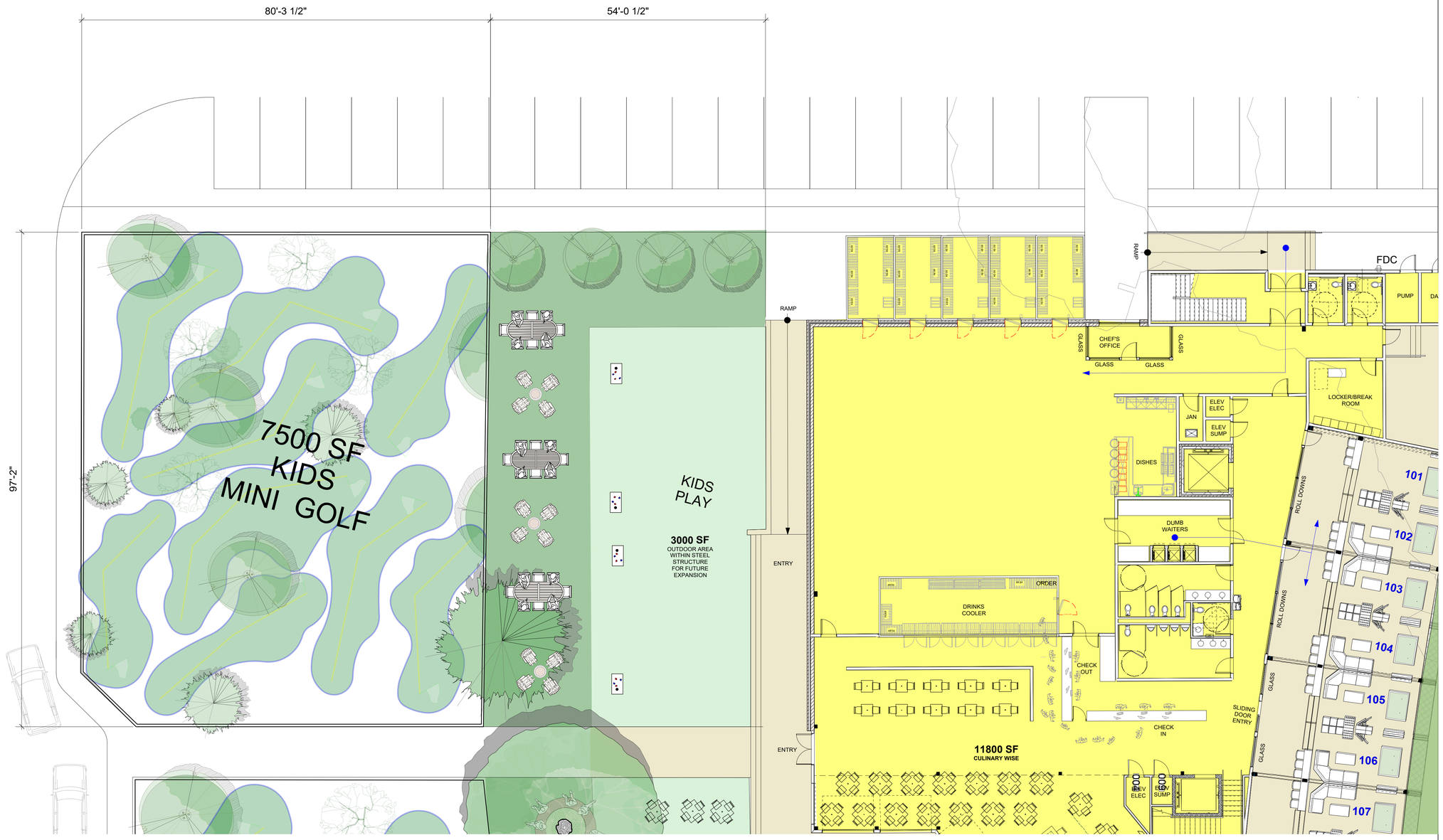
TEXAS WEDGE FACILITY
ROCKWALL, TX

SUBMISSION

	DATE	DESCRIPTION
2	06.13.2023	SCHEMATIC REDESIGN

TEXAS WEDGE
SCRATCH GOLF KITCHEN + BAR

GREEN SPACES **SP-1.3**



1 PLAN
Scale: 1" = 10 ft

N

WDS
410 SOUTH MICHIGAN AVE SUITE 512
CHICAGO ILLINOIS 60605
312.583.7087 ERICH@WDS-AD.COM

JOB # 2207

TEXAS WEDGE FACILITY
ROCKWALL, TX

SUBMISSION		
△	DATE	DESCRIPTION
	06.13.2023	SCHEMATIC REDESIGN

TEXAS WEDGE
SCRATCH KOLE KITCHEN + BAR

KID SPACES

SP-1.4



1 PLAN
Scale: 1" = 10 ft

WDS
410 SOUTH MICHIGAN AVE SUITE 512
CHICAGO ILLINOIS 60605
312.583.7087 ERICH@WDS-AD.COM

JOB # 2207

TEXAS WEDGE FACILITY
ROCKWALL, TX

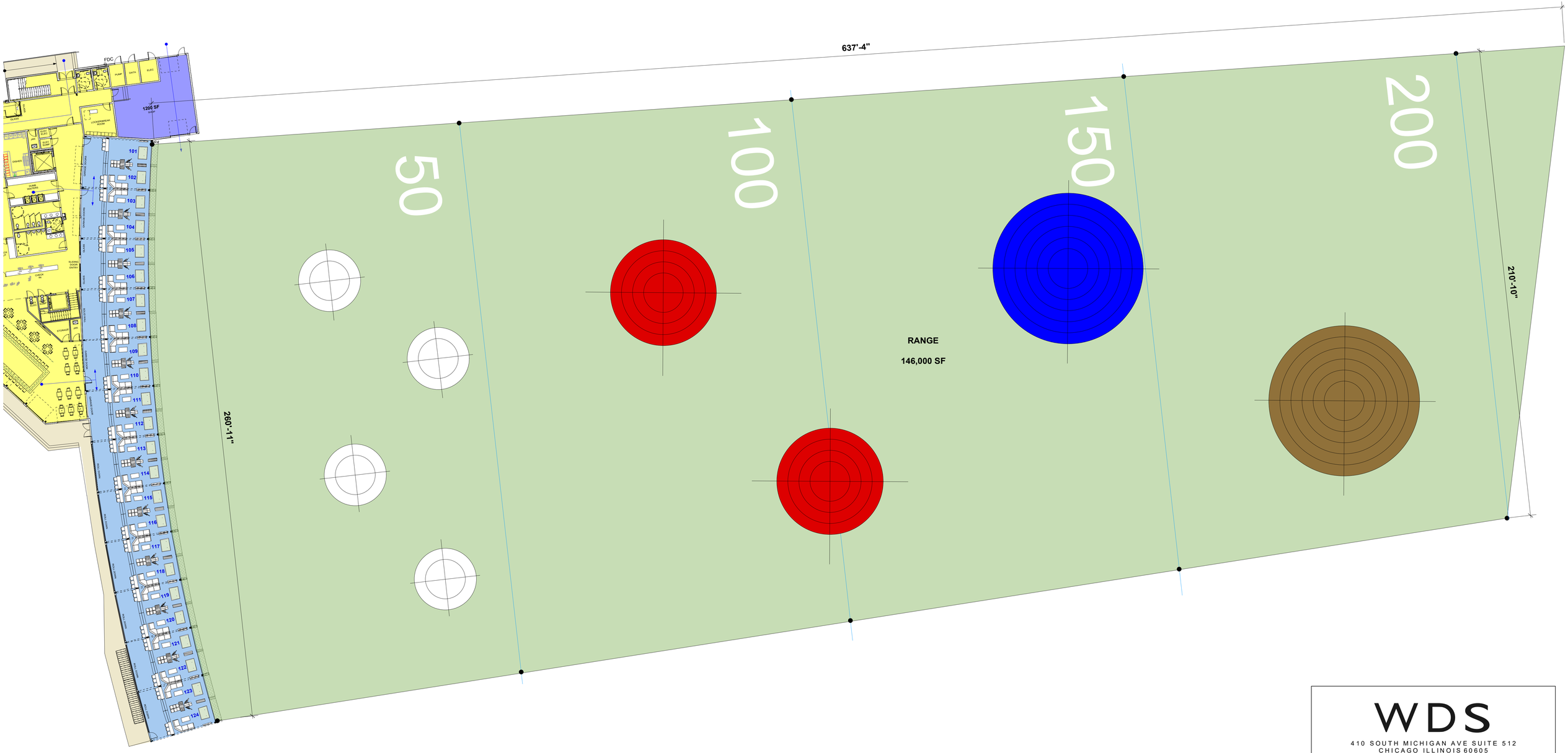
SUBMISSION

	DATE	DESCRIPTION
1	06.13.2023	SCHEMATIC REDESIGN

TEXAS WEDGE
SCRATCH EDLE KITCHEN + BAR

ADULT GREEN SPACES

SP-1.4



3 RANGE PLAN
Scale: 1" = 20 ft

WDS
410 SOUTH MICHIGAN AVE SUITE 512
CHICAGO ILLINOIS 60605
312.583.7087 ERICH@WDS-AD.COM

JOB # 2207

TEXAS WEDGE FACILITY
ROCKWALL, TX

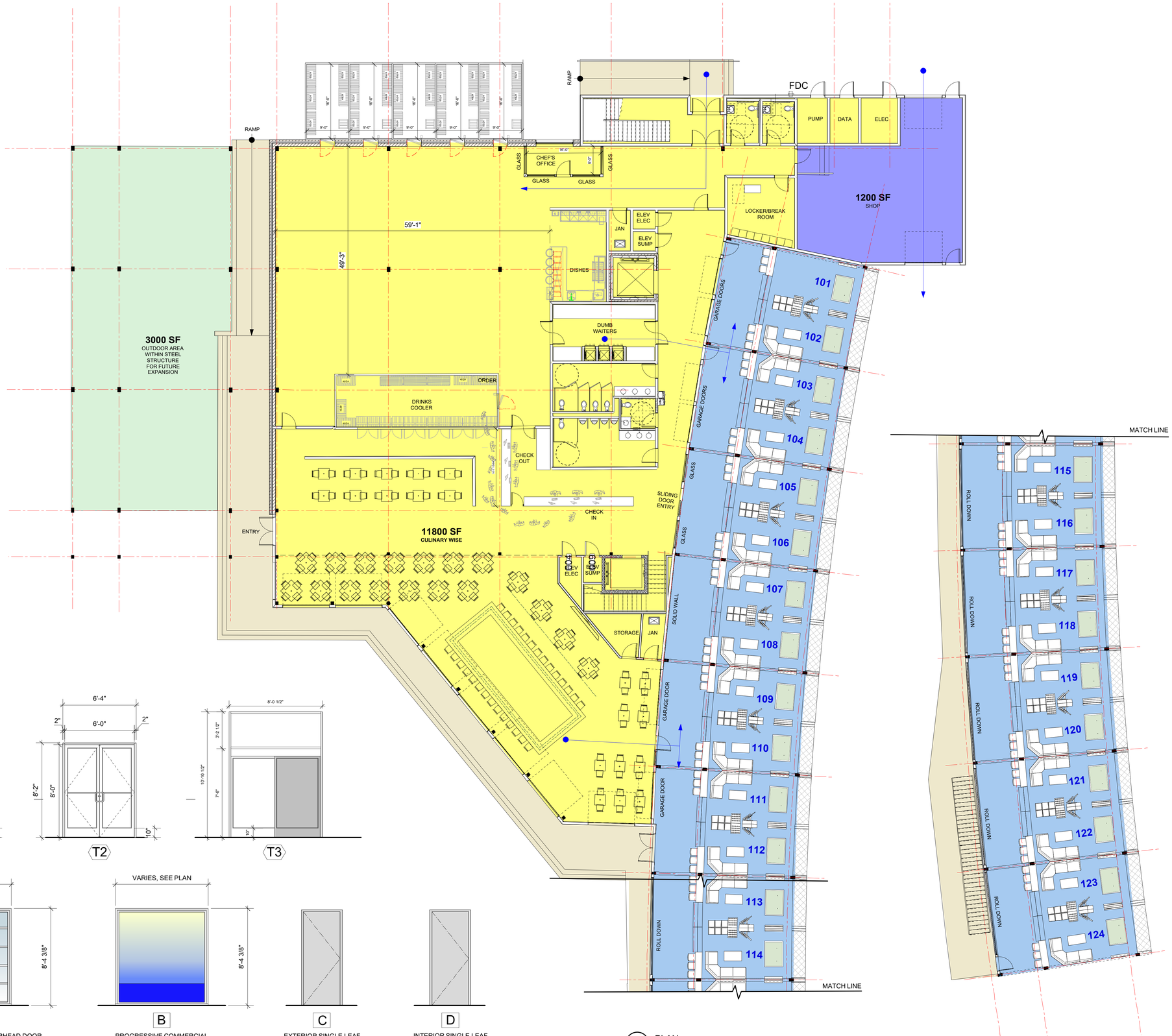
SUBMISSION

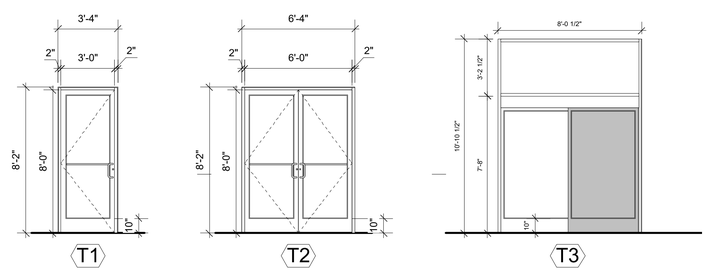
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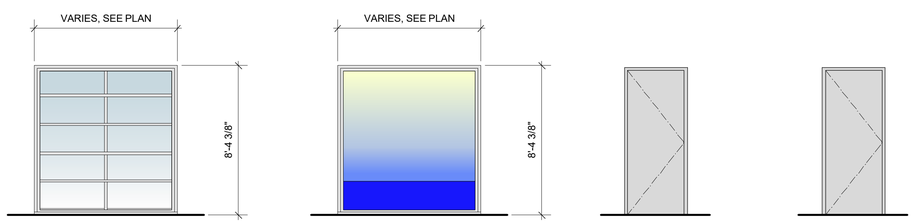
TEXAS WEDGE
SCRATCH GOLF, KITCHEN + BAR

GOLF RANGE

SP-1.6







A
CLOPAY 903 ARCHITECTURAL OVERHEAD DOOR
ALUMINUM FRAME
CLEAR ACRYLIC PANEL
POLYZONE SILVER20XTRA FILM, SHGC .19
MECHANICALLY OPERATED
MAX 0.90 U-FACTOR PER
IECC 2018

B
PROGRESSIVE COMMERCIAL
SCREEN

C
EXTERIOR SINGLE LEAF
1-3/4" HOLLOW
METAL DOOR
2" METAL FRAME WIDTH
MAX 0.90 U-FACTOR PER
IECC 2018

D
INTERIOR SINGLE LEAF
1-3/4" HOLLOW
METAL DOOR
2" METAL FRAME WIDTH

1 PLAN
Scale: 1" = 10 ft

WALL TYPE A

WALL TYPE B

ROOF TYPE A

7.2 PANEL CORRUGATED METAL -
WESTERN STATES METAL ROOFING
"WESTERN RIB" OR EQUAL

ALUMINUM ST CLIP

POLYISO THERMAL INSULATION (R-21)

CONTINUOUS FULLY ADHERED AIR /
VAPOR CONTROL LAYER

METAL DECK - 7.2 METAL CORRUGATED
METAL PANEL
RE: STRUCTURAL

ROOF PURLINS - STEEL TUBES
RE: STRUCTURAL

ROOF TYPE B

7.2 PANEL CORRUGATED METAL -
WESTERN STATES METAL ROOFING
"WESTERN RIB" OR EQUAL

WDS
410 SOUTH MICHIGAN AVE SUITE 512
CHICAGO ILLINOIS 60605
312.583.7087 ERICH@WDS-AD.COM

JOB # 2207

TEXAS WEDGE FACILITY
ROCKWALL, TX

SUBMISSION

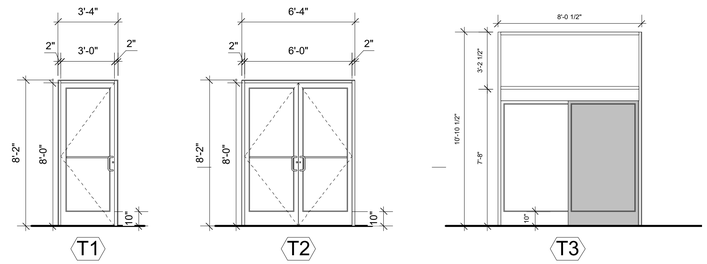
	DATE	DESCRIPTION
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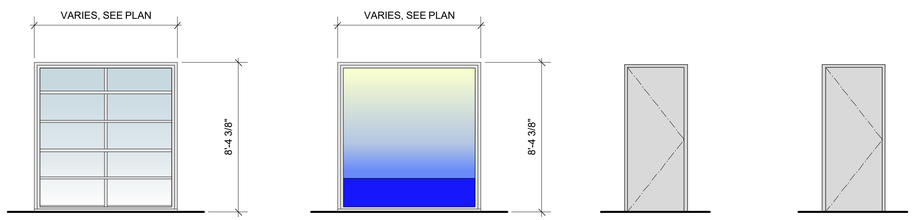
TEXAS WEDGE
SCRATCH KOLK KITCHEN + BAR

FIRST FLOOR PLAN **A-1.1**



1 PLAN
Scale: 1" = 10 ft





A
CLOPAY 903 ARCHITECTURAL OVERHEAD DOOR
ALUMINUM FRAME
CLEAR ACRYLIC PANEL
POLYZONE SILVER20XTRA FILM, SHGC .19
MECHANICALLY OPERATED
MAX 0.90 U-FACTOR PER
IECC 2018

B
PROGRESSIVE COMMERCIAL
SCREEN

C
EXTERIOR SINGLE LEAF
1-3/4" HOLLOW
METAL DOOR
2" METAL FRAME WIDTH
MAX 0.90 U-FACTOR PER
IECC 2018

D
INTERIOR SINGLE LEAF
1-3/4" HOLLOW
METAL DOOR
2" METAL FRAME WIDTH

WALL TYPE A

WALL TYPE B

ROOF TYPE A

7.2 PANEL CORRUGATED METAL -
WESTERN STATES METAL ROOFING
"WESTERN RIB" OR EQUAL

ALUMINUM ST CLIP

POLYISO THERMAL INSULATION (R-21)

CONTINUOUS FULLY ADHERED AIR /
VAPOR CONTROL LAYER

METAL DECK - 7.2 METAL CORRUGATED
METAL PANEL
RE: STRUCTURAL

ROOF PURLINS - STEEL TUBES
RE: STRUCTURAL

ROOF TYPE B

7.2 PANEL CORRUGATED METAL -
WESTERN STATES METAL ROOFING
"WESTERN RIB" OR EQUAL

WDS
410 SOUTH MICHIGAN AVE SUITE 512
CHICAGO ILLINOIS 60605
312.583.7087 ERICH@WDS-AD.COM

JOB # 2207

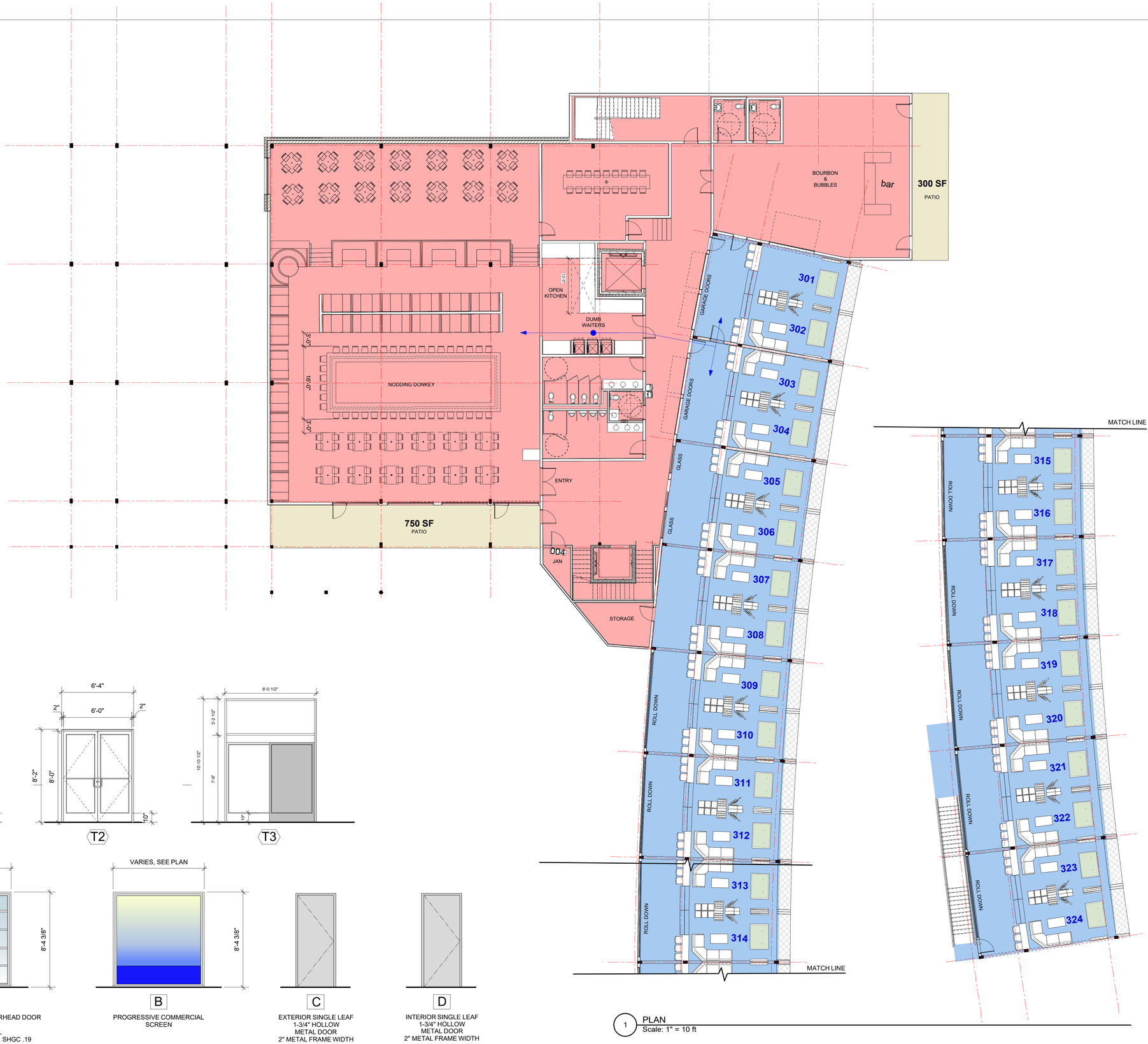
TEXAS WEDGE FACILITY
ROCKWALL, TX

SUBMISSION

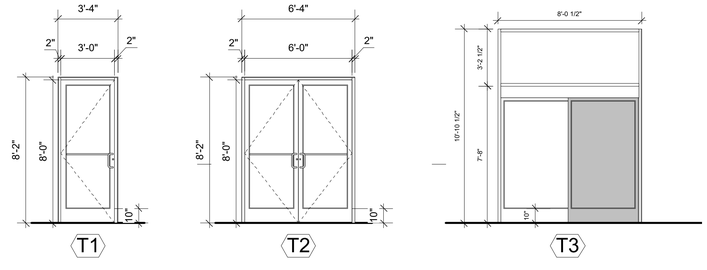
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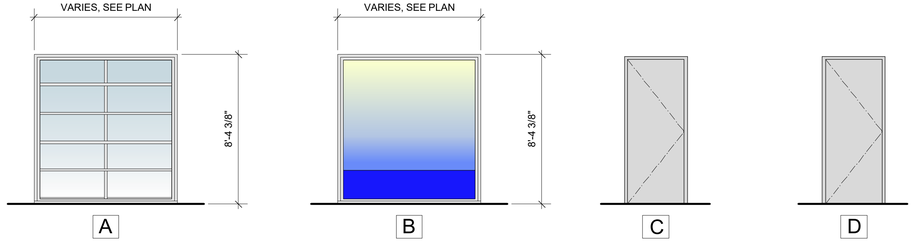
TEXAS WEDGE
SCRATCH GOLF, KITCHEN + BAR

SECOND FLOOR PLAN **A-1.2**



1 PLAN
Scale: 1" = 10 ft





A
CLOPAY 903 ARCHITECTURAL OVERHEAD DOOR
ALUMINUM FRAME
CLEAR ACRYLIC PANEL
POLYZONE SILVER20XTRA FILM, SHGC .19
MECHANICALLY OPERATED
MAX 0.90 U-FACTOR PER
IECC 2018

B
PROGRESSIVE COMMERCIAL
SCREEN

C
EXTERIOR SINGLE LEAF
1-3/4" HOLLOW
METAL DOOR
2" METAL FRAME WIDTH
MAX 0.90 U-FACTOR PER
IECC 2018

D
INTERIOR SINGLE LEAF
1-3/4" HOLLOW
METAL DOOR
2" METAL FRAME WIDTH

WALL TYPE A

WALL TYPE B

ROOF TYPE A

7.2 PANEL CORRUGATED METAL -
WESTERN STATES METAL ROOFING
"WESTERN RIB" OR EQUAL

ALUMINUM ST CLIP

POLYISO THERMAL INSULATION (R-21)

CONTINUOUS FULLY ADHERED AIR /
VAPOR CONTROL LAYER

METAL DECK - 7.2 METAL CORRUGATED
METAL PANEL
RE: STRUCTURAL

ROOF PURLINS - STEEL TUBES
RE: STRUCTURAL

ROOF TYPE B

7.2 PANEL CORRUGATED METAL -
WESTERN STATES METAL ROOFING
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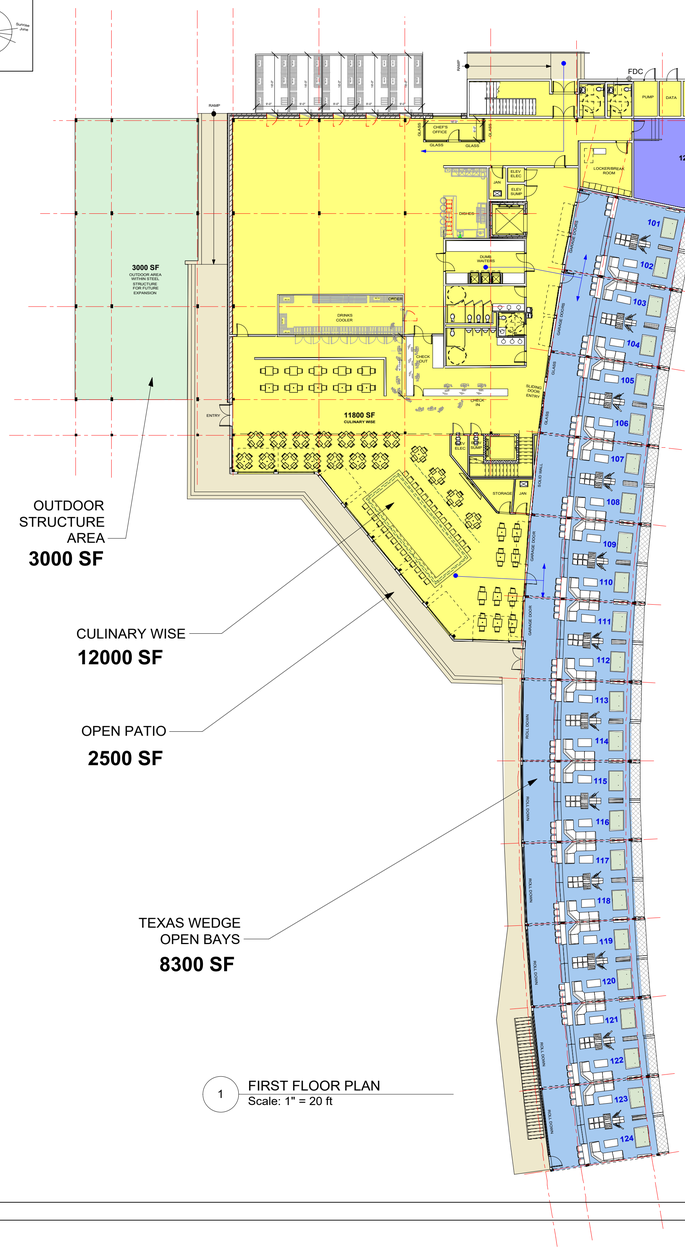
TEXAS WEDGE FACILITY
ROCKWALL, TX

SUBMISSION

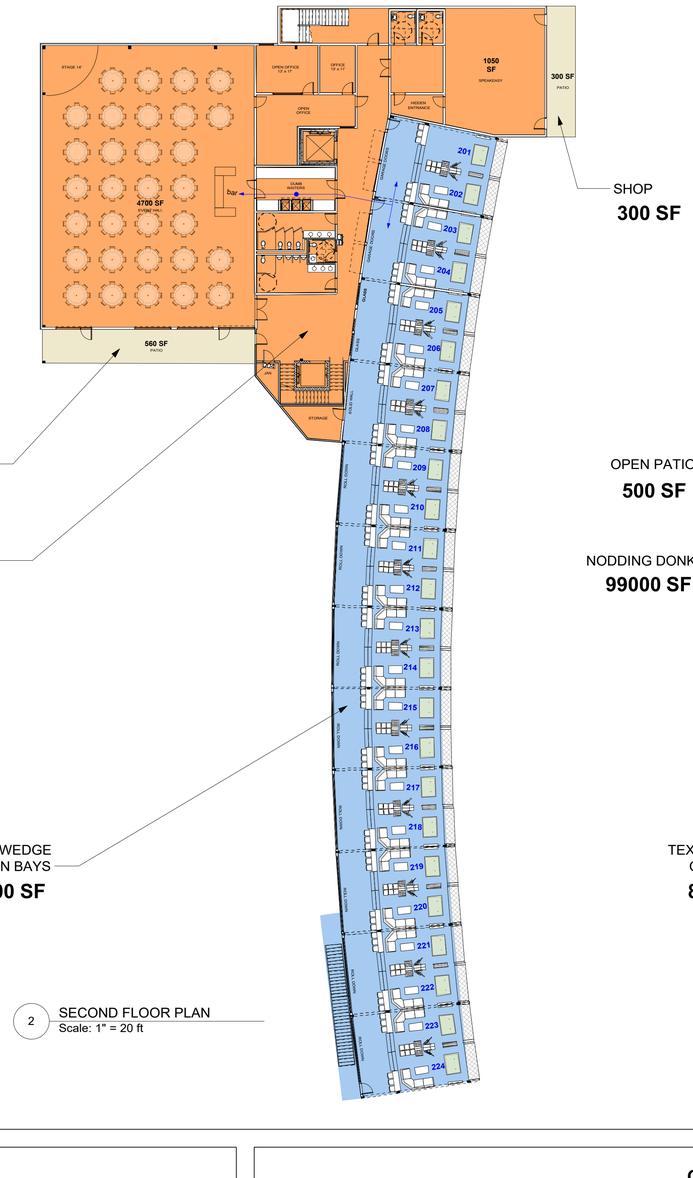
	DATE	DESCRIPTION
2	06.13.2023	SCHEMATIC REDESIGN

TEXAS WEDGE
SCRATCH-SOLE KITCHEN + BAR

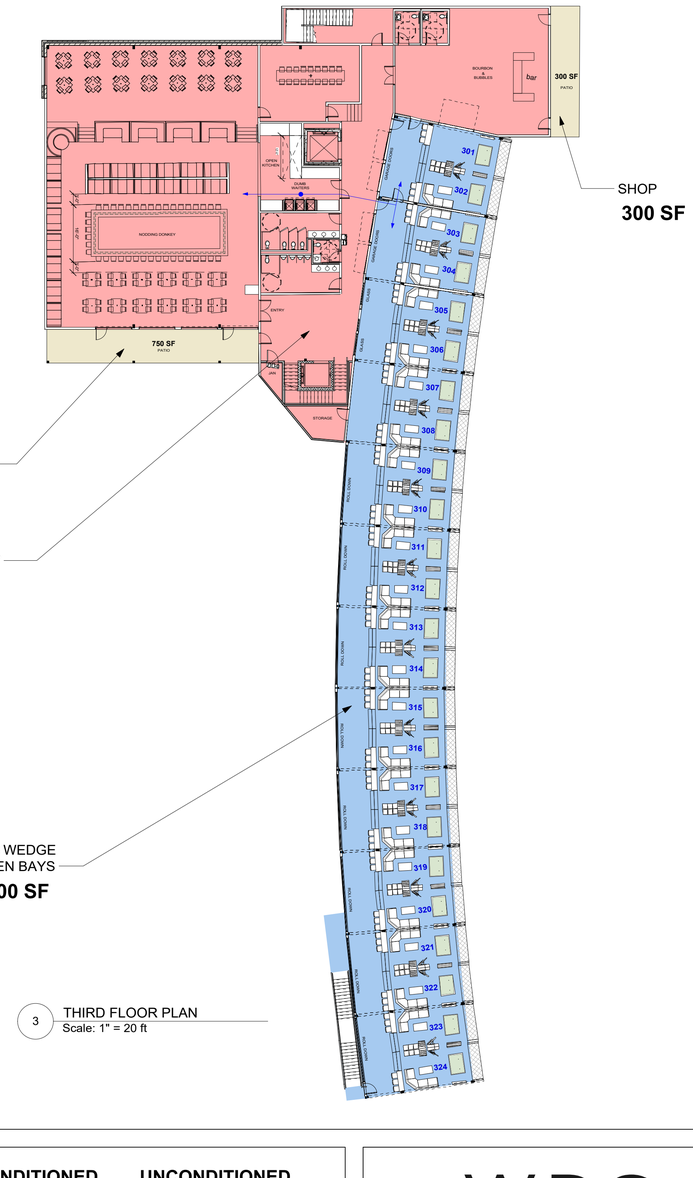
THIRD FLOOR PLAN **A-1.3**



1 FIRST FLOOR PLAN
Scale: 1" = 20 ft



2 SECOND FLOOR PLAN
Scale: 1" = 20 ft



3 THIRD FLOOR PLAN
Scale: 1" = 20 ft

	CONDITIONED	UNCONDITIONED
CULINARY WISE	12000	
EVENT SPACE	9900	
NODDING DONKEY	9900	
TEXAS WEDGE - BAYS		24900
OPEN PATIO		3500
SHOP		1000
OUTDOOR STRUCTURE AREA		3000
	31800	**32400**

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JOB # 2207

TEXAS WEDGE FACILITY
ROCKWALL, TX

SUBMISSION

	DATE	DESCRIPTION
1	06.13.2023	SCHEMATIC REDESIGN

PLANS

A-1.4



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

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

WALL TYPE A

ANCHORED BRICK VENEER- ADJUSTABLE WALL TIES AT 16" O.C. VERTICALLY AND 24" O.C HORIZONTALLY

2" AIR SPACE

CAVITY INSERT/MORTAR COLLECTION DEVICE

WEEP VENTS

2" CONT. XPS RIGID INSULATION W/ DRAINAGE CHANNELS

FLUID-APPLIED AIR/WATER/VAPOR INFILTRATION BARRIER

5/8" EXTERIOR GRADE GYPSUM SHEATHING

6" METAL STUDS STUDS AT 16" O.C.

R-13 UNFACED FIBERGLASS BATT

5/8" GYPSUM BOARD W/ PAINT

WALL TYPE B

VERTICAL CORRUGATED METAL PANELS - BRIDGERSTEEL "ULTRA BATTEN METAL WALL PANEL" OR APPROVED EQUAL

THERMALLY BROKEN CLADDING ATTACHMENT SYSTEM (KNIGHT WALL HCI SYSTEM OR EQUAL)

2" CONT. XPS RIGID INSULATION W/ DRAINAGE CHANNELS

FLUID-APPLIED AIR/WATER/VAPOR INFILTRATION BARRIER

5/8" EXTERIOR GRADE GYPSUM SHEATHING

6" METAL STUDS STUDS AT 16" O.C.

R-13 UNFACED FIBERGLASS BATT

5/8" GYPSUM BOARD W/ PAINT

ROOF TYPE A

60 MIL SINGLE PLY FULLY ADHERED TPO ROOF MEMBRANE

1/4" COVER BOARD (DENSDECK PRIME ROOF BOARD OR EQUAL)

POLYISO THERMAL INSULATION (R-21)

CONTINUOUS FULLY ADHERED AIR / VAPOR CONTROL LAYER

METAL DECK - RE: STRUCTURAL

ROOF JOISTS - RE: STRUCTURAL

ROOF TYPE B

7.2 PANEL CORRUGATED METAL - WESTERN STATES METAL ROOFING "WESTERN RIB" OR EQUAL

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JOB # 2207

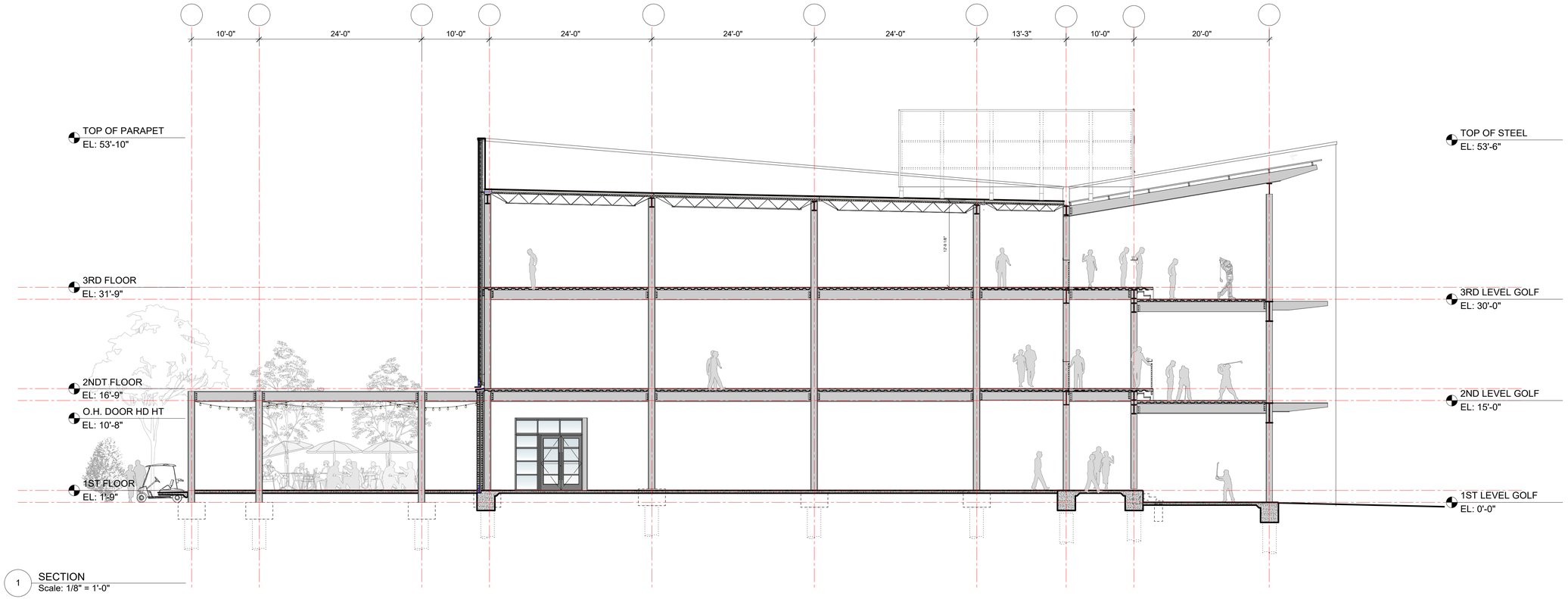
TEXAS WEDGE FACILITY
ROCKWALL, TX

SUBMISSION

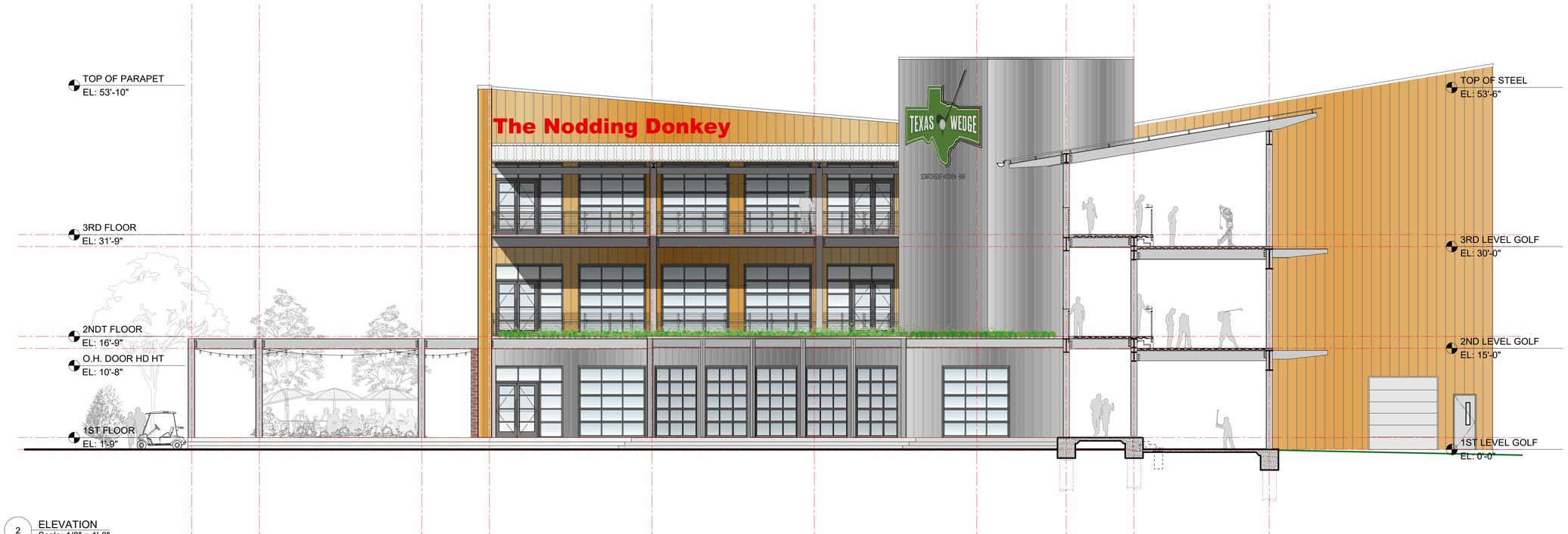
△	DATE	DESCRIPTION
	06.13.2023	SCHEMATIC REDESIGN

SECTION / ELEVATIONS

A-2.0



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



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

WALL TYPE A

ANCHORED BRICK VENEER- ADJUSTABLE WALL TIES AT 16" O.C. VERTICALLY AND 24" O.C HORIZONTALLY

2" AIR SPACE

CAVITY INSERT/MORTAR COLLECTION DEVICE

WEEP VENTS

2" CONT. XPS RIGID INSULATION W/ DRAINAGE CHANNELS

FLUID-APPLIED AIR/WATER/VAPOR INFILTRATION BARRIER

5/8" EXTERIOR GRADE GYPSUM SHEATHING

6" METAL STUDS STUDS AT 16" O.C.

R-13 UNFACED FIBERGLASS BATT

5/8" GYPSUM BOARD W/ PAINT

WALL TYPE B

VERTICAL CORRUGATED METAL PANELS - BRIDGERSTEEL "ULTRA BATTEN METAL WALL PANEL" OR APPROVED EQUAL

THERMALLY BROKEN CLADDING ATTACHMENT SYSTEM (KNIGHT WALL HCI SYSTEM OR EQUAL)

2" CONT. XPS RIGID INSULATION W/ DRAINAGE CHANNELS

FLUID-APPLIED AIR/WATER/VAPOR INFILTRATION BARRIER

5/8" EXTERIOR GRADE GYPSUM SHEATHING

6" METAL STUDS STUDS AT 16" O.C.

R-13 UNFACED FIBERGLASS BATT

5/8" GYPSUM BOARD W/ PAINT

ROOF TYPE A

60 MIL SINGLE PLY FULLY ADHERED TPO ROOF MEMBRANE

1/4" COVER BOARD (DENSDECK PRIME ROOF BOARD OR EQUAL)

POLYISO THERMAL INSULATION (R-21)

CONTINUOUS FULLY ADHERED AIR / VAPOR CONTROL LAYER

METAL DECK - RE: STRUCTURAL

ROOF JOISTS - RE: STRUCTURAL

ROOF TYPE B

7.2 PANEL CORRUGATED METAL - WESTERN STATES METAL ROOFING "WESTERN RIB" OR EQUAL

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ROCKWALL, TX

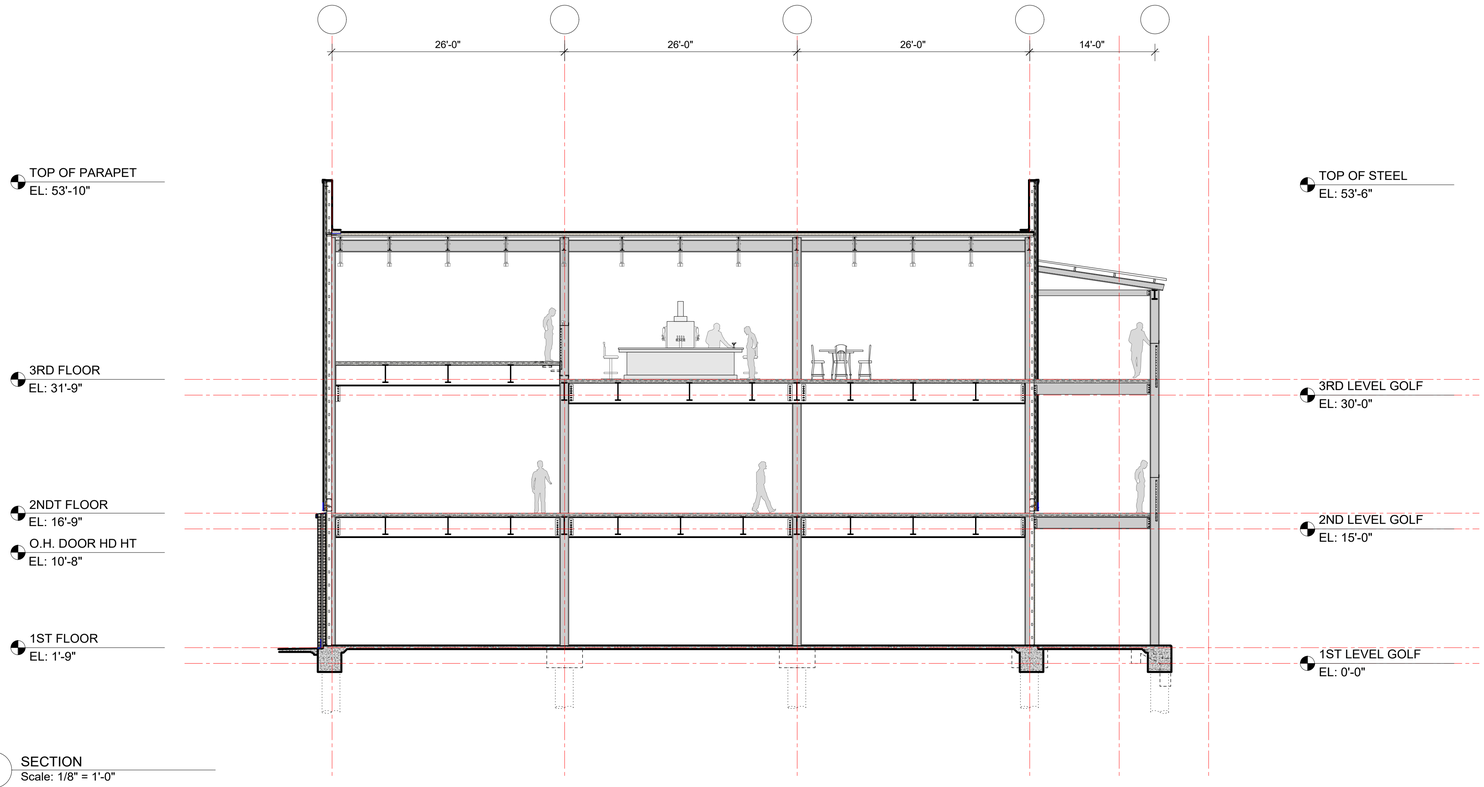
SUBMISSION

	DATE	DESCRIPTION
2		
	06.13.2023	SCHEMATIC REDESIGN

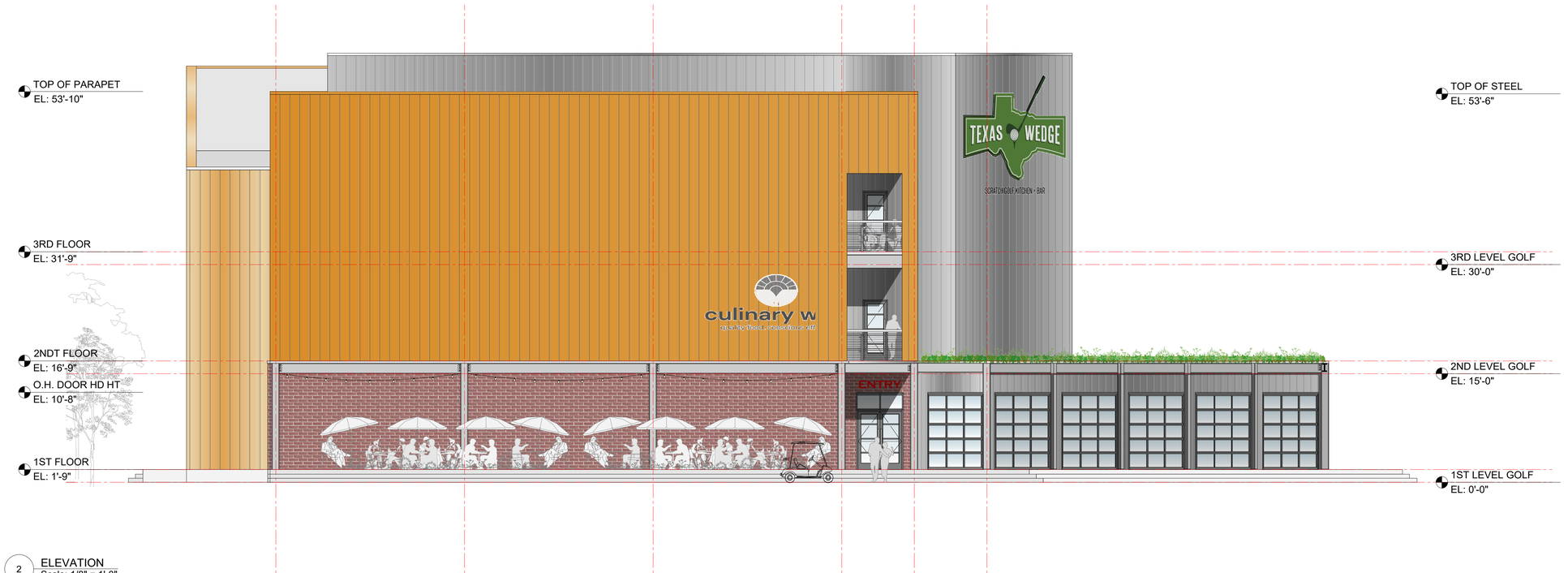
TEXAS WEDGE
SCRATCH GOLF KITCHEN + BAR

SECTION / ELEVATIONS

A-2.1



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



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

WALL TYPE A

ANCHORED BRICK VENEER- ADJUSTABLE WALL TIES AT 16" O.C. VERTICALLY AND 24" O.C HORIZONTALLY

2" AIR SPACE

CAVITY INSERT/MORTAR COLLECTION DEVICE

WEEP VENTS

2" CONT. XPS RIGID INSULATION W/ DRAINAGE CHANNELS

FLUID-APPLIED AIR/WATER/VAPOR INFILTRATION BARRIER

5/8" EXTERIOR GRADE GYPSUM SHEATHING

6" METAL STUDS STUDS AT 16" O.C.

R-13 UNFACED FIBERGLASS BATT

5/8" GYPSUM BOARD W/ PAINT

WALL TYPE B

VERTICAL CORRUGATED METAL PANELS - BRIDGERSTEEL "ULTRA BATTEN METAL WALL PANEL" OR APPROVED EQUAL

THERMALLY BROKEN CLADDING ATTACHMENT SYSTEM (KNIGHT WALL HCI SYSTEM OR EQUAL)

2" CONT. XPS RIGID INSULATION W/ DRAINAGE CHANNELS

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6" METAL STUDS STUDS AT 16" O.C.

R-13 UNFACED FIBERGLASS BATT

5/8" GYPSUM BOARD W/ PAINT

ROOF TYPE A

60 MIL SINGLE PLY FULLY ADHERED TPO ROOF MEMBRANE

1/4" COVER BOARD (DENSDECK PRIME ROOF BOARD OR EQUAL)

POLYISO THERMAL INSULATION (R-21)

CONTINUOUS FULLY ADHERED AIR / VAPOR CONTROL LAYER

METAL DECK - RE: STRUCTURAL

ROOF JOISTS - RE: STRUCTURAL

ROOF TYPE B

7.2 PANEL CORRUGATED METAL - WESTERN STATES METAL ROOFING "WESTERN RIB" OR EQUAL

WDS
410 SOUTH MICHIGAN AVE SUITE 512
CHICAGO ILLINOIS 60605
312.583.7087 ERICH@WDS-AD.COM

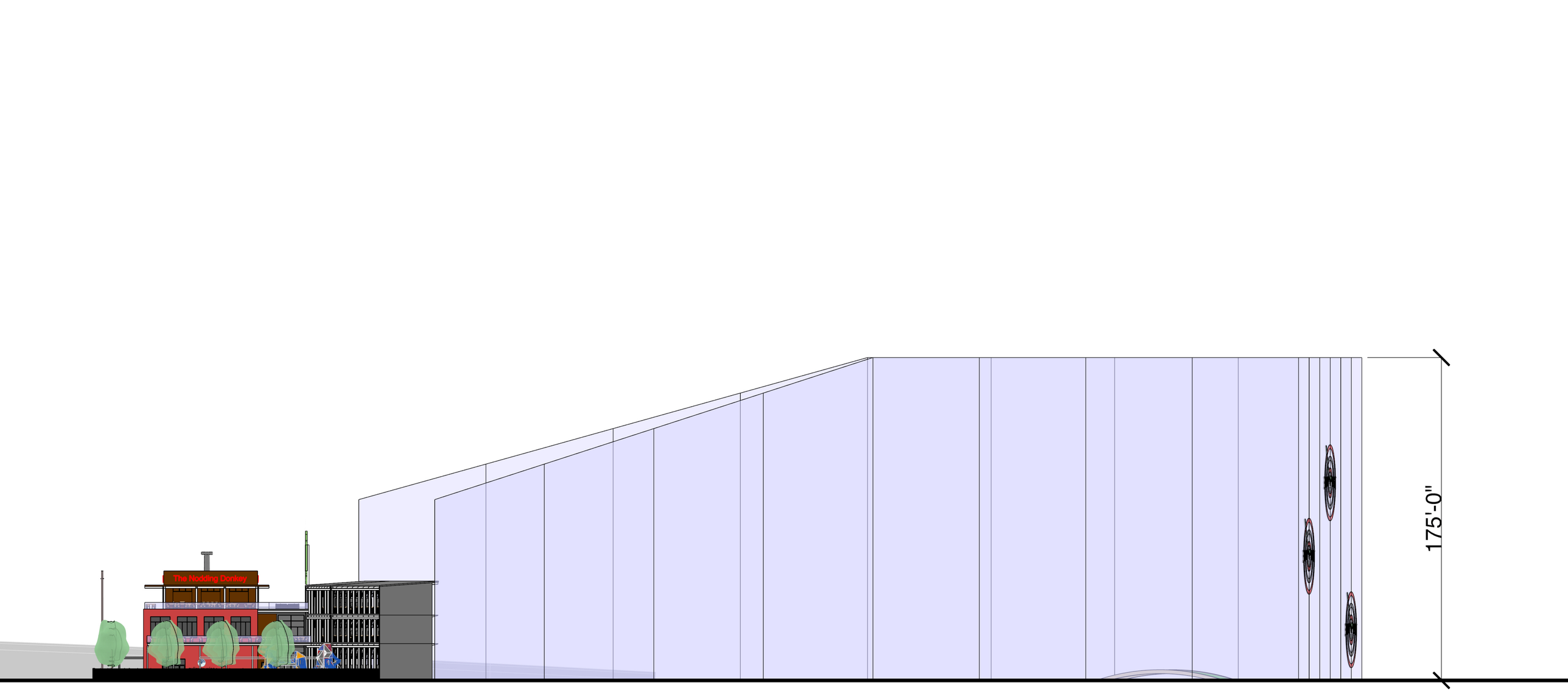
JOB # 2207

TEXAS WEDGE FACILITY
ROCKWALL, TX

SUBMISSION

	DATE	DESCRIPTION
1	06.13.2023	SCHEMATIC REDESIGN

SECTION / ELEVATIONS **A-2.2**



NETTING HEIGHT

WDS

wefing design studio

9.942 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.;

THENCE S 01°41'51" E, ALONG AN EAST LINE OF SAID STRUCTURED TRACT AND THE WEST LINE OF SAID RUSTY WALLIS TRACT, 345.16 FEET TO A POINT;

THENCE S 71°45'12" W, DEPARTING AN EAST LINE OF SAID STRUCTURED TRACT AND THE WEST LINE OF SAID RUSTY WALLIS TRACT, 505.08 FEET TO A POINT, BEING THE BEGINNING OF A NON–TANGENT CURVE TO THE LEFT;

THENCE SOUTHERLY, AN ARC LENGTH OF 255.29 FEET ALONG SAID NON–TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 830.00 FEET, A DELTA ANGLE OF 17°37'23", AND A CHORD BEARING S 89°49'15" W, A DISTANCE OF 254.29 FEET TO A POINT;

THENCE S 81°00'34" W, A DISTANCE OF 305.78 FEET TO A POINT IN THE NORTH RIGHT–OF–WAY LINE OF FIT SPORT LIFE BOULEVARD (A 60' RIGHT–OF–WAY), BEING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE NORTHWESTERLY DEPARTING SAID FIT SPORT LIFE BOULEVARD, AN ARC LENGTH OF 31.42 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 90°00'00", AND A CHORD BEARING OF N 53°59'26" W, A DISTANCE OF 28.28 FEET TO A POINT;

THENCE N 08°59'26" W, A DISTANCE OF 356.88 FEET TO A POINT, FROM WHICH A 5/8" IRON ROD FOUND WITH A PINK CAP STAMPED "TXDOT" BEARS S 87°49'28" W, 726.69 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 72°46'09" E, A DISTANCE OF 602.14 FEET TO A POINT IN THE WEST LINE OF SAID JOWERS TRACT AND THE MOST NORTHERLY EAST LINE OF SAID STRUCTURED TRACT;

THENCE S 01°36'16" E, ALONG THE WEST LINE OF SAID JOWERS TRACT AND THE MOST NORTHERLY EAST LINE OF SAID STRUCTURED TRACT, A DISTANCE OF 121.40 FEET TO A POINT, BEING THE SOUTHWEST CORNER OF SAID JOWERS TRACT;

THENCE N 76°34'05" E, ALONG THE SOUTH LINE OF SAID JOWERS TRACT AND THE MOST EASTERLY NORTH LINE OF SAID STRUCTURED TRACT, A DISTANCE OF 540.70 FEET TO THE PLACE OF BEGINNING AND CONTAINING 9.942 ACRES (433,054 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

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

DRAWN BY: RTC	SHEET NO. 1 OF 1	REV.
APPROVED: ____		

BAR IS ONE INCH ON ORIGINAL FULL–SIZE PRINT

WA#19144.02 PRINTED: 7/5/2023 STB FILE: WIER–SURVEY.STB LAST SAVED: 7/5/2023 1:55 PM SAVED BY: RYANA FILE: 2023–6–29 PROPERTY METES & BOUNDS DESC – 19144.02.DWG

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 futur*e -- 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 3RD DAY OF OCTOBER, 2022.

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: September 19, 2022

2nd 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, BEI NG A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO STRUCTURED REA-ROCKWALL LAND, LLC, RECORDED I N I NSTRUMENT 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

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 Trackman 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.

WDS
welling design studio

ROCKWALL CASE # Z2022-041

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Concept Plan

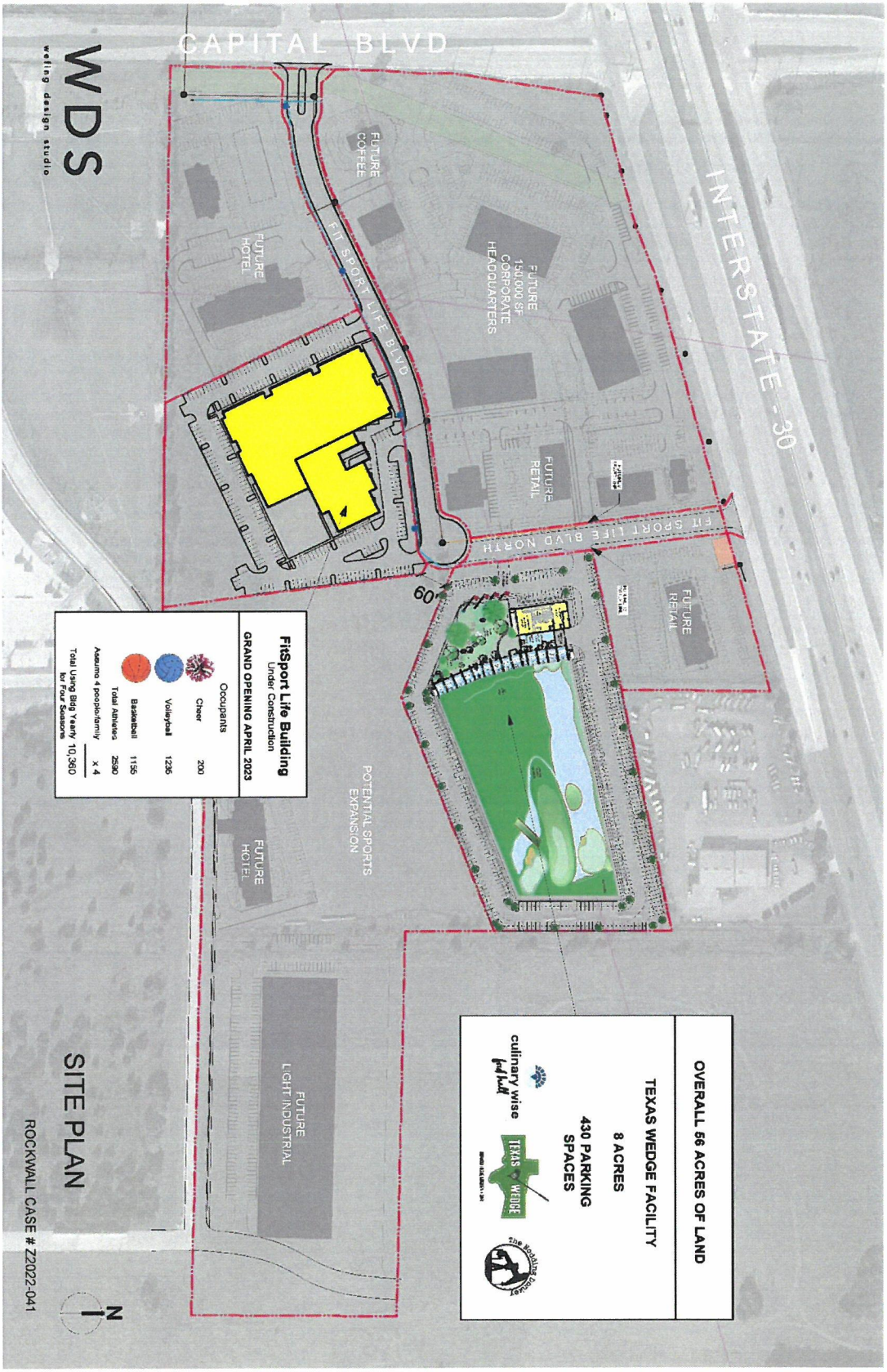
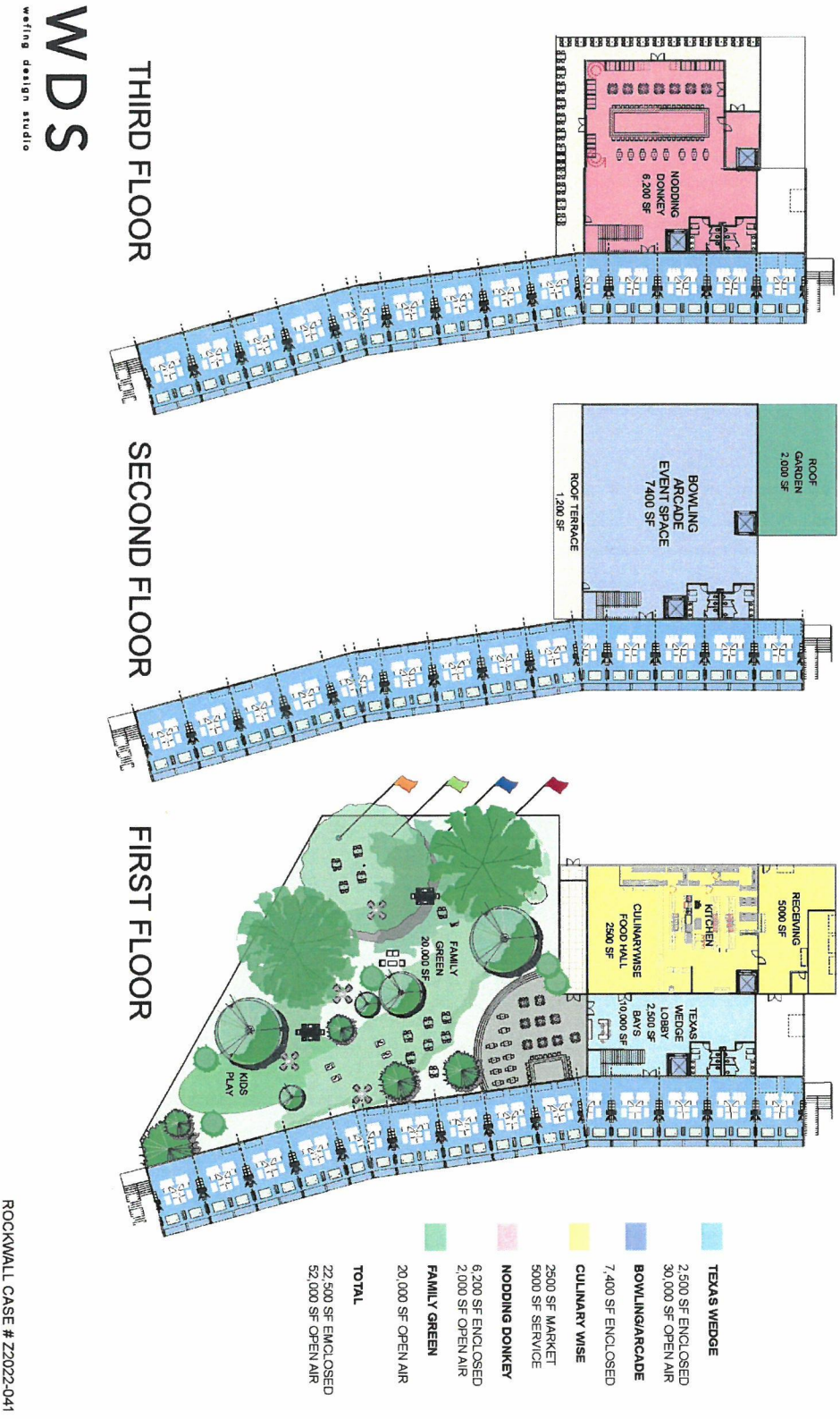


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ROCKWALL CASE # Z2022-041

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Culinary Wise Food Hall

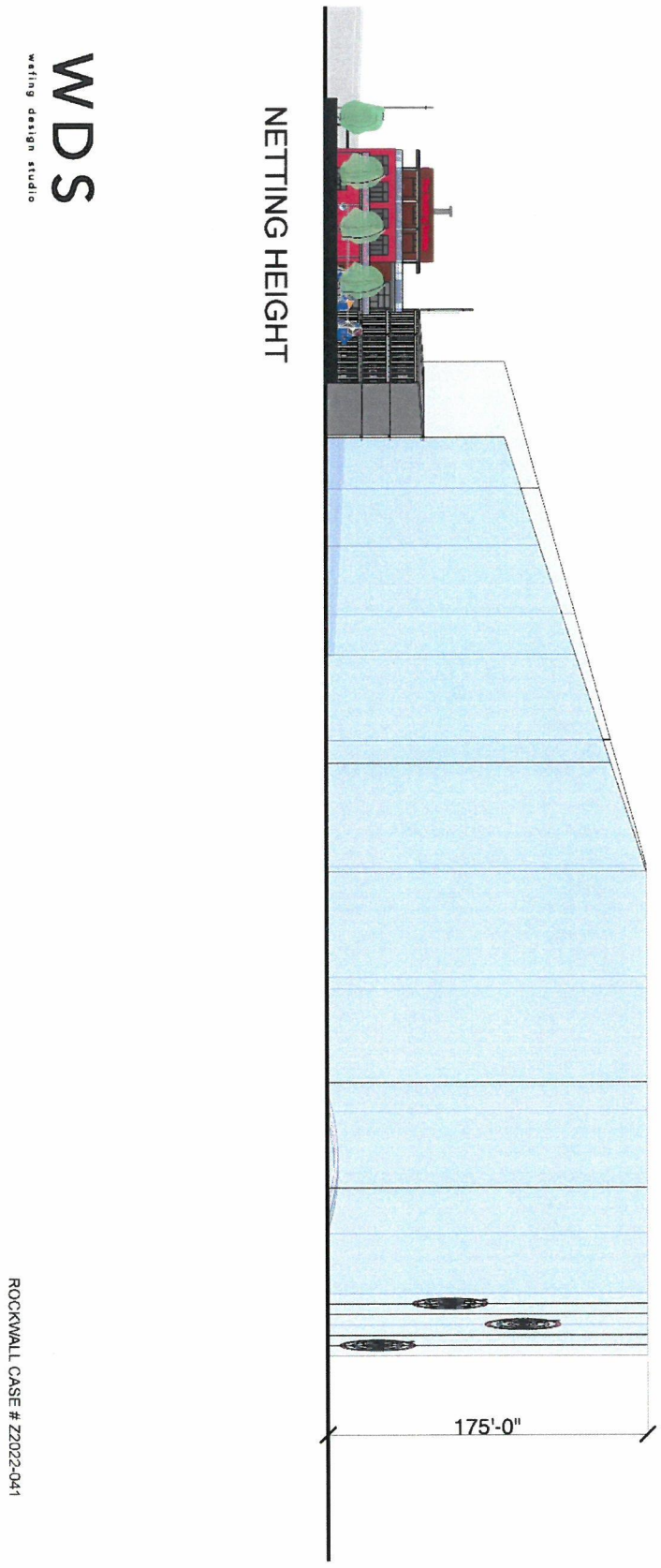
As the parent company of our restaurants, Culinary Wise unites our concepts as one brand. The Culinary Wise Food Hall is a literal physical representation of that unity, with four of our most popular restaurant concepts under one roof, as well as a few offerings that have been served through our catering 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.

ROCKWALL CASE # Z2022-041

Exhibit 'D':
Golf Netting Height



CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING *ORDINANCE NO. 22-52* AND 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* AND *OUTDOOR COMMERCIAL AMUSEMENT/RECREATION* 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* and *Outdoor Commercial Amusement/Recreation* 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 *Ordinance No. 22-52* (*S-287*) and 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 approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 22-52* (*S-287*).

SECTION 2. 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* and *Outdoor Commercial Amusement/Recreation* as stipulated by Article 04, *Permissible Uses,* of the Unified Development Code [*Ordinance No. 20-02*] on the *Subject Property*; and

DRAFT ORDINANCE 07.25.2023

SECTION 3. 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,* and Subsection 02.03, *Conditional Land Use Standards*, 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 futur*e -- and with the following conditions:

3.1 OPERATIONAL CONDITIONS

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

1) The development and operation of a *Golf Driving Range* and *Outdoor Commercial Amusement/Recreation* 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.

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

SECTION 5. 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 6. 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 7. 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.

DRAFT ORDINANCE 23-XX

SECTION 8. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5th DAY OF SEPTEMBER, 2023.

_____
Trace Johannesen, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *August 21, 2023*

2nd Reading: *September 5, 2023*

DRAFT ORDINANCE 07.25.2023

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Legal Description

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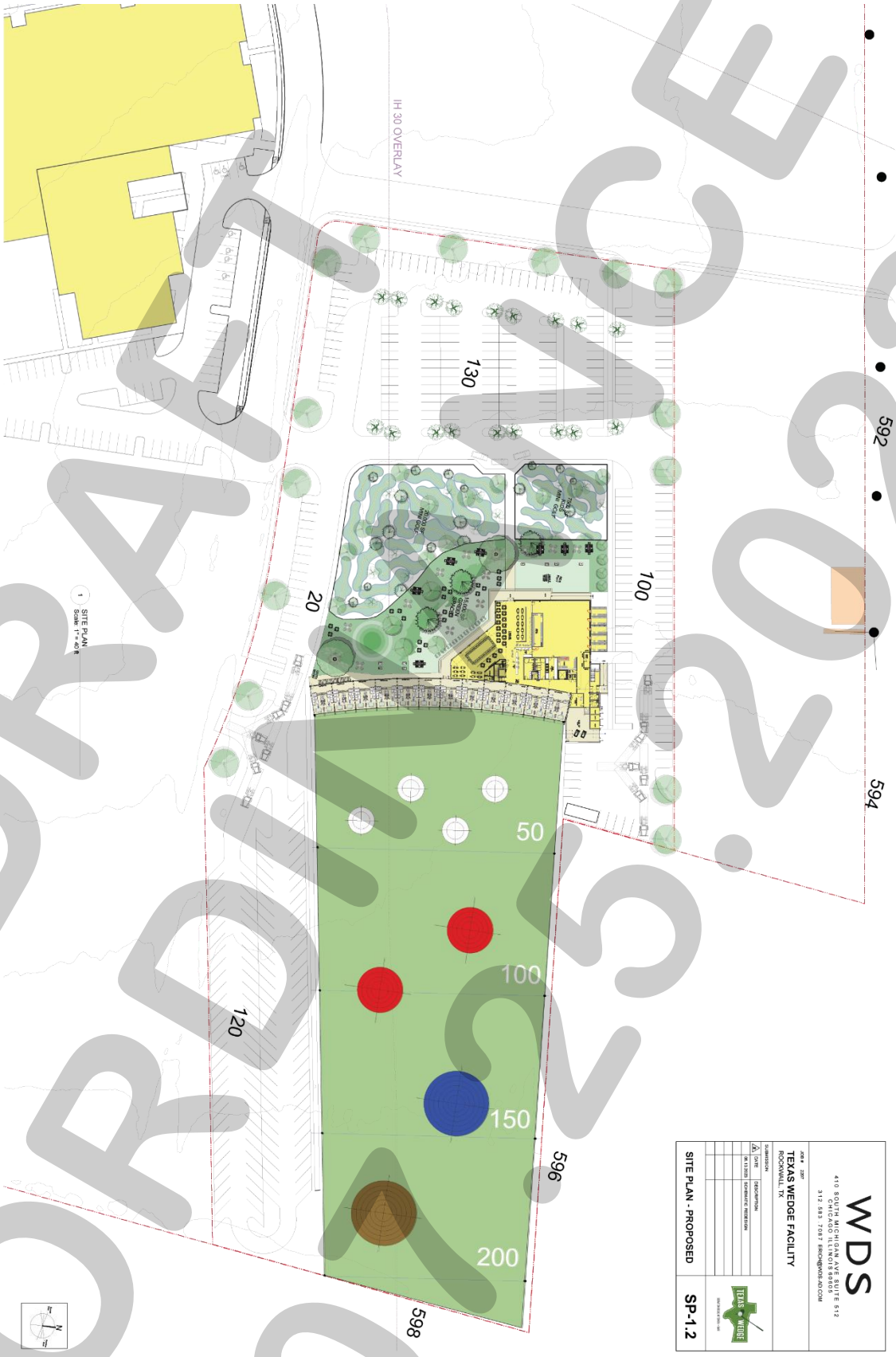
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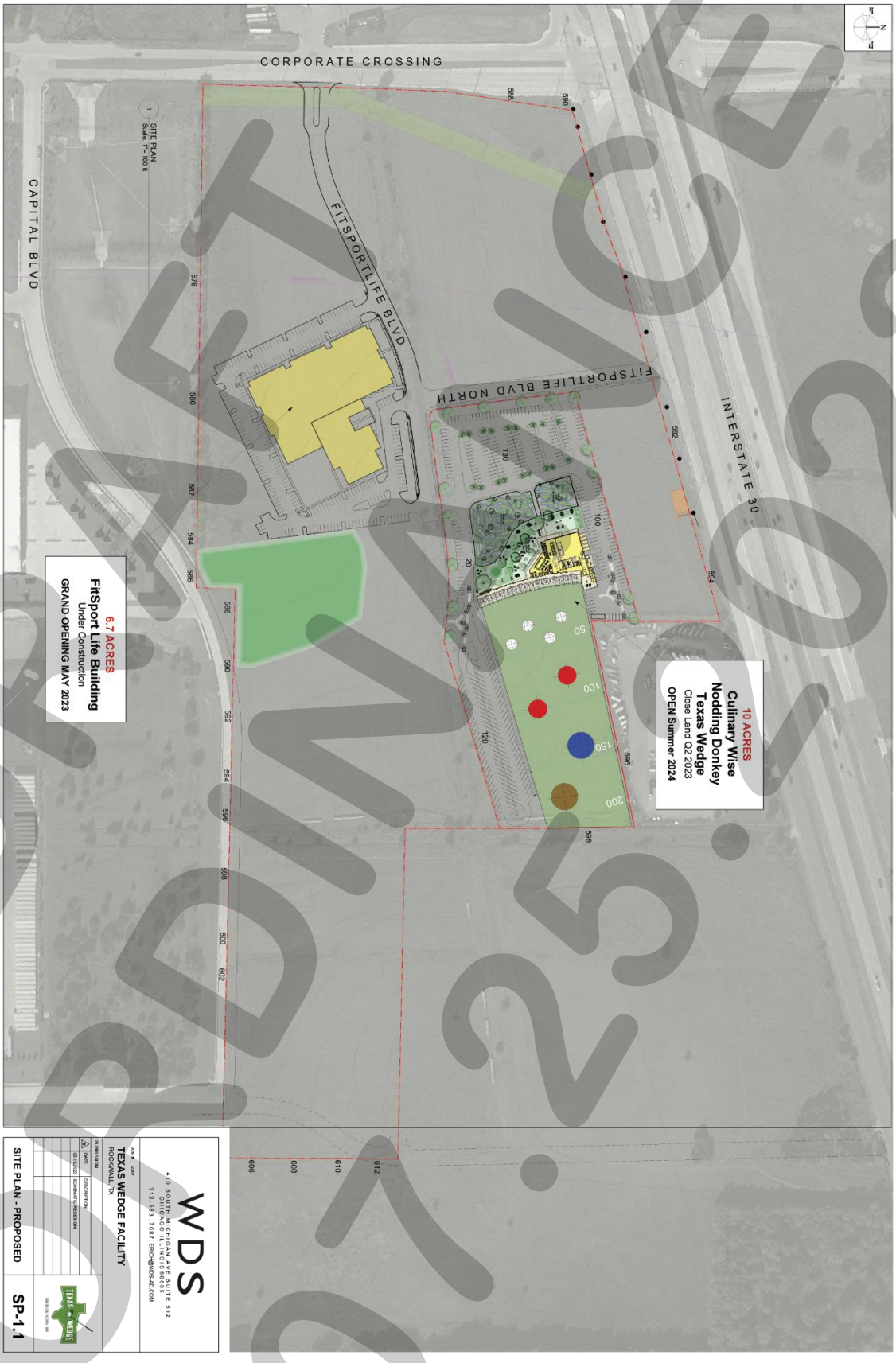
DRAFT ORDINANCE 07.25.2023

Exhibit 'B':
Concept Plan



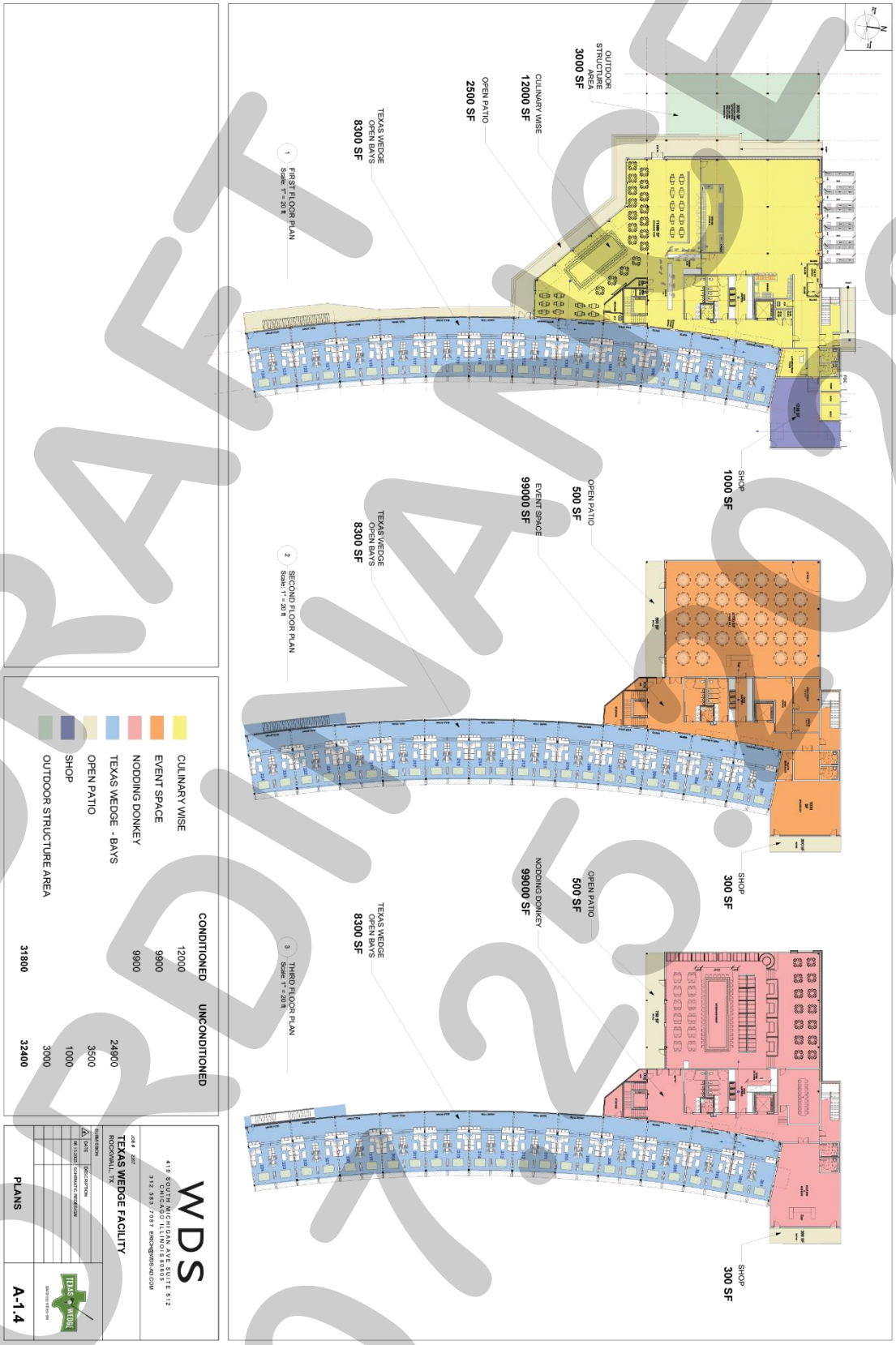
DRAFT ORDINANCE 07.25.2023

Exhibit 'B':
Concept Plan



DRAFT
07.25.2023

Exhibit 'B':
Concept Plan



	CONDITIONED	UNCONDITIONED
CULINARY WISE	12000	
EVENT SPACE	9900	
NODDING DONKEY	9900	
TEXAS WEDGE - BAYS		24900
OPEN PATIO		3500
SHOP		1000
OUTDOOR STRUCTURE AREA		3000
	31800	32400

WDS
410 SOUTH MICHIGAN AVENUE SUITE 512
CHICAGO, ILLINOIS 60605
312 583 7087 ERIC@WDS-AD.COM

JOB # 2207
TEXAS WEDGE FACILITY
ROCKWALL, TX

SUBMISSION	
DATE	DESCRIPTION
08.11.2023	CONTRACTOR INFORMATION

PLANS

A-1.4

DRAFT ORDINANCE 07.25.2023

Exhibit 'C':
Concept Building Elevations



DRAFT 07.03.2023

Exhibit 'D':
Golf Netting Height



DRAFT ORDINANCE 07.25.2023

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	August 15, 2023
APPLICANT:	Renee Ward, PE; *Weir & Associates, Inc.*
CASE NUMBER:	Z2023-035; *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)* amending *Ordinance No. 22-52* [*S-287*] 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. On October 3, 2022, the City Council approved a Specific Use Permit (SUP) [*Ordinance No. 22-52; S-287*] for a *Golf Driving Range* [*Case No. Z2022-041*] on the subject property. The subject property has remained vacant since annexation.

PURPOSE

On July 14, 2023, the applicant -- *Renee Ward, PE of Weir & Associates, Inc.* -- submitted an application requesting a Specific Use Permit (SUP) for a *Golf Driving Range* for the purpose of constructing an ~63,200 SF entertainment venue that will consist of *Commercial Outdoor 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:

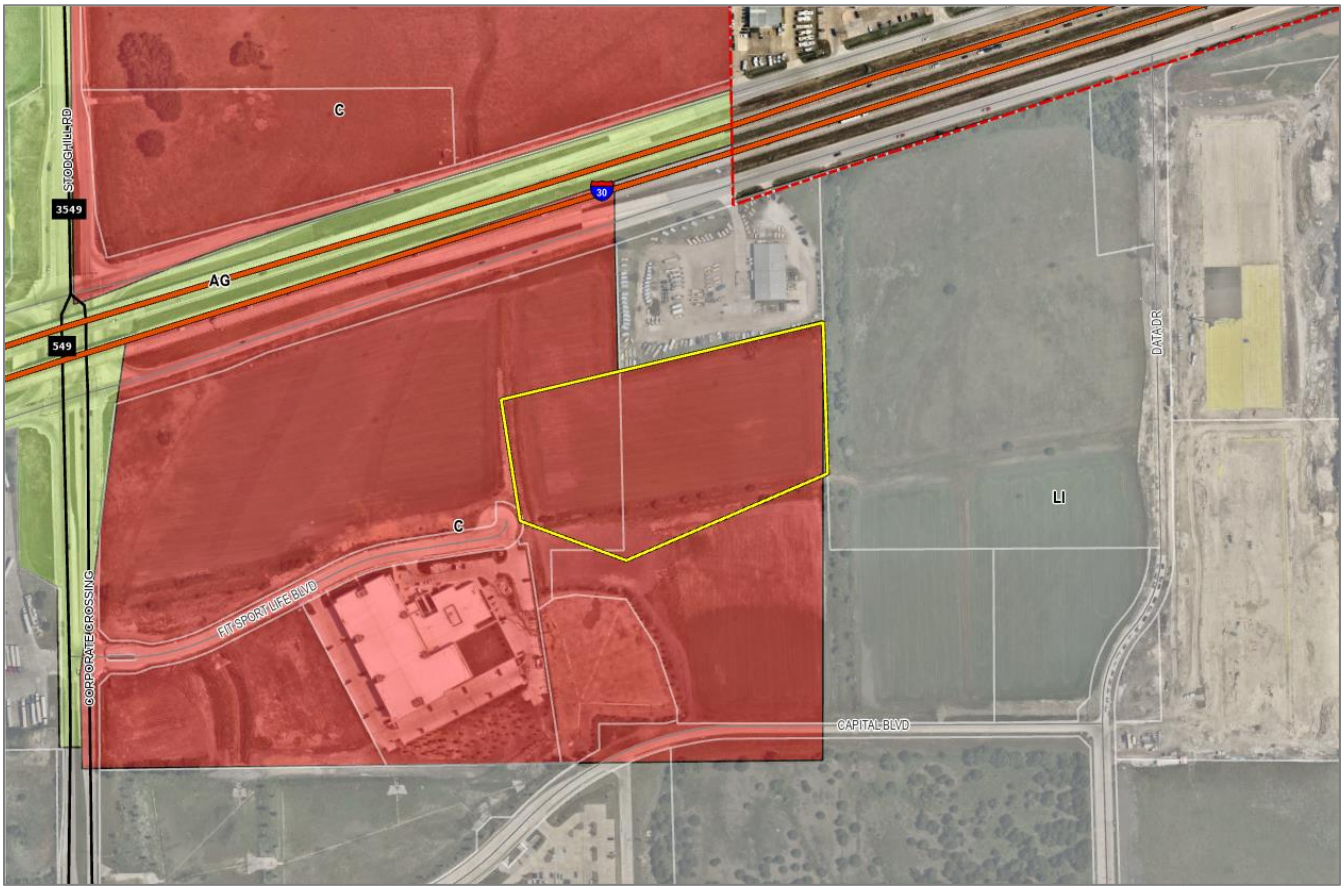
North: Directly north of the subject property is: [*1*] a 4.4317-acre tract of land (*i.e. Tract 22-01 of the R. Irvine Survey, Abstract No. 120*), zoned Light Industrial (LI) District, and which has a *Truck/Trailer Rental* facility (*i.e. Big Tex Trailers*) situated on it, and [*2*] the remainder of 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. Following 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 a 6.377-acre parcel of land (*i.e. Lot 5, Block A, Fit Sport Life Addition*) developed with a sports and recreation facility (*i.e. Fit Sport Life*), zoned Commercial (C) District. Beyond this 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. Following 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 *Outdoor Commercial 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 12,333 SF, an event space consisting of 5,248 SF, a kid's playground and family green space consisting of 18,000 SF, a 27,500 SF *Outdoor Commercial Amusement* space (*i.e. Mini-Golf*), and a *Golf Driving Range* consisting of 24,900 SF *of open-air driving bays*. The proposed facility will be three (3) stories in height and incorporate 370 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.

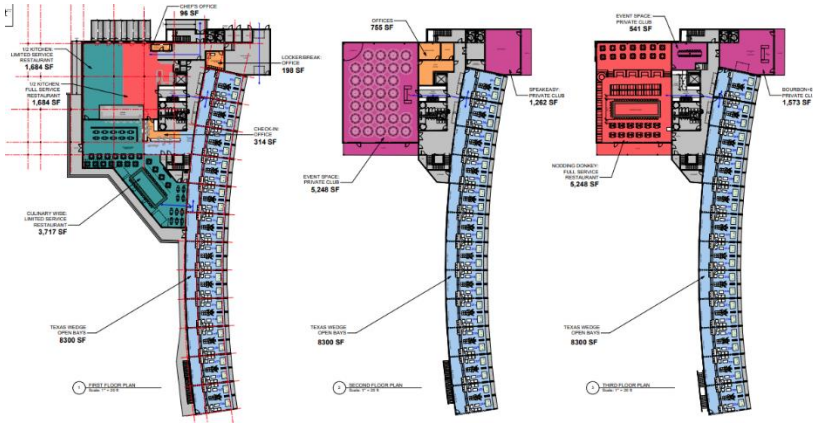


FIGURE 1: CONCEPT FLOOR PLAN FOR THE FACILITY



FIGURE 2: CONCEPT BUILDING ELEVATIONS

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 *Restaurant* and *Banquet Facility/Event Hall* land uses are permitted *by-right* within the Commercial (C) District; however, the *Golf Driving Range* and *Outdoor Commercial Amusement* require a Specific Use Permit (SUP) within the Commercial (C) District. The Unified Development Code (UDC) does not stipulate any *Conditional Land Use Standards* for the *Golf Driving Range*, 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. According to the *Conditional Use Standards* for the *Outdoor Commercial Amusement* land use, it shall be located a minimum of 300-feet from and residential zoned or used property. In this case, the applicant is in conformance with this *Conditional Land Use Standard*. 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. Staff should note that the City Council and Planning and Zoning Commission approved the height increase with the previous Specific Use Permit (SUP) [*Ordinance No. 22-52; S-287*].

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 an *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 Specific Use Permit (SUP) request submit by the applicant is the second time this request has been made. On October 3, 2022, the City Council approved a Specific Use Permit (SUP) [*Ordinance No. 22-52; S-287*] for a *Golf Driving Range* [*Case No. Z2022-041*] on the subject property. As part of this SUP approval an exception to the maximum building height was approved, and a condition of approval was added to the ordinance to enable the increased height. In this case, the applicant is making the same exception request for exceeding the maximum permitted height in a Commercial (C) District. That being said, there are differences between the approved SUP and the current request. Based on the provided concept plans the applicant has: [*1*] changed the building materials to incorporate more secondary materials, [*2*] increased the family green space, [*3*] added *Outdoor Commercial Amusement* (*i.e. mini-golf*), [*4*] reduced the number of parking spaces, [*5*] added an event hall, [*6*] removed the *Indoor Commercial Amusement* (*i.e. bowling and arcade*), and [*6*] removed the roof top garden.

All that being said, 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 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 July 21, 2023, staff mailed 9 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) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Fit Sports Life Boulevard		
SUBDIVISION	Structured REA-Rockwall Land LLC	Inst. No. 20210000001622	
GENERAL LOCATION	200' South and 800' East of intersection of I30 and Corporate Crossing		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial - C	CURRENT USE	Undeveloped		
PROPOSED ZONING	Commercial - C with SUP	PROPOSED USE	Restaurant & Golf		
ACREAGE	9.942 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 Blvd, 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 Conor Keilty [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 $ 349.13 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 14th *DAY OF* July, 20 23. *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."*

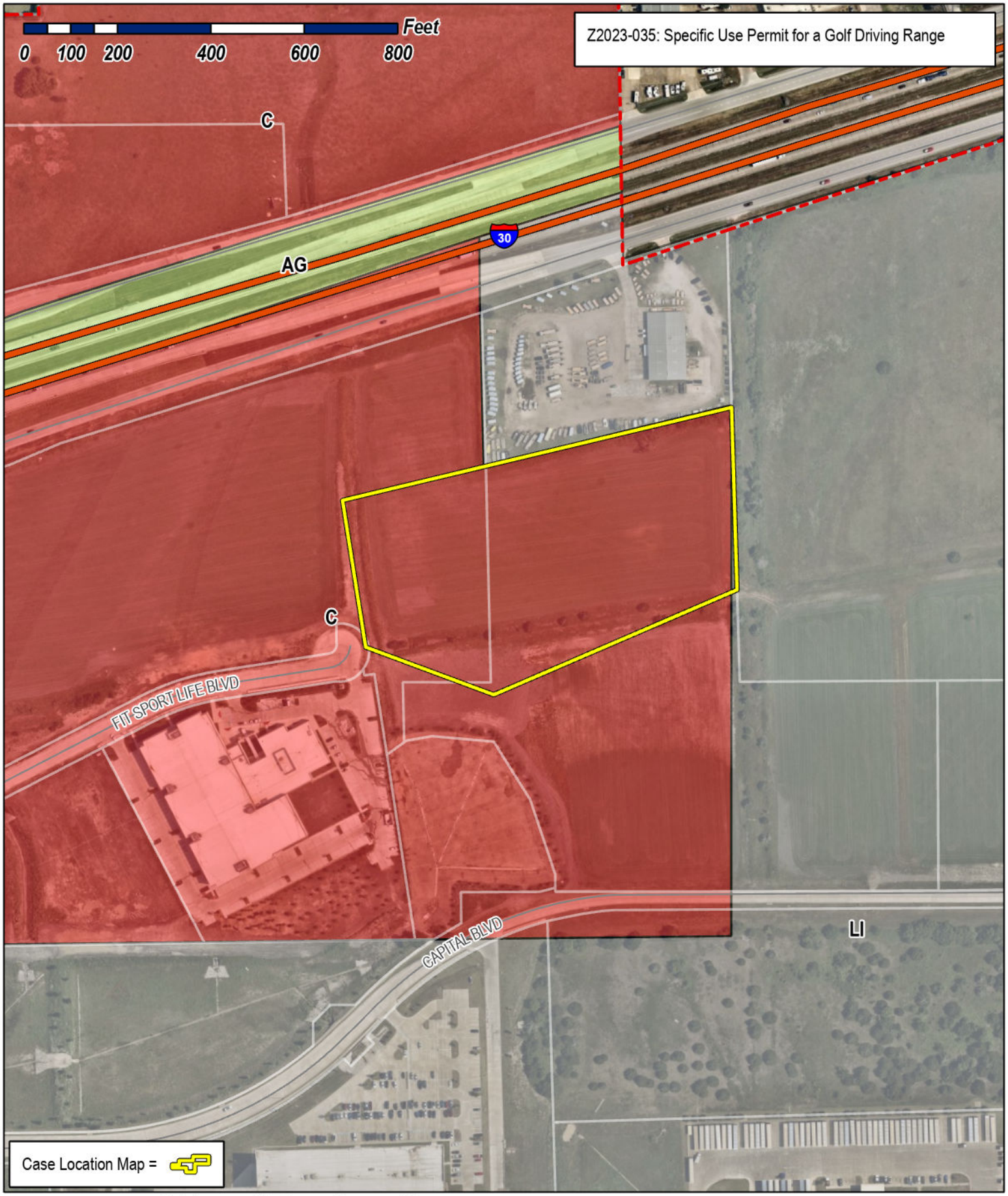
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12th *DAY OF* July, 20 23.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC STATE OF TEXAS ID# 133671[illegible] EXPIRES 3-29-2026

MY COMMISSION EXPIRES 3-29-26



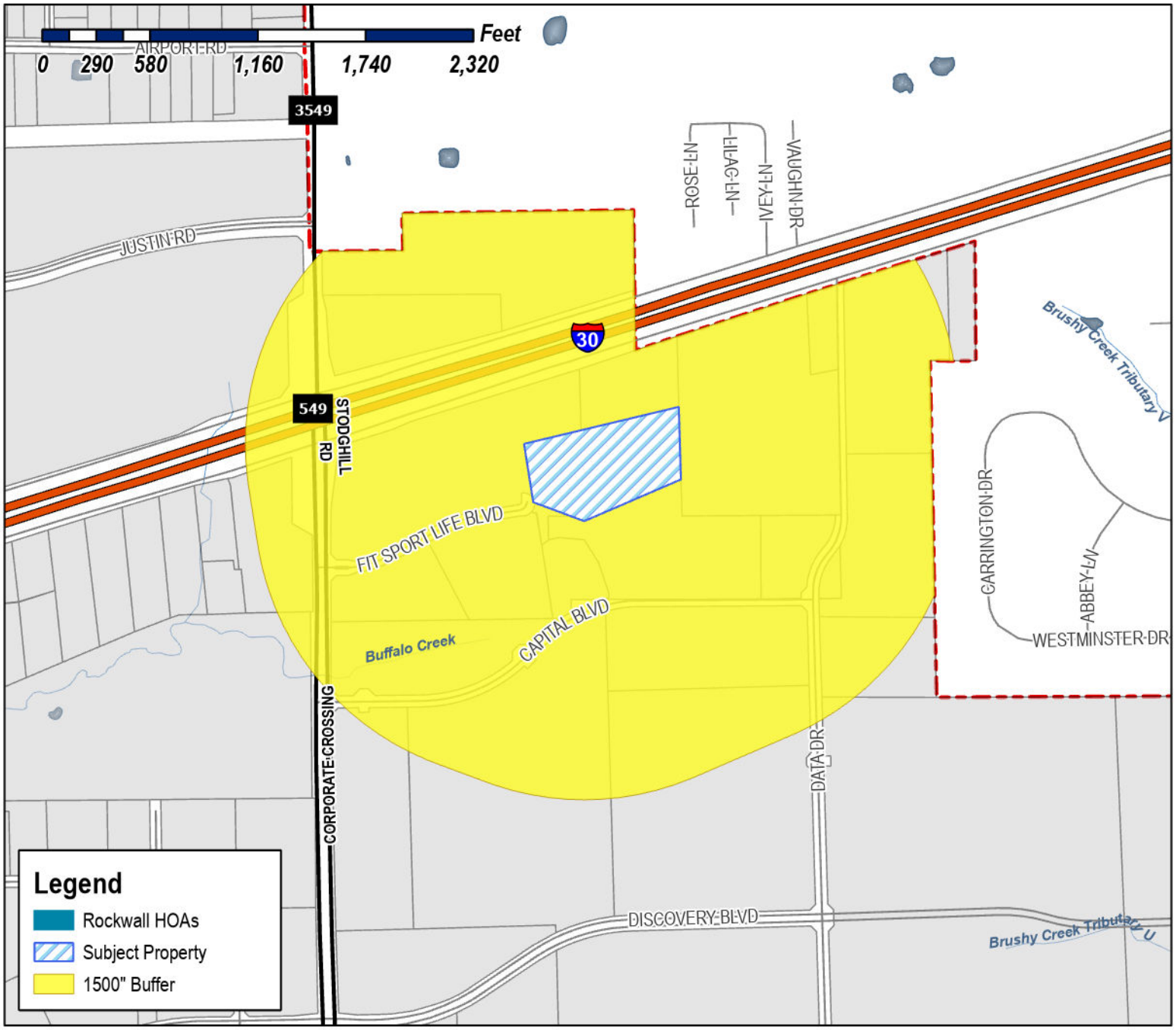
City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.

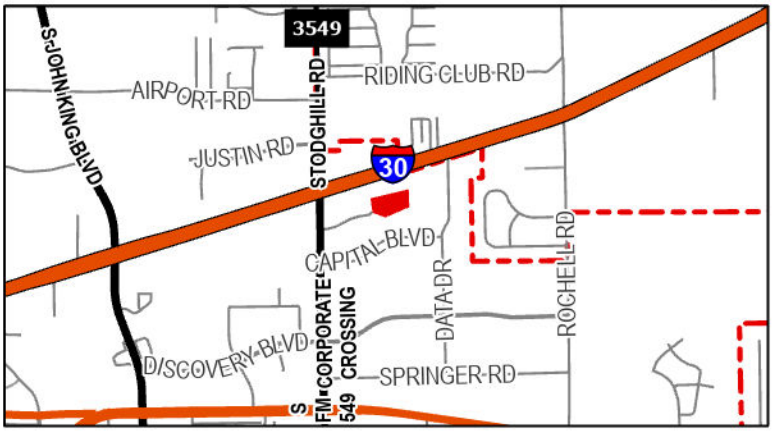
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Case Number: Z2023-035
Case Name: SUP for a Golf Driving Range
Case Type: Zoning
Zoning: Commercial (C) District & Light Industrial (LI) District
Case Address: Intersection of I-30 & Corporate Crossing

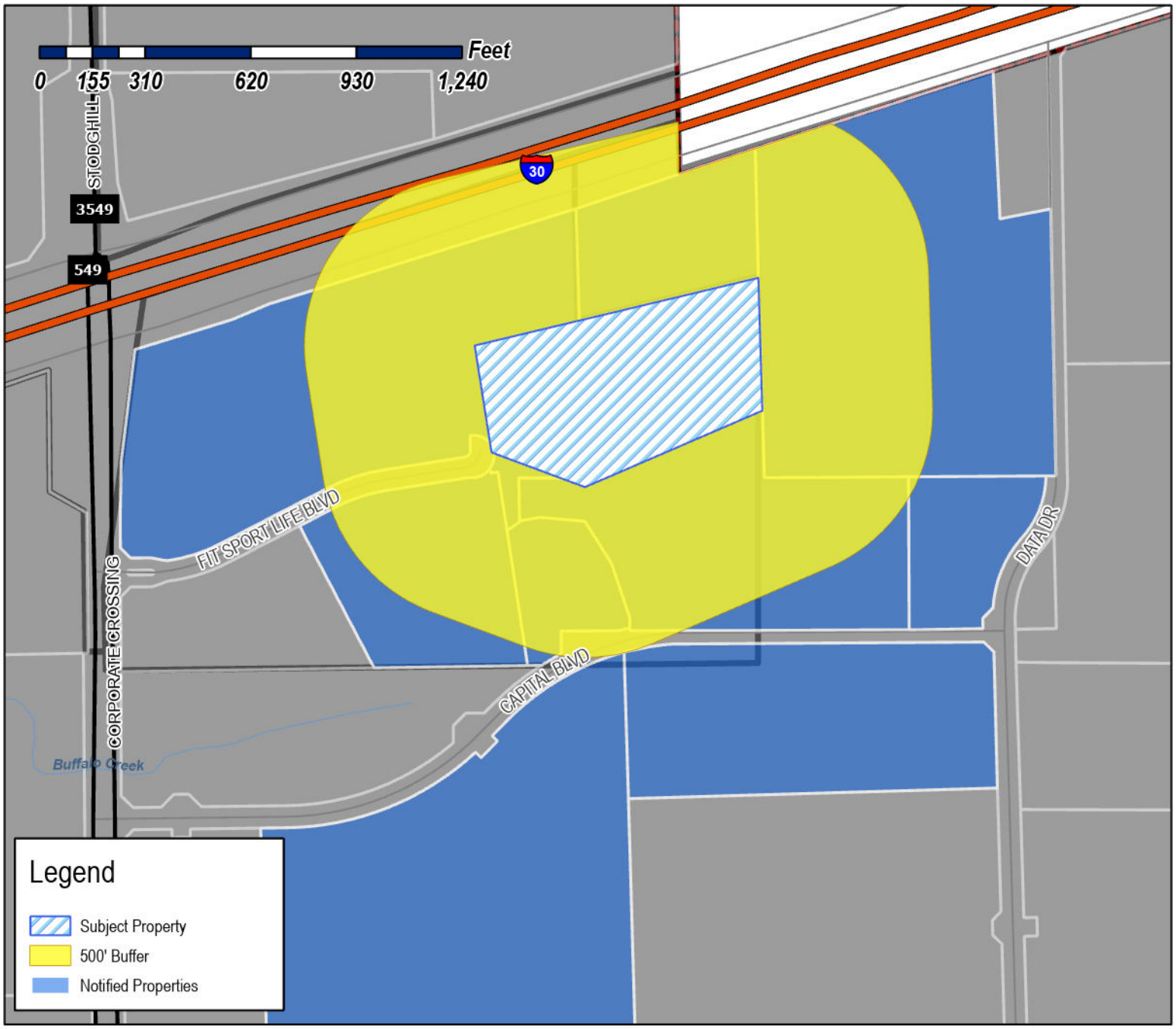


Date Saved: 7/21/2023
For Questions on this Case Call (972) 771-7745

City of Rockwall

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

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Case Number: Z2023-035
Case Name: SUP for Golf Driving Range
Case Type: Zoning
Zoning: Commercial (C) District & Light Industrial (LI) District
Case Address: Intersection of I-30 & Corporate Crossing

Date Saved: 7/21/2023
For Questions on this Case Call: (972) 771-7746



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 FSL ROCKWALL LLC
171 ABERDEEN STREET SUITE 400
CHICAGO, IL 60607

RESIDENT
2260 E I30
ROCKWALL, TX 75032

STRUCTURED REA- ROCKWALL LAND LLC
2801 E. CAMELBACK ROAD SUITE 200
PHOENIX, AZ 85016

RESIDENT
3101 FIT SPORT LIFE BLVD
ROCKWALL, TX 75032

RESIDENT
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

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:

Z2023-035: 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) amending Ordinance No. 22-52 [S-287] 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.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, August 15, 2023 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, August 21, 2023 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Monday, August 21, 2023 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2023-035: 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

PRINCIPALS
JOHN P. 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

July 14, 2023

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
Amended Special Use Permit Request

Dear Planning Department,

We are requesting an amended Special Use Permit for the proposed Texas Wedge, Mini Golf, The Nodding Donkey, and Culinary Wise Food Hall at the southeast corner of Interstate 30 and Corporate Crossing. The amendment is due to the property boundary increasing from 7.955 acres to 9.942 acres to include mini golf on-site. The metes and bounds description and concept/site layout plans have been adjusted for the larger property boundary. We are requesting the following zoning changes (that were included with the previously approved zoning case Z2022-041) with this amended SUP:

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 amended Special Use Permit submittal and request your recommendation to the Planning and Zoning Commission and City Council for the approval of this amended SUP. If you have any questions or comments, please feel free to contact me at 817-467-7700 or ReneeW@WierAssociates.com.

Truly yours,

Renee Ward

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

TEXAS WEDGE

FIT SPORT LIFE BLVD, ROCKWALL, TEXAS 75032

NEW BUILDING FOR GOLF
FOOD AND ENTERTAINMENT

SCHEMATIC PRICING PACKAGE





VICINITY MAP

DRAWING LIST

T - 1.0	TITLE SHEET
SP - 1.0	SITE PLAN - EXISTING
SP - 1.1	SITE PLAN - PROPOSED
SP - 1.2	SITE PLAN - PROPOSED ENLARGED
SP - 1.3	GREEN SPACES
SP - 1.4	ADULT GREEN SPACES
SP - 1.5	KID SPACES
SP - 1.6	GOLF RANGE
A - 1.1	FIRST FLOOR PLAN
A - 1.2	SECOND FLOOR PLAN
A - 1.3	THIRD FLOOR PLAN
A - 1.4	PLANS 1-3
A - 2.0	ELEVATION/SECTION - NORTH
A - 2.1	ELEVATION/SECTION - SOUTH
A - 2.2	ELEVATION/SECTION - WEST

WDS

410 SOUTH MICHIGAN AVE SUITE 512
CHICAGO ILLINOIS 60605

312.583.7087 ERICH@WDS-AD.COM

JOB # 2207

TEXAS WEDGE FACILITY
ROCKWALL, TX

ZONING CASE: Z2023-035

SUBMISSION

	DATE	DESCRIPTION
	07.19.2023	SCHEMATIC REDESIGN
	08.07.2023	SUP COMMENT REVISIONS

TEXAS WEDGE
SCRATCH EDGE KITCHEN + BAR

TITLE SHEET

T-1.0

INTERSTATE 30

FITSPORTLIFE BLVD

CORPORATE CROSSING

CAPITAL BLVD

588 590 592 594 596 598

590 588 592 594 596 598 600 602

612 610 608 606

578 580 582 584 586

1 SITE PLAN
Scale: 1"= 100 ft

6.7 ACRES

FitSport Life Building

Under Construction

GRAND OPENING MAY 2023

WDS

410 SOUTH MICHIGAN AVE SUITE 512
CHICAGO ILLINOIS 60605

312.583.7087 ERICH@WDS-AD.COM

JOB # 2207

TEXAS WEDGE FACILITY

ROCKWALL, TX

ZONING CASE: Z2023-035

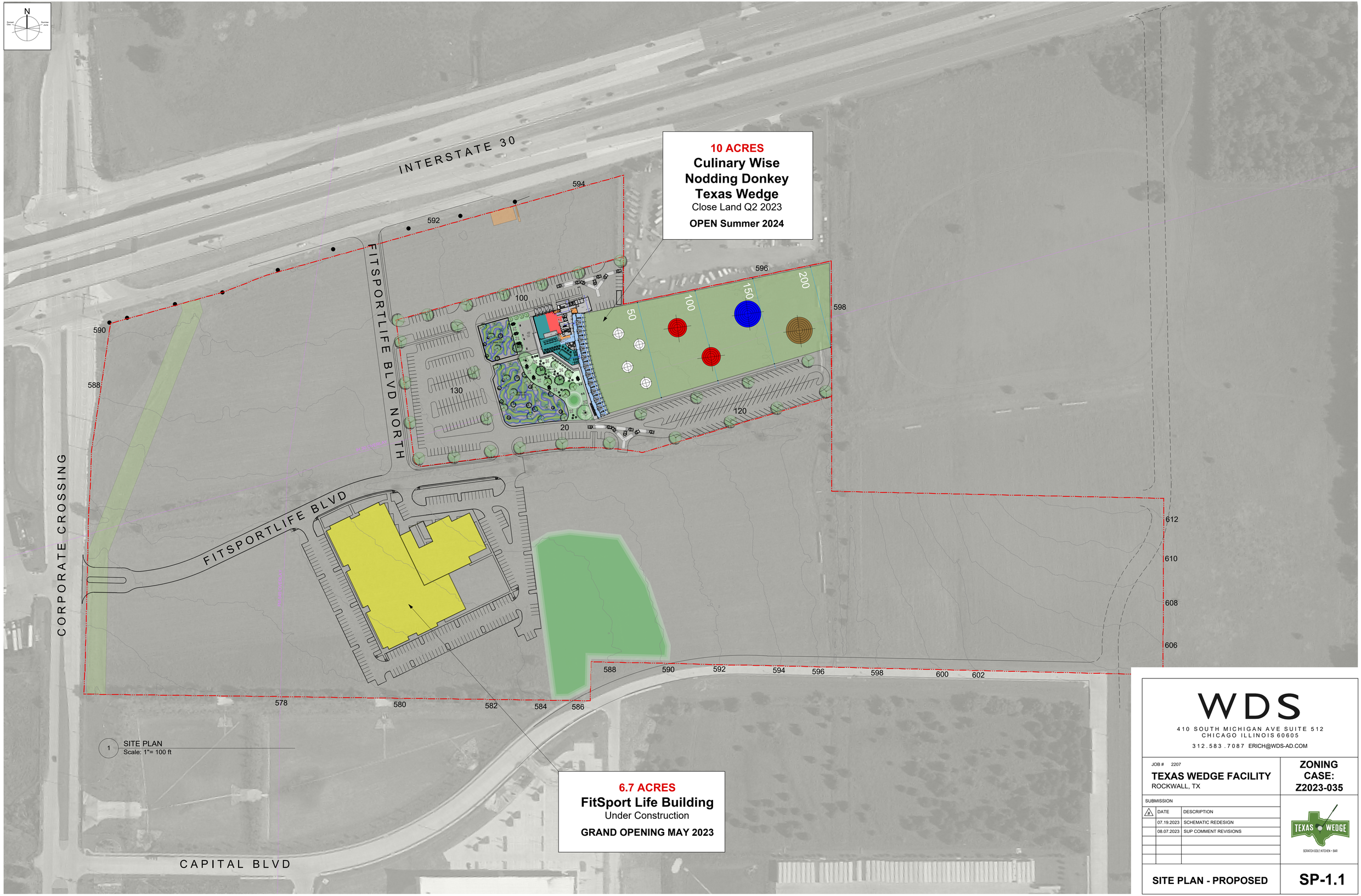
SUBMISSION

△	DATE	DESCRIPTION
	07.19.2023	SCHEMATIC REDESIGN
	08.07.2023	SUP COMMENT REVISIONS

TEXAS WEDGE
SCRATCH EDLY KITCHEN + BAR

SITE PLAN - EXISTING

SP-1.0



WDS
410 SOUTH MICHIGAN AVE SUITE 512
CHICAGO ILLINOIS 60605
312.583.7087 ERICH@WDS-AD.COM

JOB # 2207

TEXAS WEDGE FACILITY
ROCKWALL, TX

ZONING CASE: Z2023-035

SUBMISSION

	DATE	DESCRIPTION
2	07.19.2023	SCHEMATIC REDESIGN
	08.07.2023	SUP COMMENT REVISIONS

SITE PLAN - PROPOSED

SP-1.1

WDS
410 SOUTH MICHIGAN AVE SUITE 512
CHICAGO ILLINOIS 60605
312.583.7087 ERICH@WDS-AD.COM

JOB # 2207

TEXAS WEDGE FACILITY
ROCKWALL, TX

ZONING CASE: Z2023-035

SUBMISSION

	DATE	DESCRIPTION
1	07.19.2023	SCHEMATIC REDESIGN
	08.07.2023	SUP COMMENT REVISIONS

TEXAS WEDGE
SCRATCH GOLF KITCHEN + BAR

SITE PLAN - PROPOSED

SP-1.2

592
594
596
598
100
130
120
20
50
100
150
200
7500 SF KIDS MINI GOLF
KIDS PLAY
15,000 SF GREEN SPACE
20,000 SF MINI GOLF
IH 30 OVERLAY

1 SITE PLAN
Scale: 1" = 40 ft

N



1 PLAN
Scale: 1" = 20 ft

N

WDS
410 SOUTH MICHIGAN AVE SUITE 512
CHICAGO ILLINOIS 60605
312.583.7087 ERICH@WDS-AD.COM

JOB # 2207

TEXAS WEDGE FACILITY
ROCKWALL, TX

ZONING CASE: Z2023-035

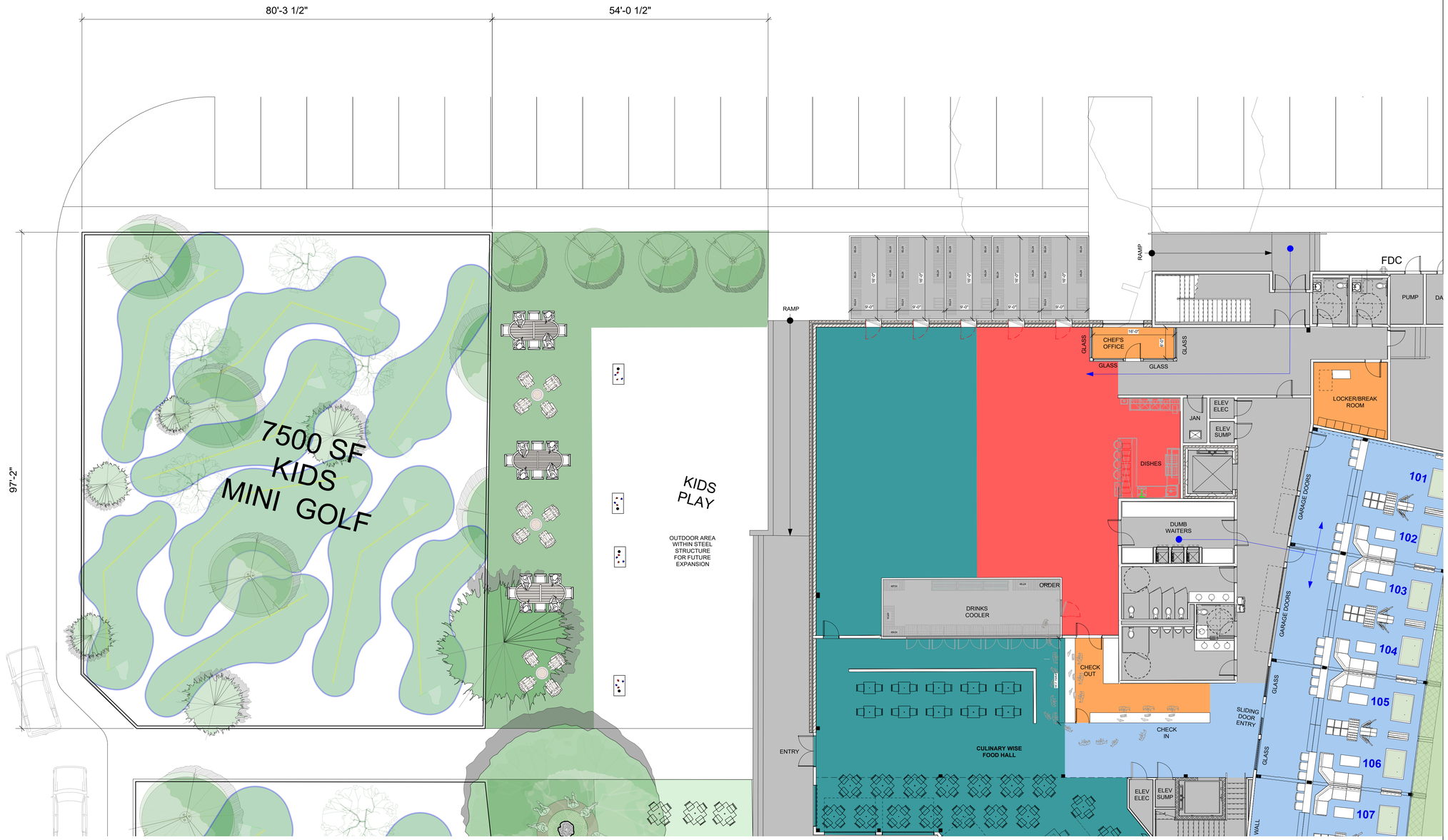
SUBMISSION

	DATE	DESCRIPTION
1	07.19.2023	SCHEMATIC REDESIGN
	08.07.2023	SUP COMMENT REVISIONS

TEXAS WEDGE
SCRATCH GOLF, KITCHEN + BAR

GREEN SPACES

SP-1.3



1 PLAN
Scale: 1" = 10 ft

WDS
410 SOUTH MICHIGAN AVE SUITE 512
CHICAGO ILLINOIS 60605
312.583.7087 ERICH@WDS-AD.COM

JOB # 2207

TEXAS WEDGE FACILITY
ROCKWALL, TX

ZONING CASE: Z2023-035

SUBMISSION

	DATE	DESCRIPTION
1	07.19.2023	SCHEMATIC REDESIGN
	08.07.2023	SUP COMMENT REVISIONS

TEXAS WEDGE
SCRATCH GOLF KITCHEN + BAR

KID SPACES

SP-1.4



1 PLAN
Scale: 1" = 10 ft

N

WDS
410 SOUTH MICHIGAN AVE SUITE 512
CHICAGO ILLINOIS 60605
312.583.7087 ERICH@WDS-AD.COM

JOB # 2207

TEXAS WEDGE FACILITY
ROCKWALL, TX

ZONING CASE: Z2023-035

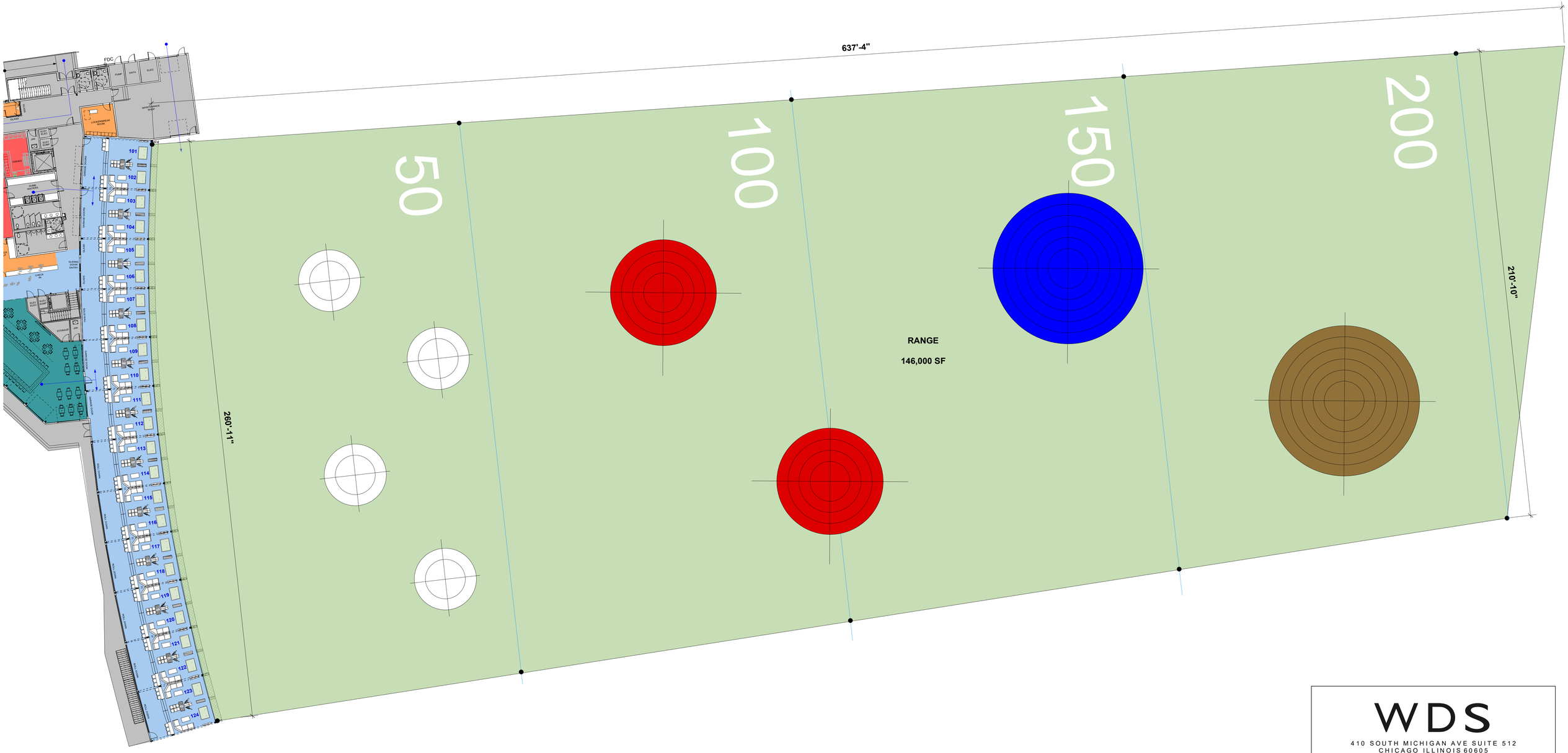
SUBMISSION

	DATE	DESCRIPTION
2	07.19.2023	SCHEMATIC REDESIGN
	08.07.2023	SUP COMMENT REVISIONS

TEXAS WEDGE
SCRATCH GOLF. KITCHEN + BAR

ADULT GREEN SPACES

SP-1.4



3 RANGE PLAN
Scale: 1" = 20 ft

WDS
410 SOUTH MICHIGAN AVE SUITE 512
CHICAGO ILLINOIS 60605
312.583.7087 ERICH@WDS-AD.COM

JOB # 2207

TEXAS WEDGE FACILITY
ROCKWALL, TX

ZONING CASE: Z2023-035

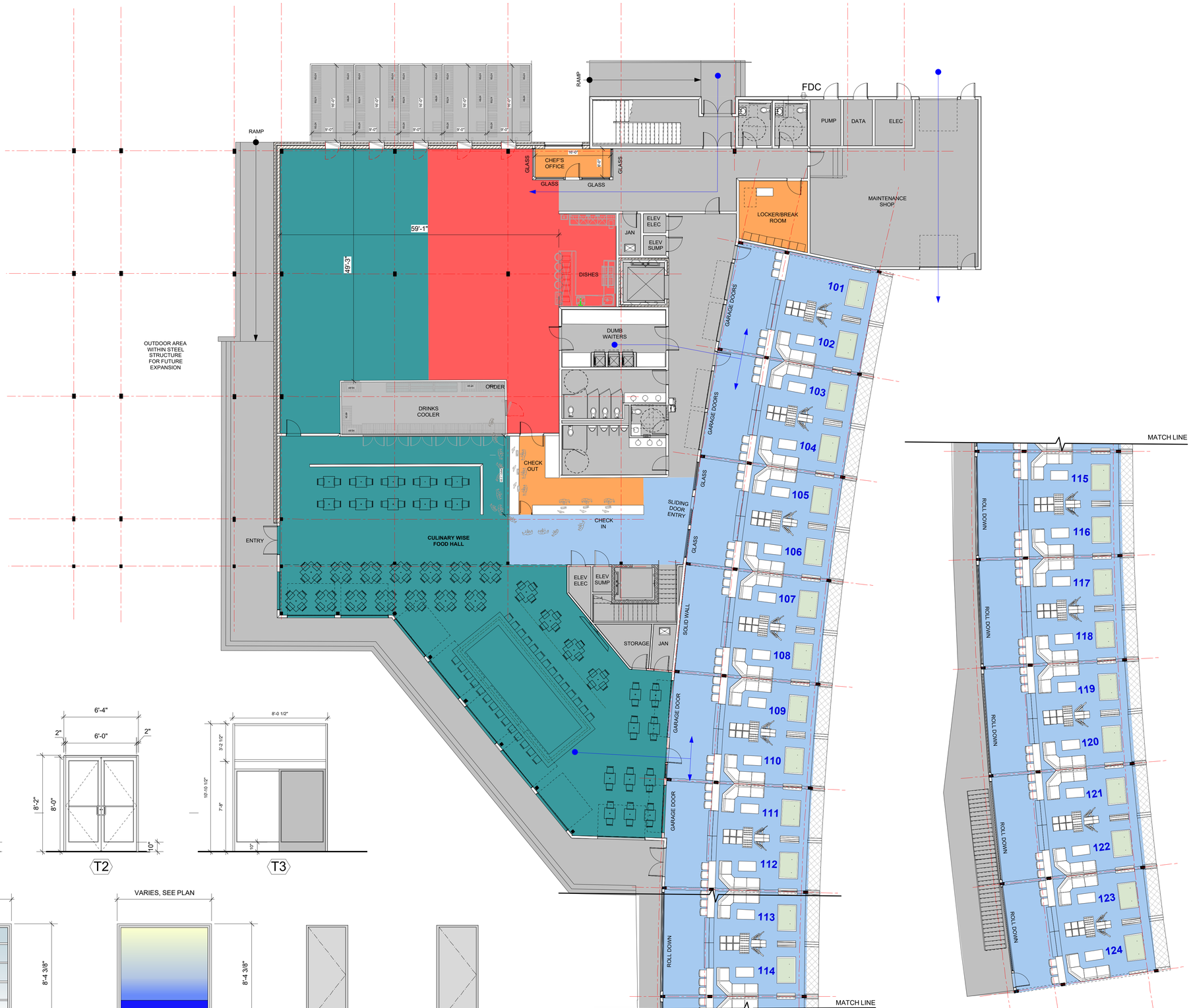
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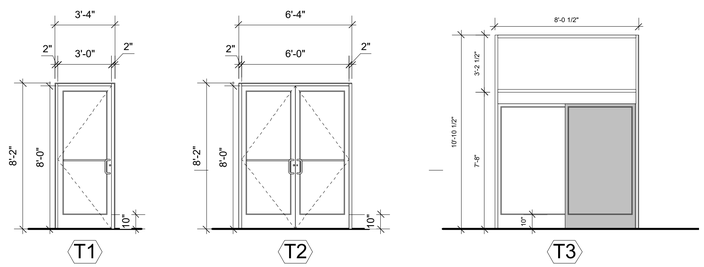
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1	07.19.2023	SCHEMATIC REDESIGN
	08.07.2023	SUP COMMENT REVISIONS

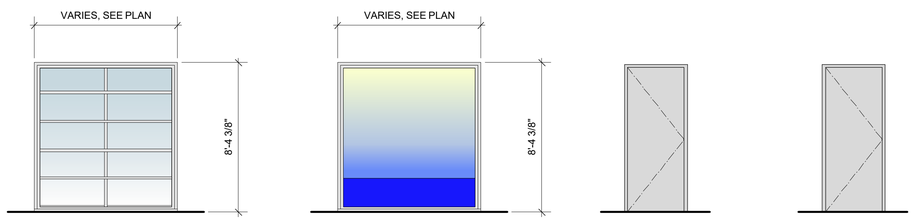
TEXAS WEDGE
SCRATCH EDLE KITCHEN + BAR

GOLF RANGE

SP-1.6







A
CLOPAY 903 ARCHITECTURAL OVERHEAD DOOR
ALUMINUM FRAME
CLEAR ACRYLIC PANEL
POLYZONE SILVER20XTRA FILM, SHGC .19
MECHANICALLY OPERATED
MAX 0.90 U-FACTOR PER
IECC 2018

B
PROGRESSIVE COMMERCIAL
SCREEN

C
EXTERIOR SINGLE LEAF
1-3/4" HOLLOW
METAL DOOR
2" METAL FRAME WIDTH
MAX 0.90 U-FACTOR PER
IECC 2018

D
INTERIOR SINGLE LEAF
1-3/4" HOLLOW
METAL DOOR
2" METAL FRAME WIDTH

1 PLAN
Scale: 1" = 10 ft

WALL TYPE A

WALL TYPE B

ROOF TYPE A

7.2 PANEL CORRUGATED METAL -
WESTERN STATES METAL ROOFING
"WESTERN RIB" OR EQUAL

ALUMINUM ST CLIP

POLYISO THERMAL INSULATION (R-21)

CONTINUOUS FULLY ADHERED AIR /
VAPOR CONTROL LAYER

METAL DECK - 7.2 METAL CORRUGATED
METAL PANEL
RE: STRUCTURAL

ROOF PURLINS - STEEL TUBES
RE: STRUCTURAL

ROOF TYPE B

7.2 PANEL CORRUGATED METAL -
WESTERN STATES METAL ROOFING
"WESTERN RIB" OR EQUAL

WDS
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JOB # 2207

TEXAS WEDGE FACILITY
ROCKWALL, TX

ZONING CASE: Z2023-035

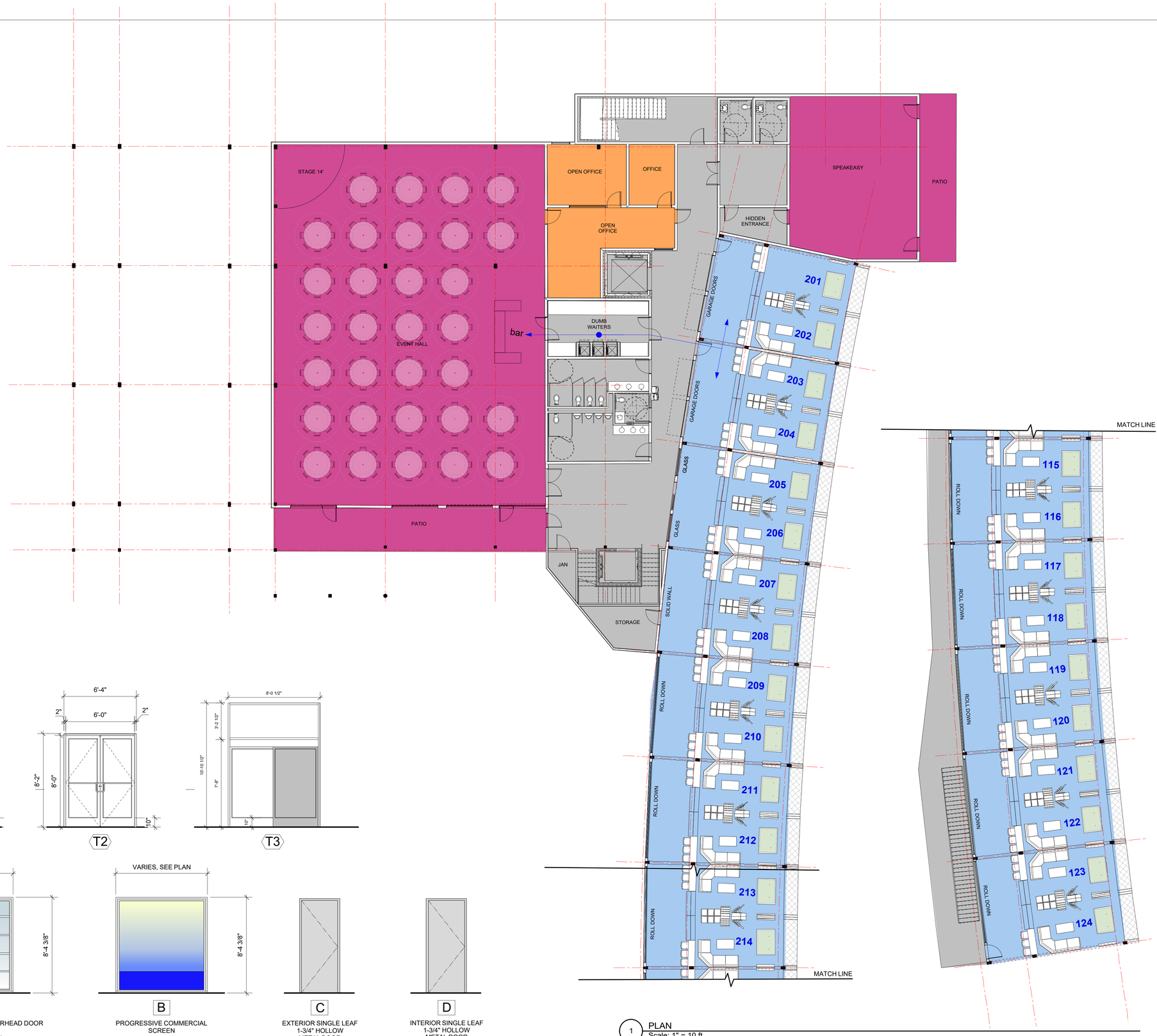
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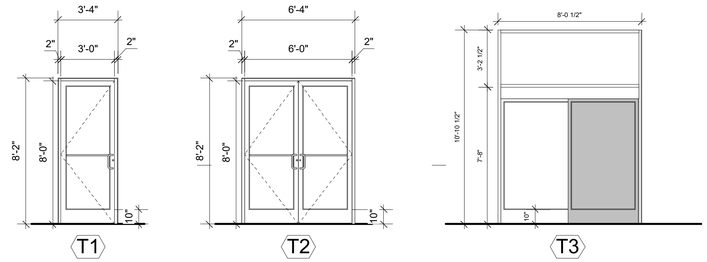
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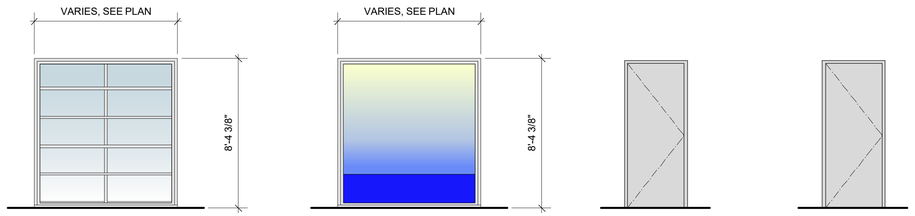
TEXAS WEDGE
SCRATCH GOLF, KITCHEN + BAR

FIRST FLOOR PLAN

A-1.1







A
CLOPAY 903 ARCHITECTURAL OVERHEAD DOOR
ALUMINUM FRAME
CLEAR ACRYLIC PANEL
POLYZONE SILVER20XTRA FILM, SHGC .19
MECHANICALLY OPERATED
MAX 0.90 U-FACTOR PER
IECC 2018

B
PROGRESSIVE COMMERCIAL
SCREEN

C
EXTERIOR SINGLE LEAF
1-3/4" HOLLOW
METAL DOOR
2" METAL FRAME WIDTH
MAX 0.90 U-FACTOR PER
IECC 2018

D
INTERIOR SINGLE LEAF
1-3/4" HOLLOW
METAL DOOR
2" METAL FRAME WIDTH

1 PLAN
Scale: 1" = 10 ft

WALL TYPE A

WALL TYPE B

ROOF TYPE A

7.2 PANEL CORRUGATED METAL -
WESTERN STATES METAL ROOFING
"WESTERN RIB" OR EQUAL

ALUMINUM ST CLIP

POLYISO THERMAL INSULATION (R-21)

CONTINUOUS FULLY ADHERED AIR /
VAPOR CONTROL LAYER

METAL DECK - 7.2 METAL CORRUGATED
METAL PANEL
RE: STRUCTURAL

ROOF PURLINS - STEEL TUBES
RE: STRUCTURAL

ROOF TYPE B

7.2 PANEL CORRUGATED METAL -
WESTERN STATES METAL ROOFING
"WESTERN RIB" OR EQUAL

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ROCKWALL, TX

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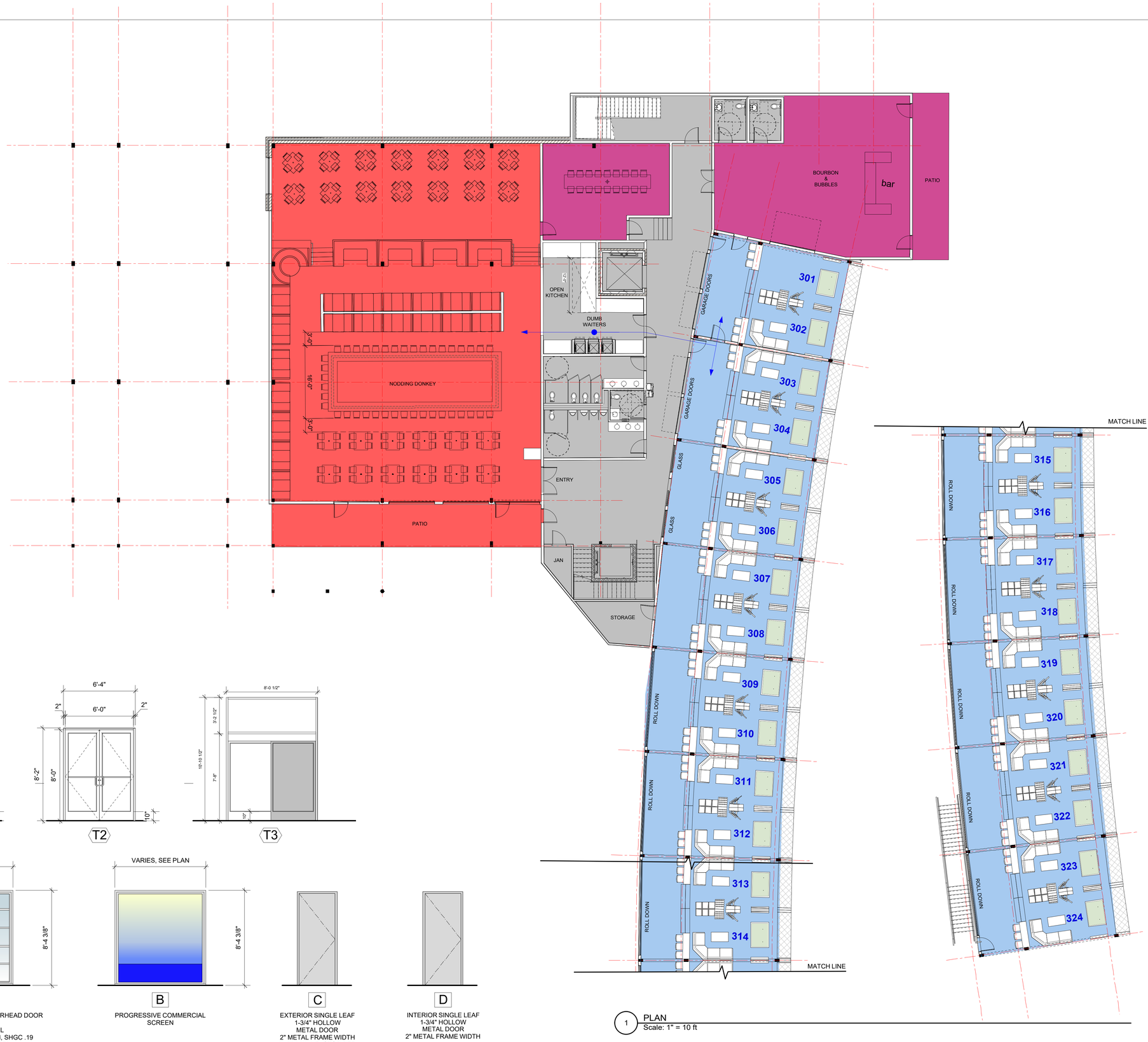
SUBMISSION

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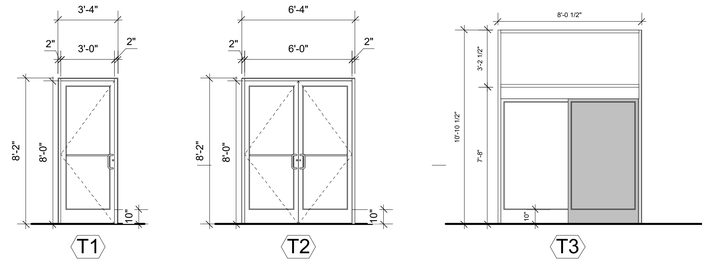
TEXAS WEDGE
SCRATCH GOLF, KITCHEN + BAR

SECOND FLOOR PLAN

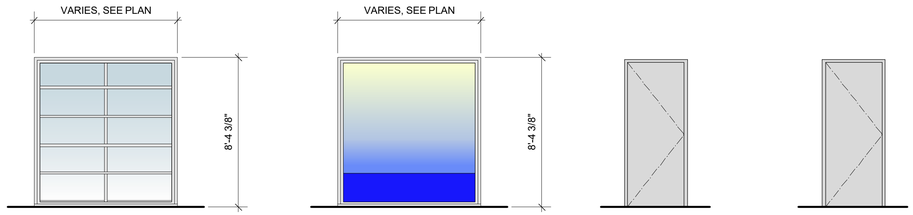
A-1.2



1 PLAN
Scale: 1" = 10 ft



T1 T2 T3



A
CLOPAY 903 ARCHITECTURAL OVERHEAD DOOR
ALUMINUM FRAME
CLEAR ACRYLIC PANEL
POLYZONE SILVER20XTRA FILM, SHGC .19
MECHANICALLY OPERATED
MAX 0.90 U-FACTOR PER
IECC 2018

B
PROGRESSIVE COMMERCIAL
SCREEN

C
EXTERIOR SINGLE LEAF
1-3/4" HOLLOW
METAL DOOR
2" METAL FRAME WIDTH
MAX 0.90 U-FACTOR PER
IECC 2018

D
INTERIOR SINGLE LEAF
1-3/4" HOLLOW
METAL DOOR
2" METAL FRAME WIDTH

WALL TYPE A

WALL TYPE B

ROOF TYPE A

7.2 PANEL CORRUGATED METAL -
WESTERN STATES METAL ROOFING
"WESTERN RIB" OR EQUAL

ALUMINUM ST CLIP

POLYISO THERMAL INSULATION (R-21)

CONTINUOUS FULLY ADHERED AIR /
VAPOR CONTROL LAYER

METAL DECK - 7.2 METAL CORRUGATED
METAL PANEL
RE: STRUCTURAL

ROOF PURLINS - STEEL TUBES
RE: STRUCTURAL

ROOF TYPE B

7.2 PANEL CORRUGATED METAL -
WESTERN STATES METAL ROOFING
"WESTERN RIB" OR EQUAL

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JOB # 2207

TEXAS WEDGE FACILITY
ROCKWALL, TX

ZONING CASE: Z2023-035

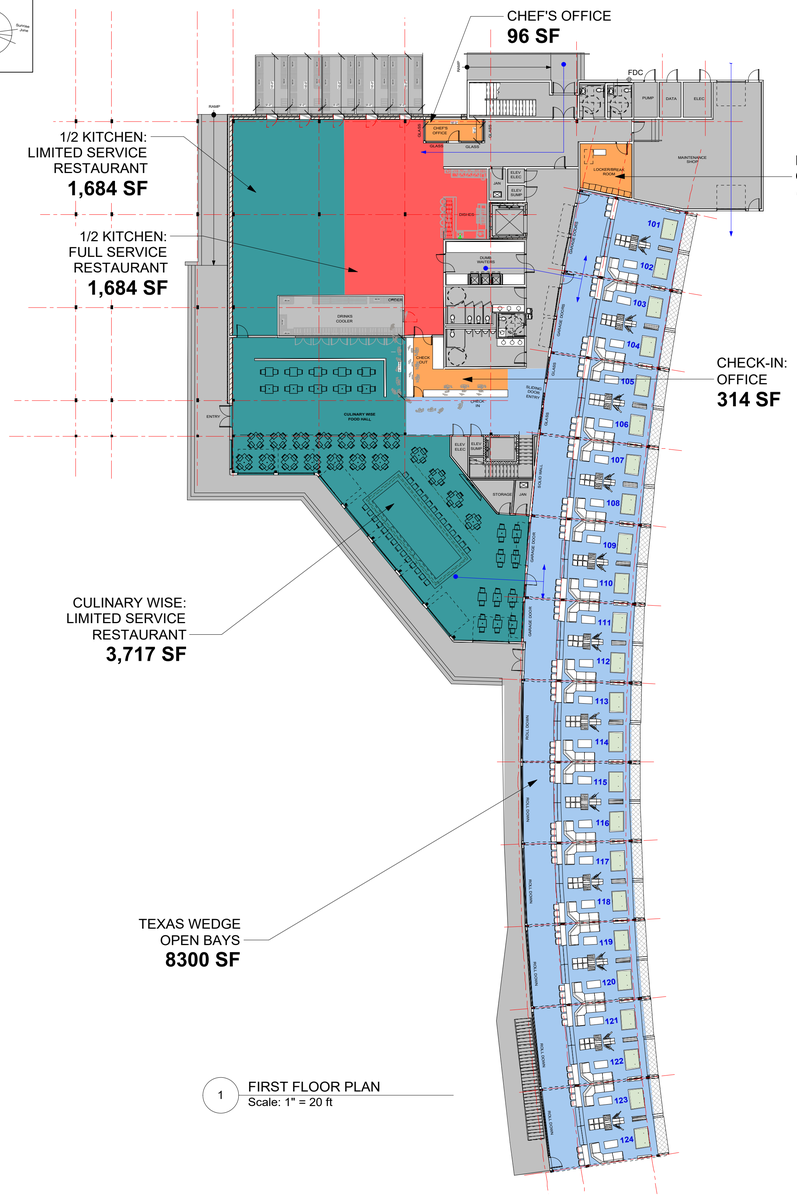
SUBMISSION

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TEXAS WEDGE
SCRATCH-EDLY KITCHEN + BAR

THIRD FLOOR PLAN

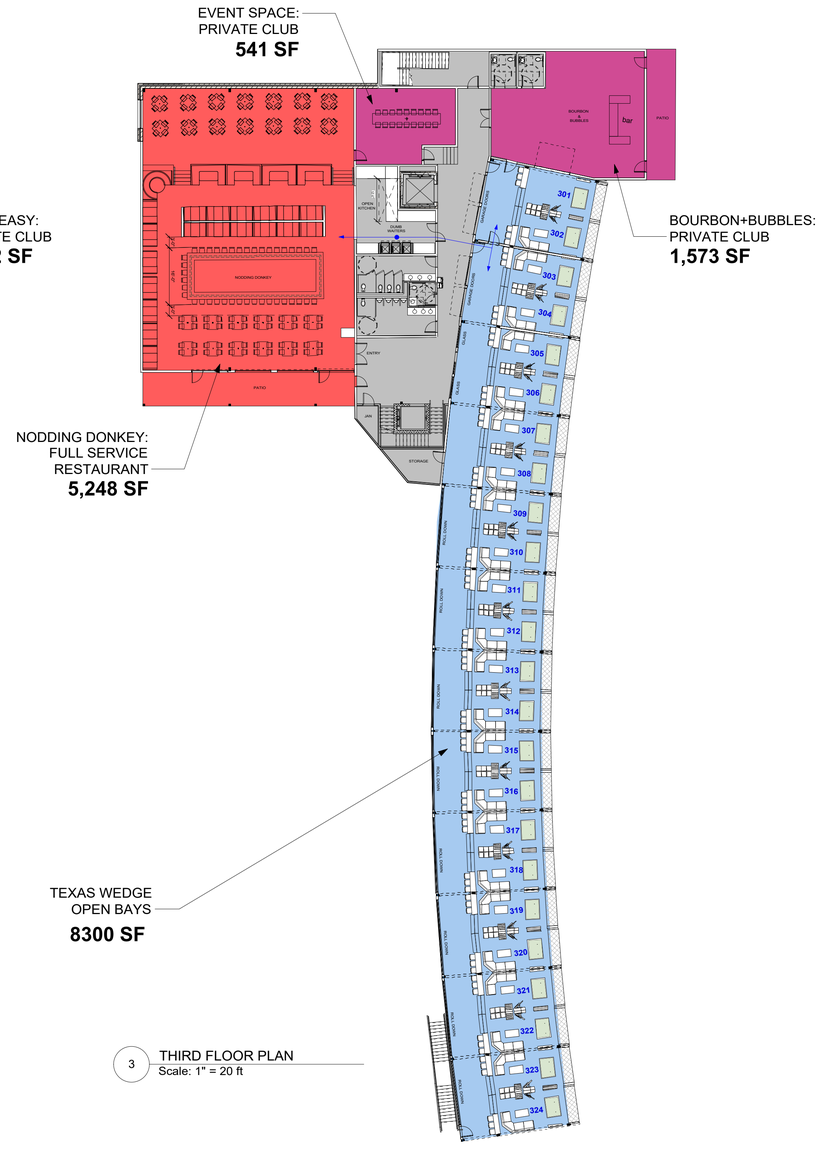
A-1.3



1 FIRST FLOOR PLAN
Scale: 1" = 20 ft



2 SECOND FLOOR PLAN
Scale: 1" = 20 ft



3 THIRD FLOOR PLAN
Scale: 1" = 20 ft

USE	TOTAL SF	SPACES/SF	TOTAL SPACES
REC CLUB	24,900	1/250	100
LIMITED SERVICE RESTAURANT	5,401	1/250	22
FULL SERVICE RESTAURANT	6,932	1/100	70
PRIVATE CLUB	8,624	1/100	87
MINI GOLF	28 HOLES	1/HOLE	28
OFFICE	1,363	1/300	5

COMPLETE TOTAL 321

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TEXAS WEDGE FACILITY
ROCKWALL, TX

ZONING CASE: Z2023-035

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TEXAS WEDGE
SCRATCH EDLE KITCHEN + BAR

PLANS

A-1.4



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

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

WALL TYPE A

ANCHORED BRICK VENEER- ADJUSTABLE WALL TIES AT 16" O.C. VERTICALLY AND 24" O.C HORIZONTALLY

2" AIR SPACE

CAVITY INSERT/MORTAR COLLECTION DEVICE

WEEP VENTS

2" CONT. XPS RIGID INSULATION W/ DRAINAGE CHANNELS

FLUID-APPLIED AIR/WATER/VAPOR INFILTRATION BARRIER

5/8" EXTERIOR GRADE GYPSUM SHEATHING

6" METAL STUDS STUDS AT 16" O.C.

R-13 UNFACED FIBERGLASS BATT

5/8" GYPSUM BOARD W/ PAINT

WALL TYPE B

VERTICAL CORRUGATED METAL PANELS - BRIDGERSTEEL "ULTRA BATTEN METAL WALL PANEL" OR APPROVED EQUAL

THERMALLY BROKEN CLADDING ATTACHMENT SYSTEM (KNIGHT WALL HCI SYSTEM OR EQUAL)

2" CONT. XPS RIGID INSULATION W/ DRAINAGE CHANNELS

FLUID-APPLIED AIR/WATER/VAPOR INFILTRATION BARRIER

5/8" EXTERIOR GRADE GYPSUM SHEATHING

6" METAL STUDS STUDS AT 16" O.C.

R-13 UNFACED FIBERGLASS BATT

5/8" GYPSUM BOARD W/ PAINT

ROOF TYPE A

60 MIL SINGLE PLY FULLY ADHERED TPO ROOF MEMBRANE

1/4" COVER BOARD (DENSDECK PRIME ROOF BOARD OR EQUAL)

POLYISO THERMAL INSULATION (R-21)

CONTINUOUS FULLY ADHERED AIR / VAPOR CONTROL LAYER

METAL DECK - RE: STRUCTURAL

ROOF JOISTS - RE: STRUCTURAL

ROOF TYPE B

7.2 PANEL CORRUGATED METAL - WESTERN STATES METAL ROOFING "WESTERN RIB" OR EQUAL

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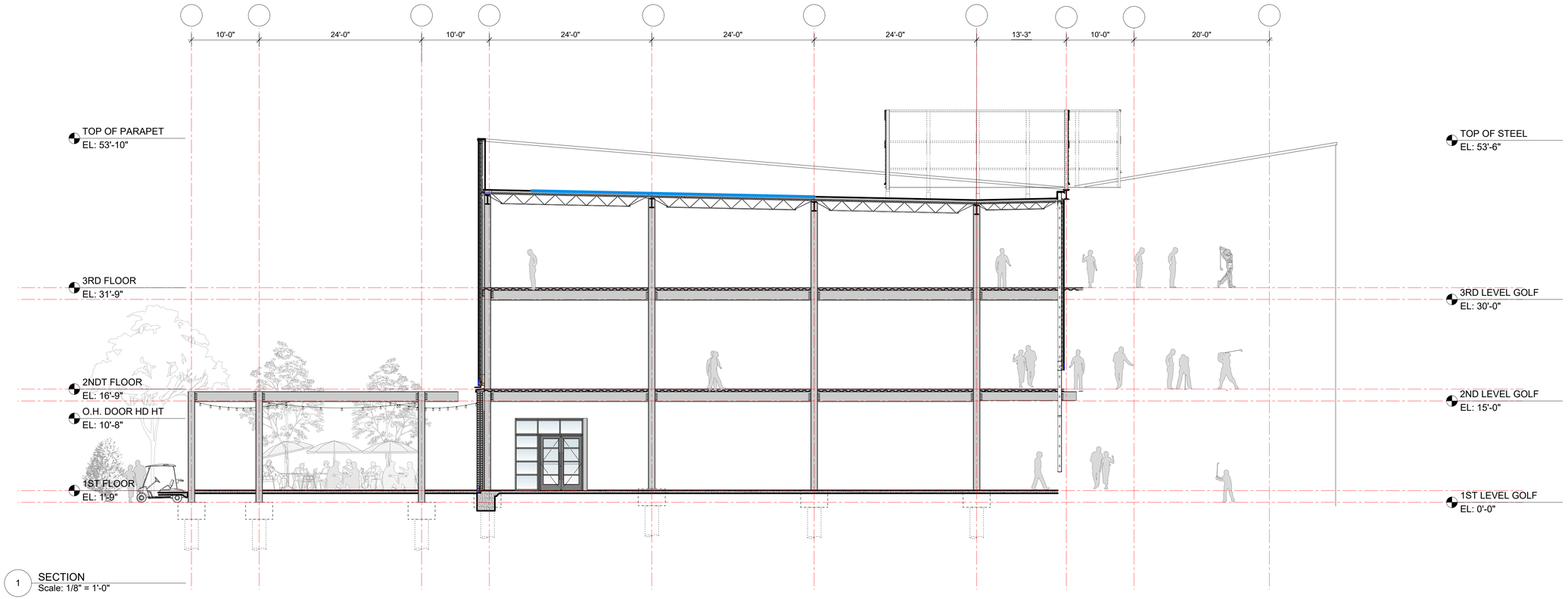
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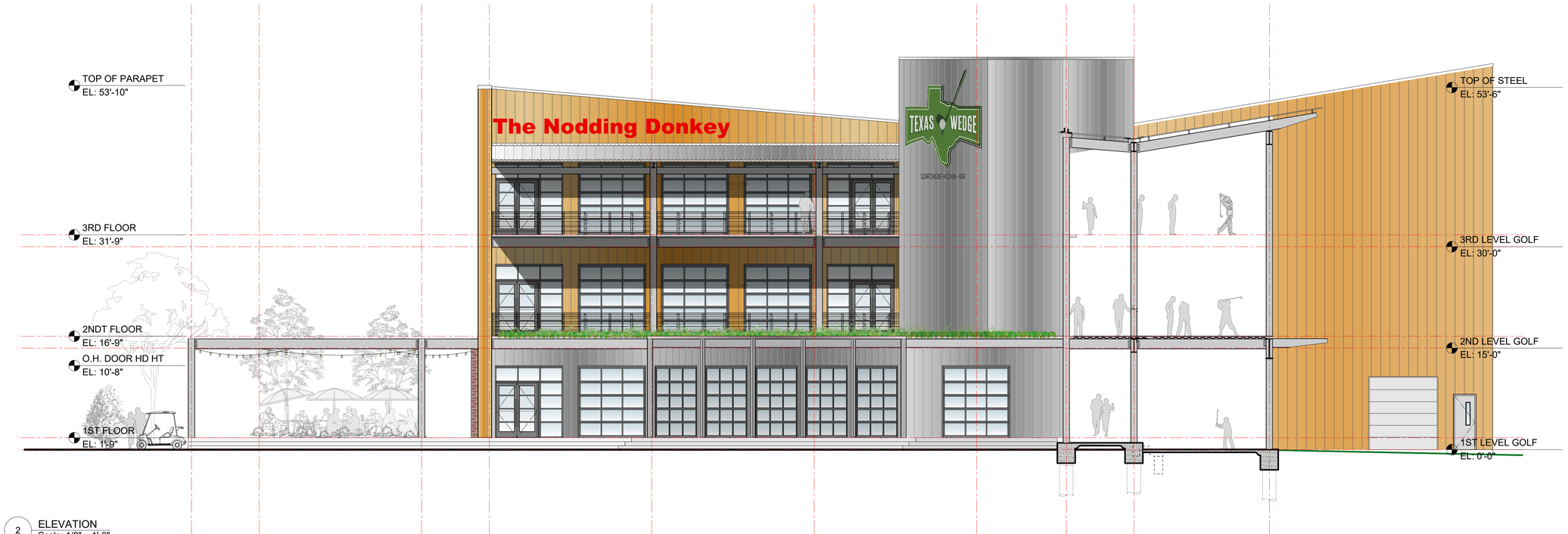
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SECTION / ELEVATIONS

A-2.0



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



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

WALL TYPE A

ANCHORED BRICK VENEER- ADJUSTABLE WALL TIES AT 16" O.C. VERTICALLY AND 24" O.C HORIZONTALLY

2" AIR SPACE

CAVITY INSERT/MORTAR COLLECTION DEVICE

WEEP VENTS

2" CONT. XPS RIGID INSULATION W/ DRAINAGE CHANNELS

FLUID-APPLIED AIR/WATER/VAPOR INFILTRATION BARRIER

5/8" EXTERIOR GRADE GYPSUM SHEATHING

6" METAL STUDS STUDS AT 16" O.C.

R-13 UNFACED FIBERGLASS BATT

5/8" GYPSUM BOARD W/ PAINT

WALL TYPE B

VERTICAL CORRUGATED METAL PANELS - BRIDGERSTEEL "ULTRA BATTEN METAL WALL PANEL" OR APPROVED EQUAL

THERMALLY BROKEN CLADDING ATTACHMENT SYSTEM (KNIGHT WALL HCI SYSTEM OR EQUAL)

2" CONT. XPS RIGID INSULATION W/ DRAINAGE CHANNELS

FLUID-APPLIED AIR/WATER/VAPOR INFILTRATION BARRIER

5/8" EXTERIOR GRADE GYPSUM SHEATHING

6" METAL STUDS STUDS AT 16" O.C.

R-13 UNFACED FIBERGLASS BATT

5/8" GYPSUM BOARD W/ PAINT

ROOF TYPE A

60 MIL SINGLE PLY FULLY ADHERED TPO ROOF MEMBRANE

1/4" COVER BOARD (DENSDECK PRIME ROOF BOARD OR EQUAL)

POLYISO THERMAL INSULATION (R-21)

CONTINUOUS FULLY ADHERED AIR / VAPOR CONTROL LAYER

METAL DECK - RE: STRUCTURAL

ROOF JOISTS - RE: STRUCTURAL

ROOF TYPE B

7.2 PANEL CORRUGATED METAL - WESTERN STATES METAL ROOFING "WESTERN RIB" OR EQUAL

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TEXAS WEDGE FACILITY
ROCKWALL, TX

ZONING CASE: Z2023-035

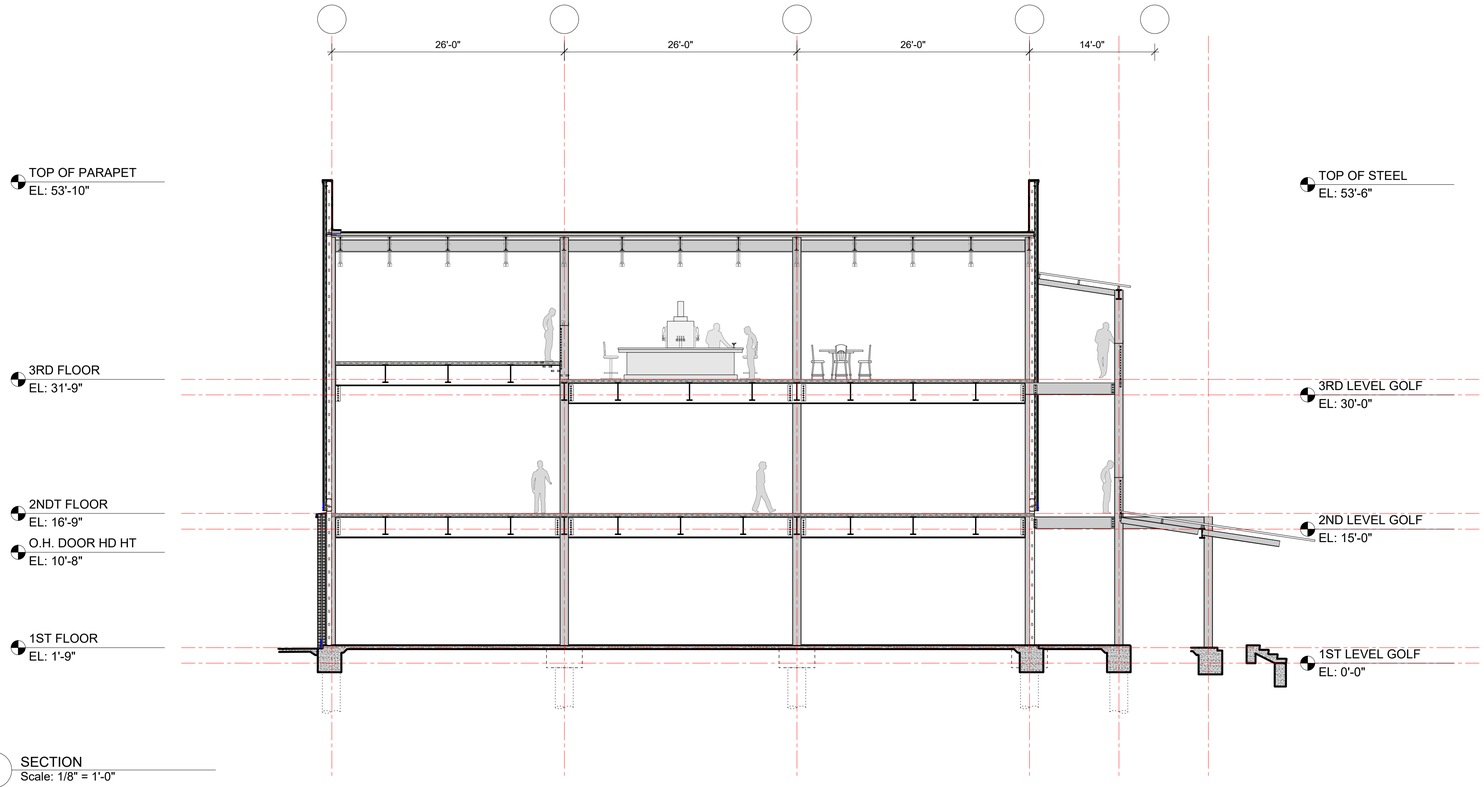
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TEXAS WEDGE
SCRATCH GOLF KITCHEN + BAR

SECTION / ELEVATIONS

A-2.1



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



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

WALL TYPE A

ANCHORED BRICK VENEER- ADJUSTABLE WALL TIES AT 16" O.C. VERTICALLY AND 24" O.C HORIZONTALLY

2" AIR SPACE

CAVITY INSERT/MORTAR COLLECTION DEVICE

WEEP VENTS

2" CONT. XPS RIGID INSULATION W/ DRAINAGE CHANNELS

FLUID-APPLIED AIR/WATER/VAPOR INFILTRATION BARRIER

5/8" EXTERIOR GRADE GYPSUM SHEATHING

6" METAL STUDS STUDS AT 16" O.C.

R-13 UNFACED FIBERGLASS BATT

5/8" GYPSUM BOARD W/ PAINT

WALL TYPE B

VERTICAL CORRUGATED METAL PANELS - BRIDGERSTEEL "ULTRA BATTEN METAL WALL PANEL" OR APPROVED EQUAL

THERMALLY BROKEN CLADDING ATTACHMENT SYSTEM (KNIGHT WALL HCI SYSTEM OR EQUAL)

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ROOF JOISTS - RE: STRUCTURAL

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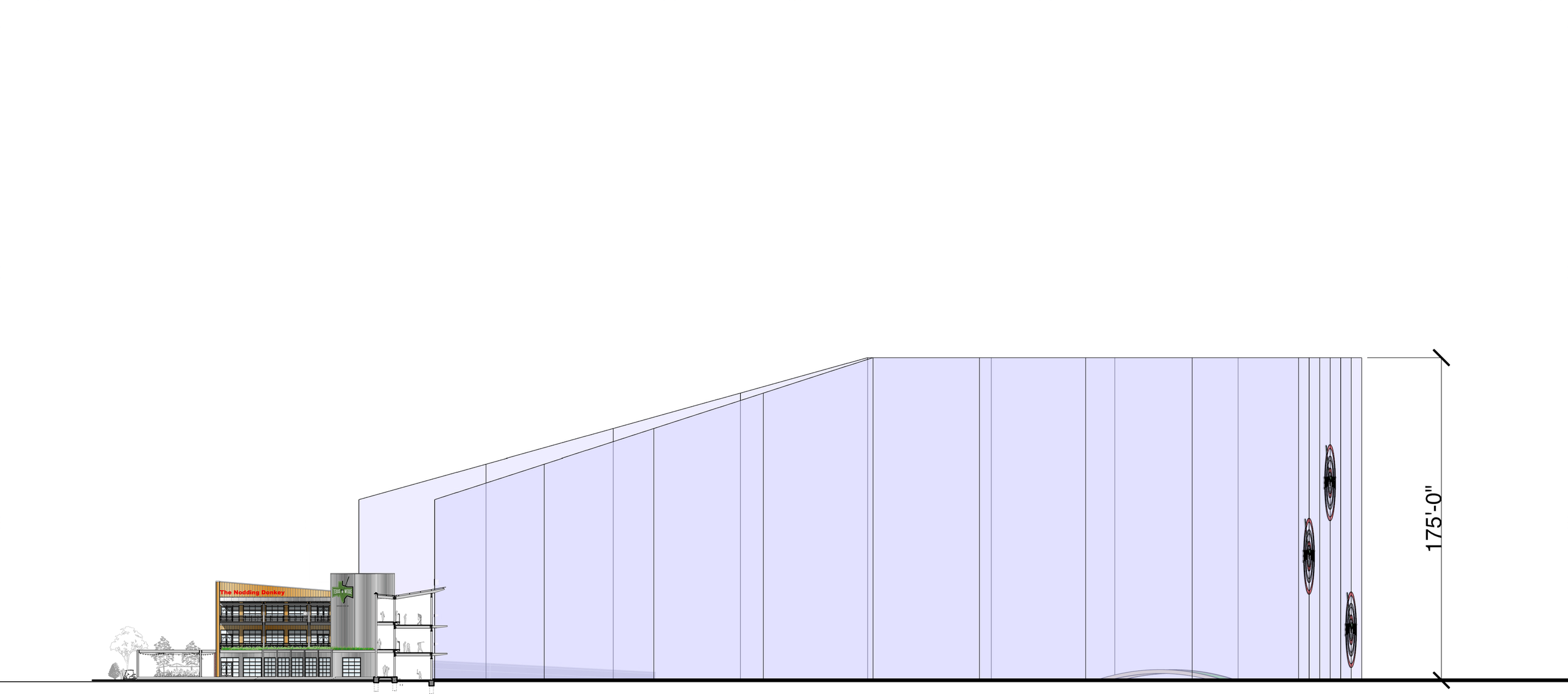
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SECTION / ELEVATIONS

A-2.2



NETTING HEIGHT

WDS
wefing design studio

ZONING CASE NUMBER: (Z2023-035)

9.942 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.;

THENCE S 01°41'51" E, ALONG AN EAST LINE OF SAID STRUCTURED TRACT AND THE WEST LINE OF SAID RUSTY WALLIS TRACT, 345.16 FEET TO A POINT;

THENCE S 71°45'12" W, DEPARTING AN EAST LINE OF SAID STRUCTURED TRACT AND THE WEST LINE OF SAID RUSTY WALLIS TRACT, 505.08 FEET TO A POINT, BEING THE BEGINNING OF A NON–TANGENT CURVE TO THE LEFT;

THENCE SOUTHERLY, AN ARC LENGTH OF 255.29 FEET ALONG SAID NON–TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 830.00 FEET, A DELTA ANGLE OF 17°37'23", AND A CHORD BEARING S 89°49'15" W, A DISTANCE OF 254.29 FEET TO A POINT;

THENCE S 81°00'34" W, A DISTANCE OF 305.78 FEET TO A POINT IN THE NORTH RIGHT–OF–WAY LINE OF FIT SPORT LIFE BOULEVARD (A 60' RIGHT–OF–WAY), BEING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE NORTHWESTERLY DEPARTING SAID FIT SPORT LIFE BOULEVARD, AN ARC LENGTH OF 31.42 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 90°00'00", AND A CHORD BEARING OF N 53°59'26" W, A DISTANCE OF 28.28 FEET TO A POINT;

THENCE N 08°59'26" W, A DISTANCE OF 356.88 FEET TO A POINT, FROM WHICH A 5/8" IRON ROD FOUND WITH A PINK CAP STAMPED "TXDOT" BEARS S 87°49'28" W, 726.69 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 72°46'09" E, A DISTANCE OF 602.14 FEET TO A POINT IN THE WEST LINE OF SAID JOWERS TRACT AND THE MOST NORTHERLY EAST LINE OF SAID STRUCTURED TRACT;

THENCE S 01°36'16" E, ALONG THE WEST LINE OF SAID JOWERS TRACT AND THE MOST NORTHERLY EAST LINE OF SAID STRUCTURED TRACT, A DISTANCE OF 121.40 FEET TO A POINT, BEING THE SOUTHWEST CORNER OF SAID JOWERS TRACT;

THENCE N 76°34'05" E, ALONG THE SOUTH LINE OF SAID JOWERS TRACT AND THE MOST EASTERLY NORTH LINE OF SAID STRUCTURED TRACT, A DISTANCE OF 540.70 FEET TO THE PLACE OF BEGINNING AND CONTAINING 9.942 ACRES (433,054 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

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

DRAWN BY: RTC
APPROVED: ____

SHEET NO. 1 OF 1

REV.

ZONING CASE: Z2023–035

WA#19144.02 PRINTED: 8/8/2023 STB FILE: WIER–SURVEY.STB LAST SAVED: 8/8/2023 10:29 AM SAVED BY: RENEEW FILE: 2023–6–29 PROPERTY METES & BOUNDS DESC – 19144.02.DWG

BAR IS ONE INCH ON ORIGINAL FULL–SIZE PRINT

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 futur*e -- 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 3RD DAY OF OCTOBER, 2022.

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: September 19, 2022

2nd 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, BEI NG A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO STRUCTURED REA-ROCKWALL LAND, LLC, RECORDED I N I NSTRUMENT 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

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 Trackman 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.

WDS
welling design studio

ROCKWALL CASE # Z2022-041

Exhibit 'B':
Concept Plan

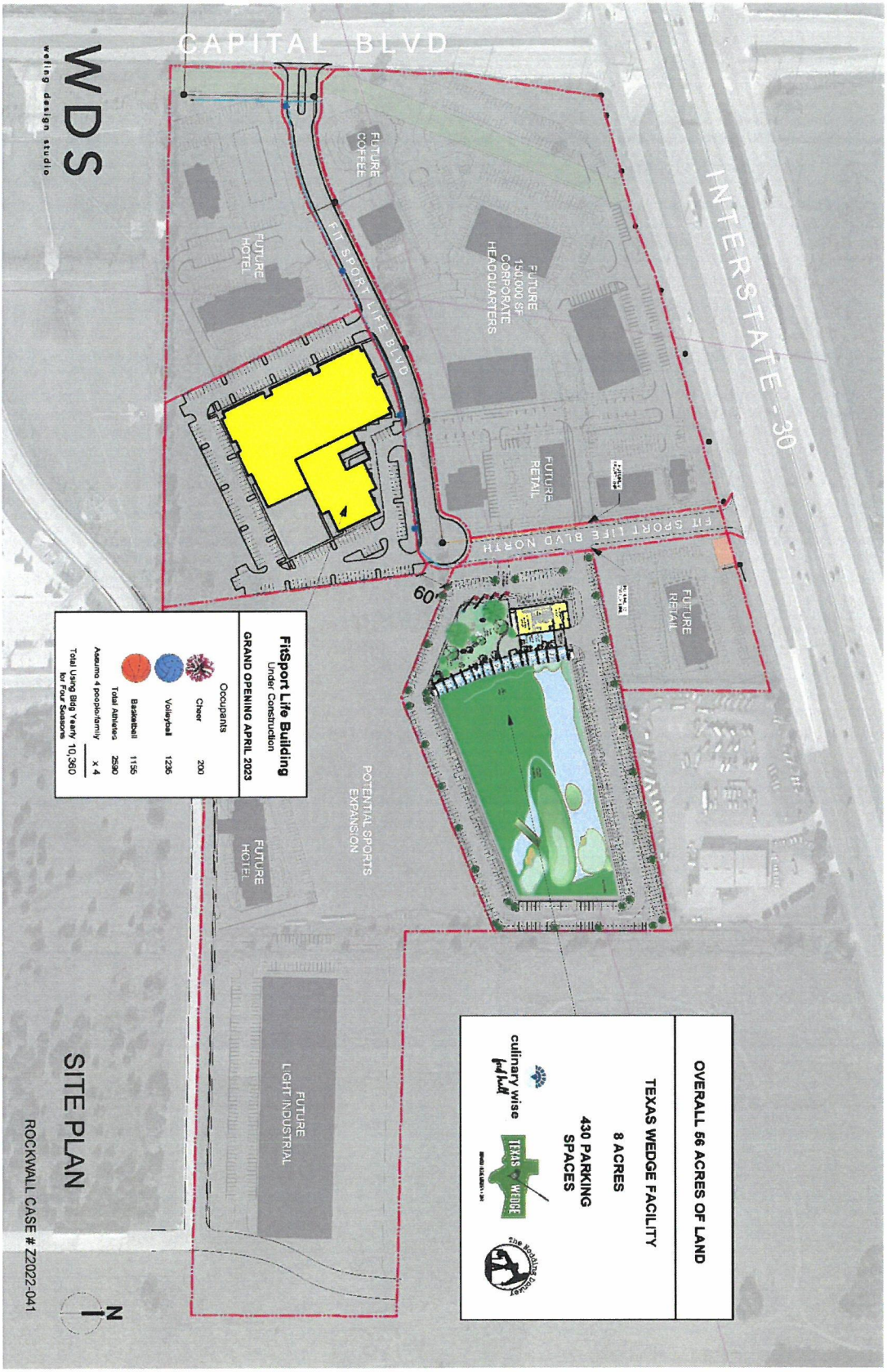
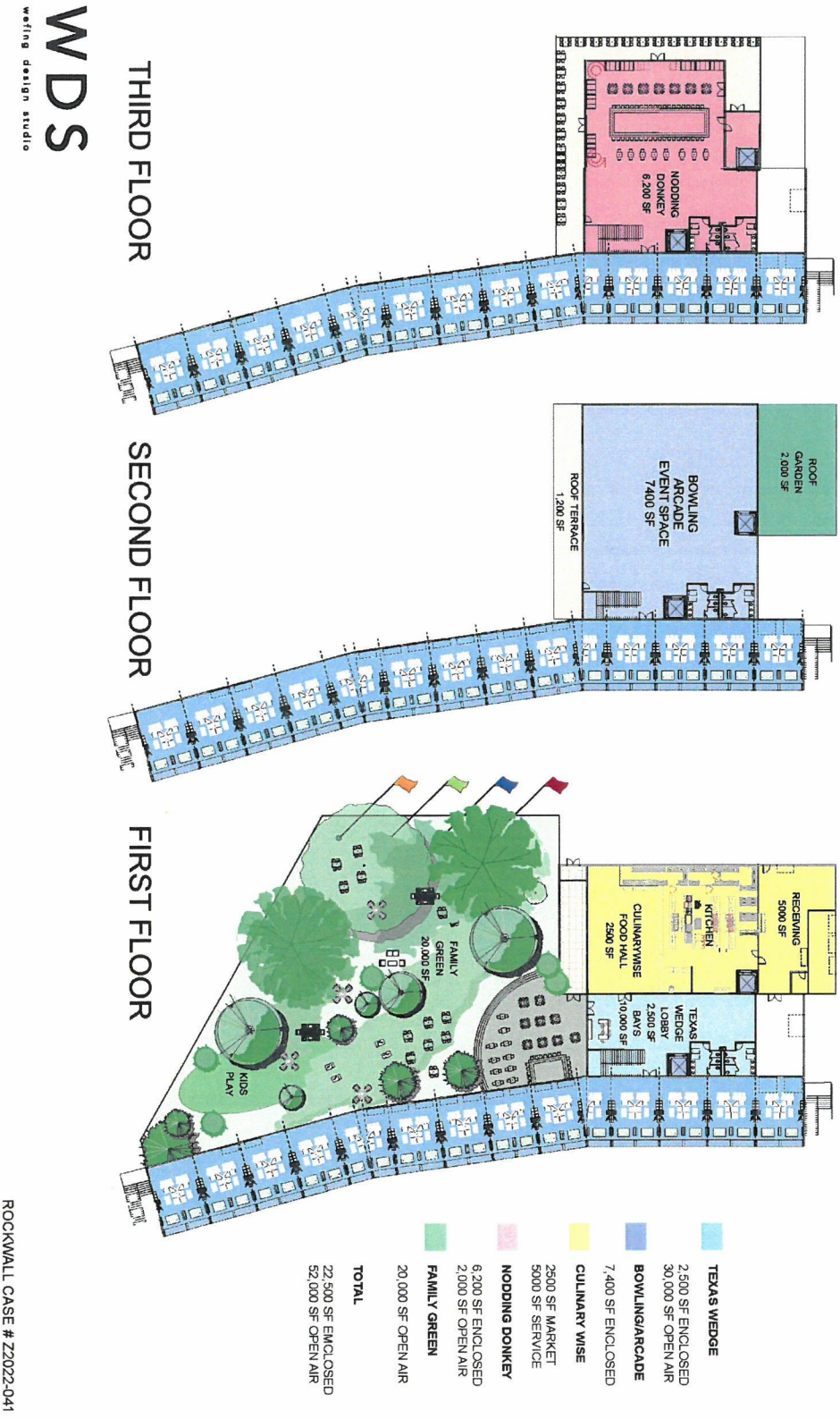


Exhibit 'B':
Concept Plan



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 Trackman 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

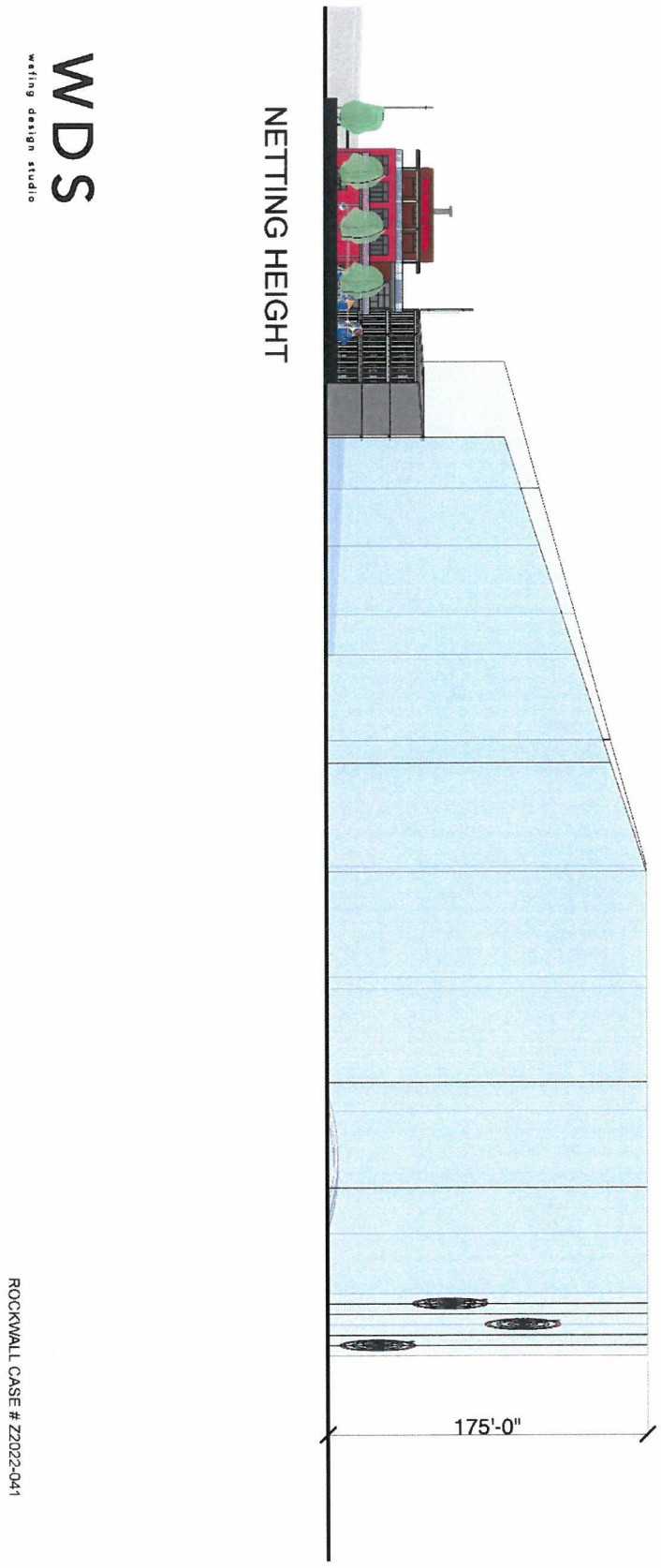
As the parent company of our restaurants, Culinary Wise unites our concepts as one brand. The Culinary Wise Food Hall is a literal physical representation of that unity, with four of our most popular restaurant concepts under one roof, as well as a few offerings that have been served through our catering 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.

ROCKWALL CASE # Z2022-041

Exhibit 'D':
Golf Netting Height



CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING *ORDINANCE NO. 22-52* AND 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* AND *OUTDOOR COMMERCIAL AMUSEMENT/RECREATION* ON A 9.942-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* and *Outdoor Commercial Amusement/Recreation* on a 9.942-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 *Ordinance No. 22-52* (*S-287*) and 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 approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 22-52* (*S-287*).

SECTION 2. 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* and *Outdoor Commercial Amusement/Recreation* as stipulated by Article 04, *Permissible Uses,* of the Unified Development Code [*Ordinance No. 20-02*] on the *Subject Property*; and

DRAFT 08.17.2023

SECTION 3. 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,* and Subsection 02.03, *Conditional Land Use Standards*, 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 futur*e -- and with the following conditions:

3.1 OPERATIONAL CONDITIONS

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

1) The development and operation of a *Golf Driving Range* and *Outdoor Commercial Amusement/Recreation* 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.

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

SECTION 5. 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 6. 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 7. 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.

DRAFT ORDINANCE 08.15.2023

SECTION 8. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5th DAY OF SEPTEMBER, 2023.

_____
Trace Johannesen, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *August 21, 2023*

2nd Reading: *September 5, 2023*

DRAFT ORDINANCE 08.15.2023

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 WALLIS FAMILY LIMITED PARTNERSHIP #2, RECORDED IN VOLUME 4014, PAGE 173, D.R.R.C.T.;

THENCE S 01°41'51" E, ALONG AN EAST LINE OF SAID STRUCTURED TRACT AND THE WEST LINE OF SAID RUSTY WALLIS TRACT, 345.16 FEET TO A POINT;

THENCE S 71°45'12" W, DEPARTING AN EAST LINE OF SAID STRUCTURED TRACT AND THE WEST LINE OF SAID RUSTY WALLIS TRACT, 505.08 FEET TO A POINT, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE SOUTHERLY, AN ARC LENGTH OF 255.29 FEET ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 830.00 FEET, A DELTA ANGLE OF 17°37'23", AND A CHORD BEARING S 89°49'15" W, A DISTANCE OF 254.29 FEET TO A POINT;

THENCE S 81°00'34" W, A DISTANCE OF 305.78 FEET TO A POINT IN THE NORTH RIGHT-OF-WAY LINE OF FIT SPORT LIFE BOULEVARD (A 60' RIGHT-OF-WAY), BEING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE NORTHWESTERLY DEPARTING SAID FIT SPORT LIFE BOULEVARD, AN ARC LENGTH OF 31.42 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 90°00'00", AND A CHORD BEARING OF N 53°59'26" W, A DISTANCE OF 28.28 FEET TO A POINT;

THENCE N 08°59'26" W, A DISTANCE OF 356.88 FEET TO A POINT, FROM WHICH A 5/8" IRON ROD FOUND WITH A PINK CAP STAMPED "TXDOT" BEARS S 87°49'28" W, 726.69 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);

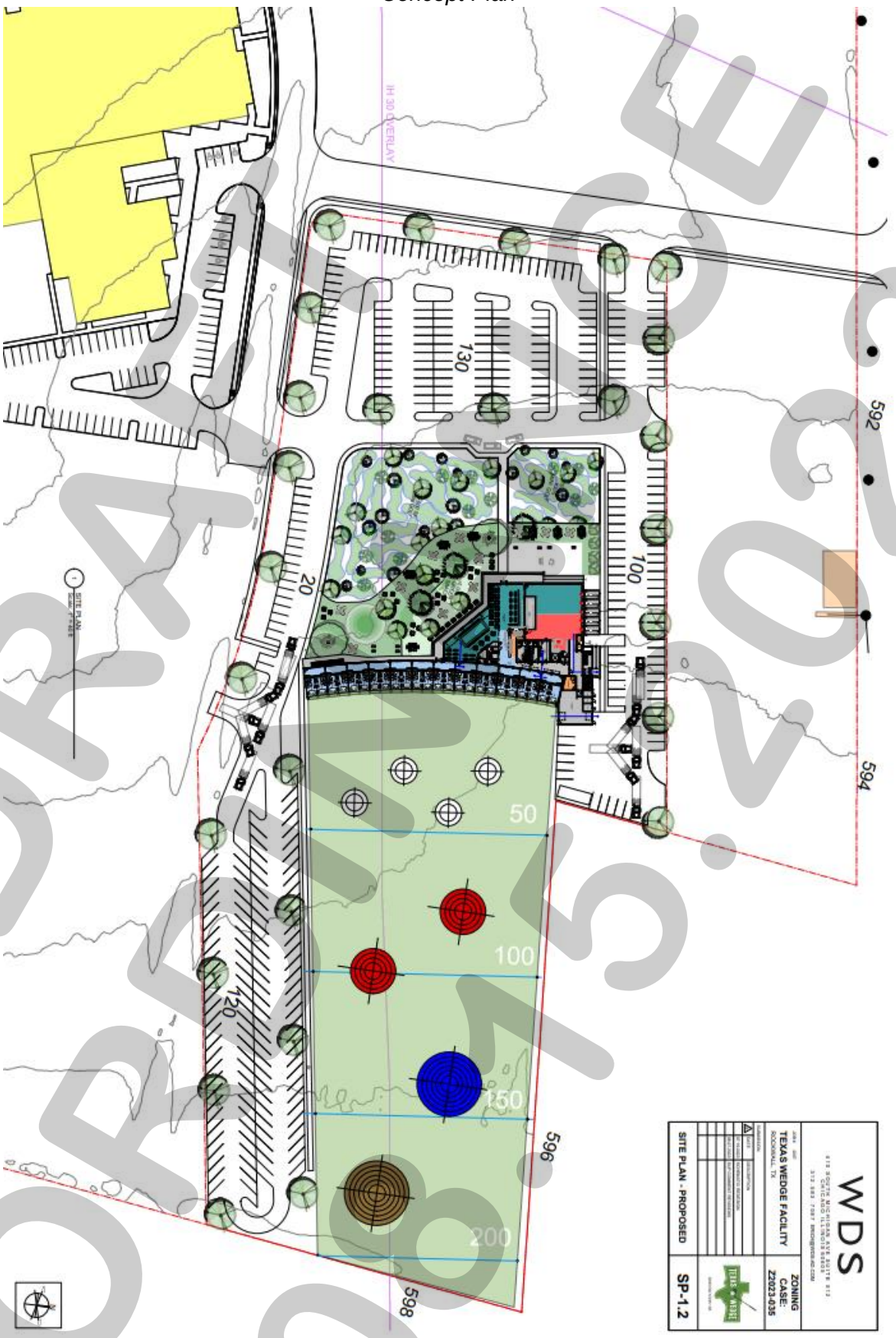
THENCE N 72°46'09" E, A DISTANCE OF 602.14 FEET TO A POINT IN THE WEST LINE OF SAID JOWERS TRACT AND THE MOST NORTHERLY EAST LINE OF SAID STRUCTURED TRACT;

THENCE S 01°36'16" E, ALONG THE WEST LINE OF SAID JOWERS TRACT AND THE MOST NORTHERLY EAST LINE OF SAID STRUCTURED TRACT, A DISTANCE OF 121.40 FEET TO A POINT, BEING THE SOUTHWEST CORNER OF SAID JOWERS TRACT;

THENCE N 76°34'05" E, ALONG THE SOUTH LINE OF SAID JOWERS TRACT AND THE MOST EASTERLY NORTH LINE OF SAID STRUCTURED TRACT, A DISTANCE OF 540.70 FEET TO THE PLACE OF BEGINNING AND CONTAINING 9.942 ACRES (433,054 SQUARE FEET) OF LAND, MORE OR LESS.

DRAFT ORDINANCE 08-15-2023

Exhibit 'B':
Concept Plan



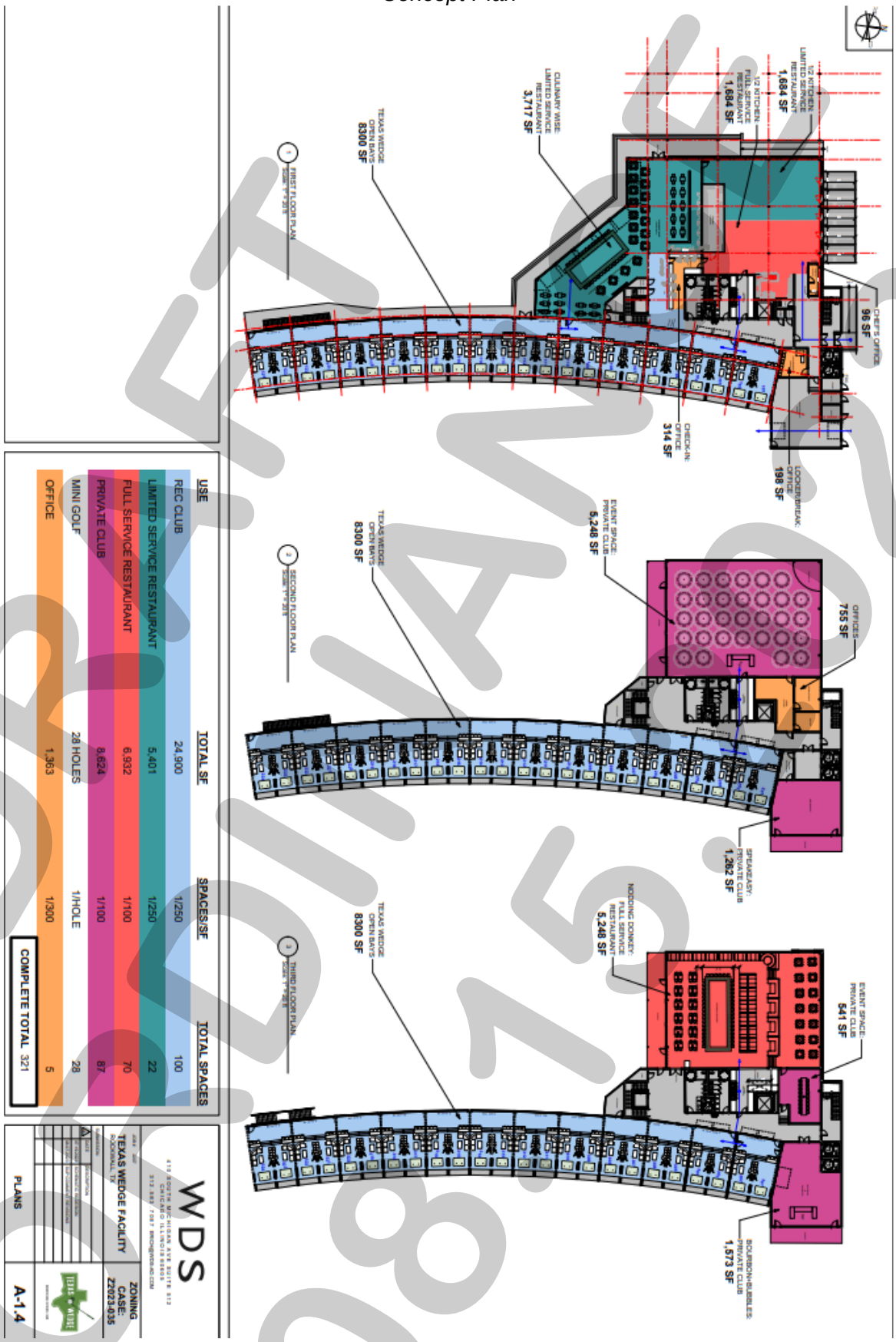
DRAFT
ORDINANCE
08.15.2023

Exhibit 'B':
Concept Plan



DRAFT ORDINANCE 08.15.2023

Exhibit 'B':
Concept Plan



USE	TOTAL SF	SPACES/SF	TOTAL SPACES
REC CLUB	24,900	1/250	100
LIMITED SERVICE RESTAURANT	5,401	1/250	22
FULL SERVICE RESTAURANT	6,932	1/100	70
PRIVATE CLUB	8,624	1/100	87
MINI GOLF	28 HOLES	1/HOLE	28
OFFICE	1,363	1/300	5
COMPLETE TOTAL	321		

WDS
410 SOUTH MICHIGAN AVE SUITE 812
CHICAGO ILLINOIS 60605
312.583.7587 | FORT WDS@WDS-INC.COM

TEXAS WEDGE FACILITY
ROCKWALL, TX

ZONING CASE: Z2023-035

PLANS

A-1.4

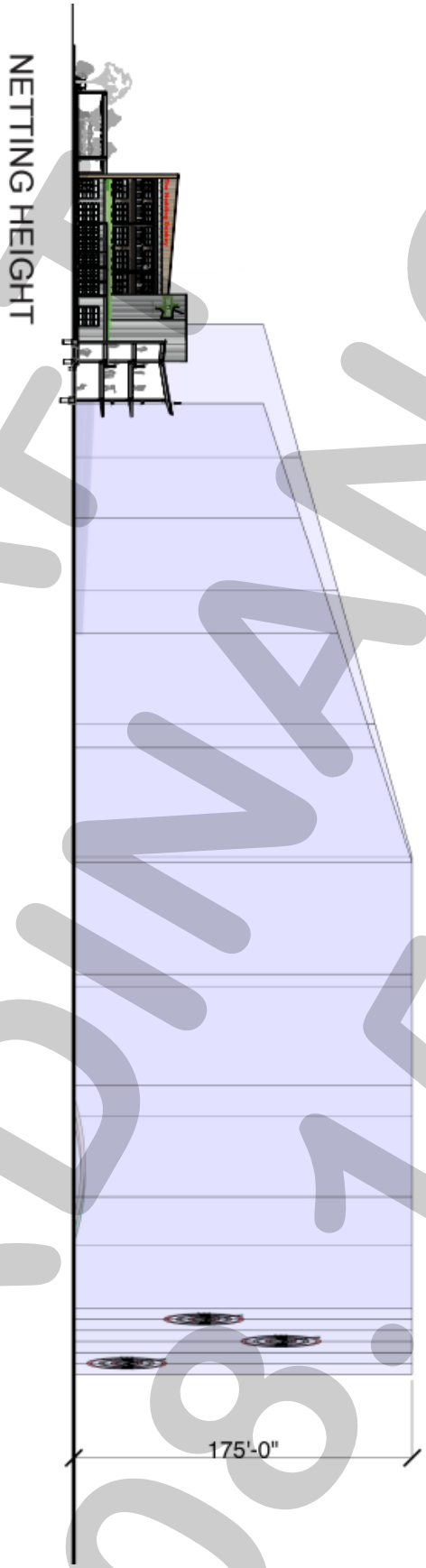
DRAFT 08.15.23

Exhibit 'C':
Concept Building Elevations



DRAFT 08.17.2023

Exhibit 'D':
Golf Netting Height



DRAFT
ORDINANCE
08.15.2023

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:	August 21, 2023
APPLICANT:	Renee Ward, PE; *Weir & Associates, Inc.*
CASE NUMBER:	Z2023-035; *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)* amending *Ordinance No. 22-52* [*S-287*] 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. On October 3, 2022, the City Council approved a Specific Use Permit (SUP) [*Ordinance No. 22-52; S-287*] for a *Golf Driving Range* [*Case No. Z2022-041*] on the subject property. The subject property has remained vacant since annexation.

PURPOSE

On July 14, 2023, the applicant -- *Renee Ward, PE of Weir & Associates, Inc.* -- submitted an application requesting a Specific Use Permit (SUP) for a *Golf Driving Range* for the purpose of constructing an ~63,200 SF entertainment venue that will consist of *Commercial Outdoor 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:

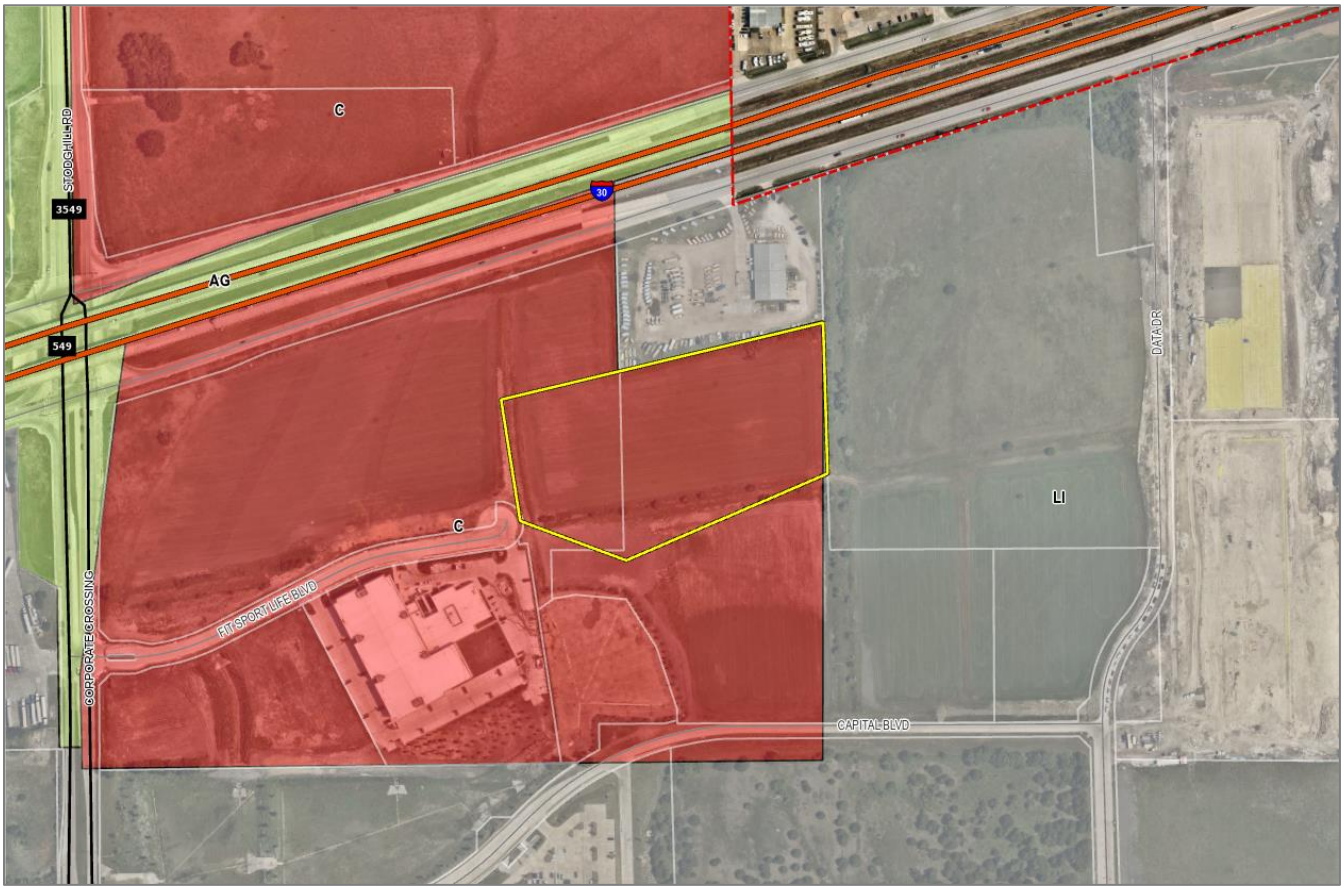
North: Directly north of the subject property is: [*1*] a 4.4317-acre tract of land (*i.e. Tract 22-01 of the R. Irvine Survey, Abstract No. 120*), zoned Light Industrial (LI) District, and which has a *Truck/Trailer Rental* facility (*i.e. Big Tex Trailers*) situated on it, and [*2*] the remainder of 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. Following 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 a 6.377-acre parcel of land (*i.e. Lot 5, Block A, Fit Sport Life Addition*) developed with a sports and recreation facility (*i.e. Fit Sport Life*), zoned Commercial (C) District. Beyond this 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. Following 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 *Outdoor Commercial 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 12,333 SF, an event space consisting of 5,248 SF, a kid's playground and family green space consisting of 18,000 SF, a 27,500 SF *Outdoor Commercial Amusement* space (*i.e. Mini-Golf*), and a *Golf Driving Range* consisting of 24,900 SF *of open-air driving bays*. The proposed facility will be three (3) stories in height and incorporate 370 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.

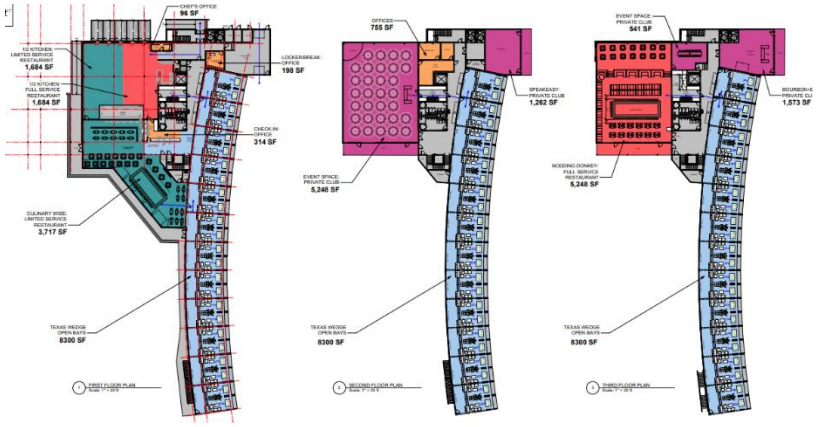


FIGURE 1: CONCEPT FLOOR PLAN FOR THE FACILITY



FIGURE 2: CONCEPT BUILDING ELEVATIONS

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 *Restaurant* and *Banquet Facility/Event Hall* land uses are permitted *by-right* within the Commercial (C) District; however, the *Golf Driving Range* and *Outdoor Commercial Amusement* require a Specific Use Permit (SUP) within the Commercial (C) District. The Unified Development Code (UDC) does not stipulate any *Conditional Land Use Standards* for the *Golf Driving Range*, 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. According to the *Conditional Use Standards* for the *Outdoor Commercial Amusement* land use, it shall be located a minimum of 300-feet from and residential zoned or used property. In this case, the applicant is in conformance with this *Conditional Land Use Standard*. 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. Staff should note that the City Council and Planning and Zoning Commission approved the height increase with the previous Specific Use Permit (SUP) [*Ordinance No. 22-52; S-287*].

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 an *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 Specific Use Permit (SUP) request submit by the applicant is the second time this request has been made. On October 3, 2022, the City Council approved a Specific Use Permit (SUP) [*Ordinance No. 22-52; S-287*] for a *Golf Driving Range* [*Case No. Z2022-041*] on the subject property. As part of this SUP approval an exception to the maximum building height was approved, and a condition of approval was added to the ordinance to enable the increased height. In this case, the applicant is making the same exception request for exceeding the maximum permitted height in a Commercial (C) District. That being said, there are differences between the approved SUP and the current request. Based on the provided concept plans the applicant has: [*1*] changed the building materials to incorporate more secondary materials, [*2*] increased the family green space, [*3*] added *Outdoor Commercial Amusement* (*i.e. mini-golf*), [*4*] reduced the number of parking spaces, [*5*] added an event hall, [*6*] removed the *Indoor Commercial Amusement* (*i.e. bowling and arcade*), and [*6*] removed the roof top garden.

All that being said, 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 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 July 21, 2023, staff mailed 9 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 August 15, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 5-0, with Commissioner Hustings absent.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Fit Sports Life Boulevard		
SUBDIVISION	Structured REA-Rockwall Land LLC	Inst. No. 20210000001622	
GENERAL LOCATION	200' South and 800' East of intersection of I30 and Corporate Crossing		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial - C	CURRENT USE	Undeveloped		
PROPOSED ZONING	Commercial - C with SUP	PROPOSED USE	Restaurant & Golf		
ACREAGE	9.942 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 Blvd, 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 Conor Keilty [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 $ 349.13 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 14th *DAY OF* July, 20 23. *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."*

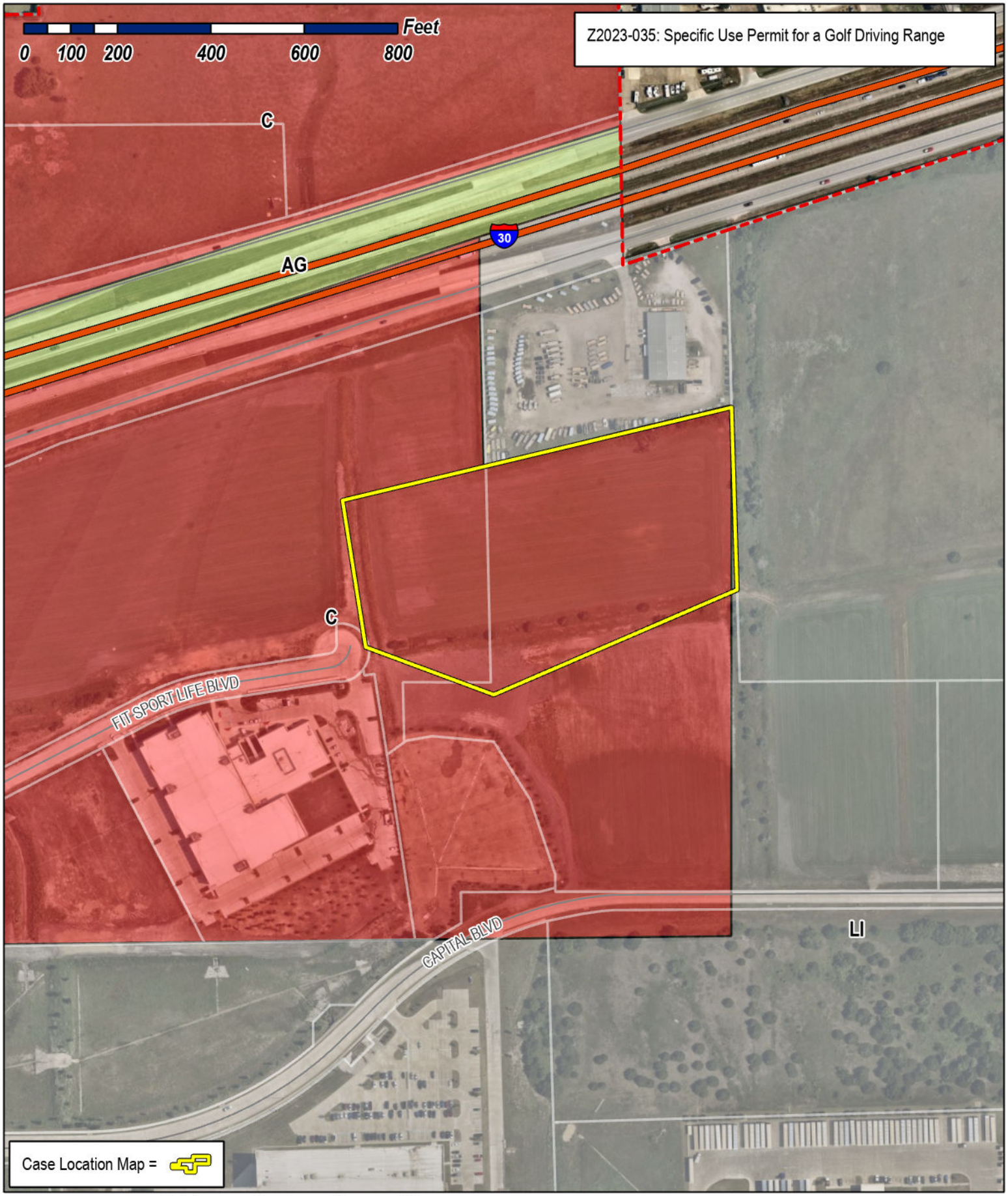
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12th *DAY OF* July, 20 23.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC STATE OF TEXAS ID# 133671[illegible] EXPIRES 3-29-2026

MY COMMISSION EXPIRES 3-29-26



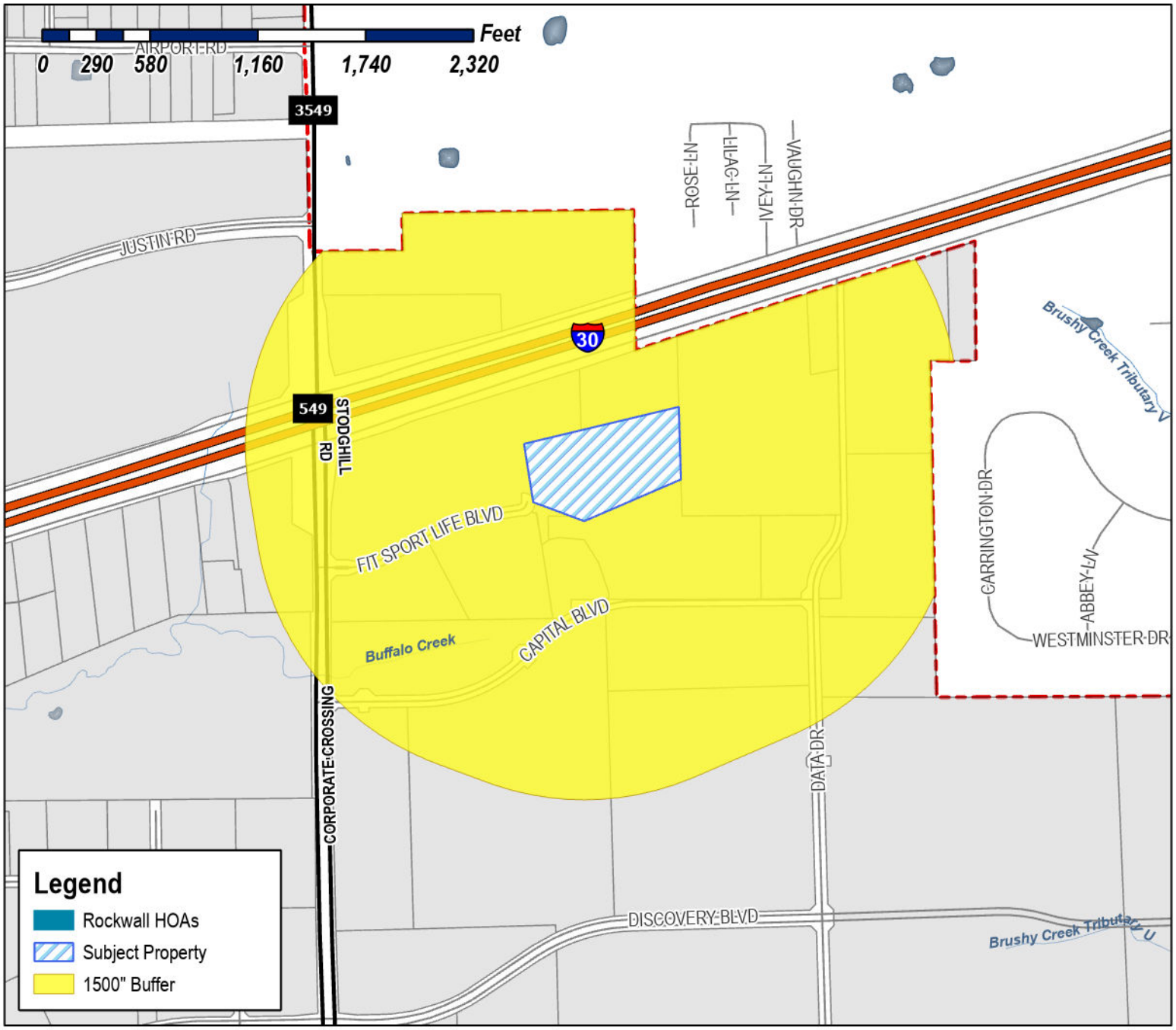
City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.

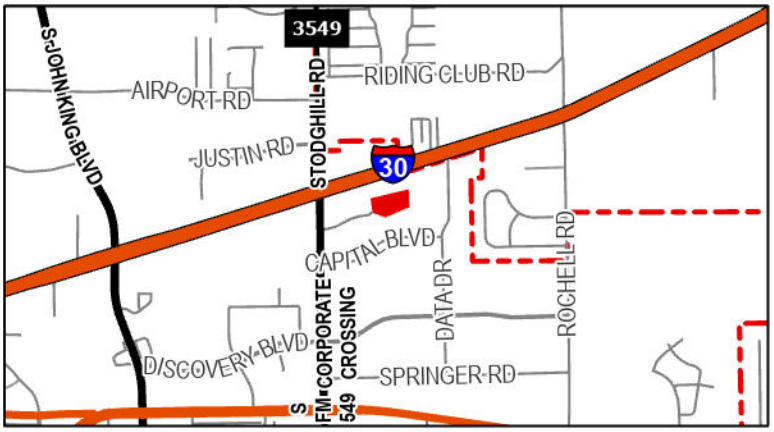
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Case Number: Z2023-035
Case Name: SUP for a Golf Driving Range
Case Type: Zoning
Zoning: Commercial (C) District & Light Industrial (LI) District
Case Address: Intersection of I-30 & Corporate Crossing

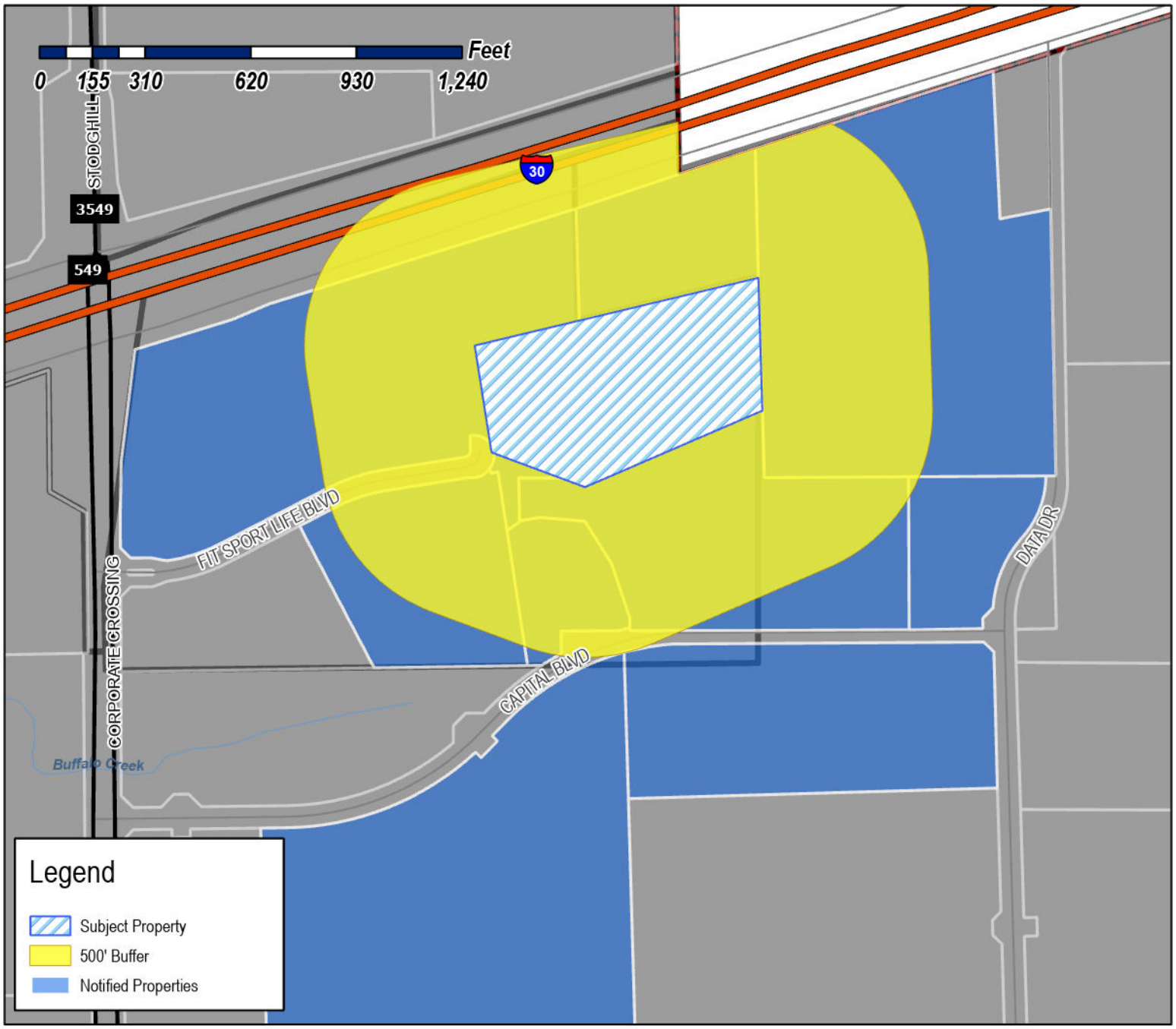


Date Saved: 7/21/2023
For Questions on this Case Call (972) 771-7745

City of Rockwall

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

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Case Number: Z2023-035
Case Name: SUP for Golf Driving Range
Case Type: Zoning
Zoning: Commercial (C) District & Light Industrial (LI) District
Case Address: Intersection of I-30 & Corporate Crossing

Date Saved: 7/21/2023
For Questions on this Case Call: (972) 771-7746



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 FSL ROCKWALL LLC
171 ABERDEEN STREET SUITE 400
CHICAGO, IL 60607

RESIDENT
2260 E I30
ROCKWALL, TX 75032

STRUCTURED REA- ROCKWALL LAND LLC
2801 E. CAMELBACK ROAD SUITE 200
PHOENIX, AZ 85016

RESIDENT
3101 FIT SPORT LIFE BLVD
ROCKWALL, TX 75032

RESIDENT
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

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:

Z2023-035: 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) amending Ordinance No. 22-52 [S-287] 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.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, August 15, 2023 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, August 21, 2023 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Monday, August 21, 2023 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2023-035: 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

PRINCIPALS
JOHN P. 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

July 14, 2023

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
Amended Special Use Permit Request

Dear Planning Department,

We are requesting an amended Special Use Permit for the proposed Texas Wedge, Mini Golf, The Nodding Donkey, and Culinary Wise Food Hall at the southeast corner of Interstate 30 and Corporate Crossing. The amendment is due to the property boundary increasing from 7.955 acres to 9.942 acres to include mini golf on-site. The metes and bounds description and concept/site layout plans have been adjusted for the larger property boundary. We are requesting the following zoning changes (that were included with the previously approved zoning case Z2022-041) with this amended SUP:

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 amended Special Use Permit submittal and request your recommendation to the Planning and Zoning Commission and City Council for the approval of this amended SUP. If you have any questions or comments, please feel free to contact me at 817-467-7700 or ReneeW@WierAssociates.com.

Truly yours,

Renee Ward

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

TEXAS WEDGE

FIT SPORT LIFE BLVD, ROCKWALL, TEXAS 75032

NEW BUILDING FOR GOLF
FOOD AND ENTERTAINMENT

SCHEMATIC PRICING PACKAGE





VICINITY MAP

DRAWING LIST

T - 1.0	TITLE SHEET
SP - 1.0	SITE PLAN - EXISTING
SP - 1.1	SITE PLAN - PROPOSED
SP - 1.2	SITE PLAN - PROPOSED ENLARGED
SP - 1.3	GREEN SPACES
SP - 1.4	ADULT GREEN SPACES
SP - 1.5	KID SPACES
SP - 1.6	GOLF RANGE
A - 1.1	FIRST FLOOR PLAN
A - 1.2	SECOND FLOOR PLAN
A - 1.3	THIRD FLOOR PLAN
A - 1.4	PLANS 1-3
A - 2.0	ELEVATION/SECTION - NORTH
A - 2.1	ELEVATION/SECTION - SOUTH
A - 2.2	ELEVATION/SECTION - WEST

WDS

410 SOUTH MICHIGAN AVE SUITE 512
CHICAGO ILLINOIS 60605

312.583.7087 ERICH@WDS-AD.COM

JOB # 2207

TEXAS WEDGE FACILITY
ROCKWALL, TX

ZONING CASE: Z2023-035

SUBMISSION

	DATE	DESCRIPTION
	07.19.2023	SCHEMATIC REDESIGN
	08.07.2023	SUP COMMENT REVISIONS

TITLE SHEET

T-1.0

INTERSTATE 30

FITSPORTLIFE BLVD

CORPORATE CROSSING

CAPITAL BLVD

588 590 592 594 596 598

590 588 592 594 596 598 600 602

612 610 608 606

578 580 582 584 586

1 SITE PLAN
Scale: 1"= 100 ft

6.7 ACRES

FitSport Life Building

Under Construction

GRAND OPENING MAY 2023

WDS

410 SOUTH MICHIGAN AVE SUITE 512
CHICAGO ILLINOIS 60605

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JOB # 2207

TEXAS WEDGE FACILITY

ROCKWALL, TX

ZONING CASE: Z2023-035

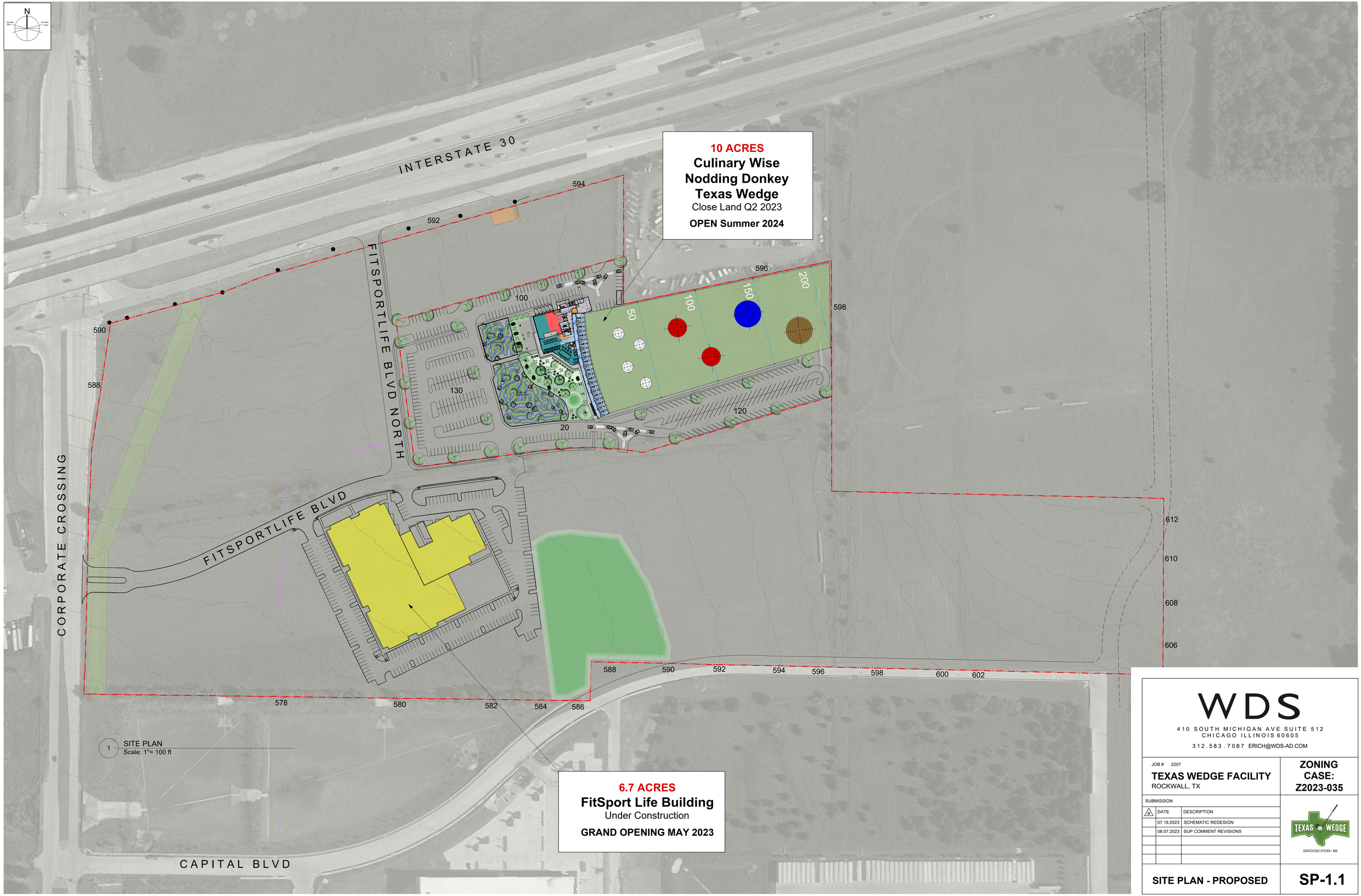
SUBMISSION

△	DATE	DESCRIPTION
	07.19.2023	SCHEMATIC REDESIGN
	08.07.2023	SUP COMMENT REVISIONS

TEXAS WEDGE
SCRATCH EDLY KITCHEN + BAR

SITE PLAN - EXISTING

SP-1.0



WDS
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ZONING CASE: Z2023-035

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SITE PLAN - PROPOSED

SP-1.1

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ROCKWALL, TX

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SUBMISSION

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TEXAS WEDGE
SCRATCH GOLF KITCHEN + BAR

SITE PLAN - PROPOSED

SP-1.2

592
594
596
598
100
130
120
20
50
100
150
200
7500 SF KIDS MINI GOLF
KIDS PLAY
15,000 SF GREEN SPACE
20,000 SF MINI GOLF
IH 30 OVERLAY

1 SITE PLAN
Scale: 1" = 40 ft

N



1 PLAN
Scale: 1" = 20 ft

N

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ROCKWALL, TX

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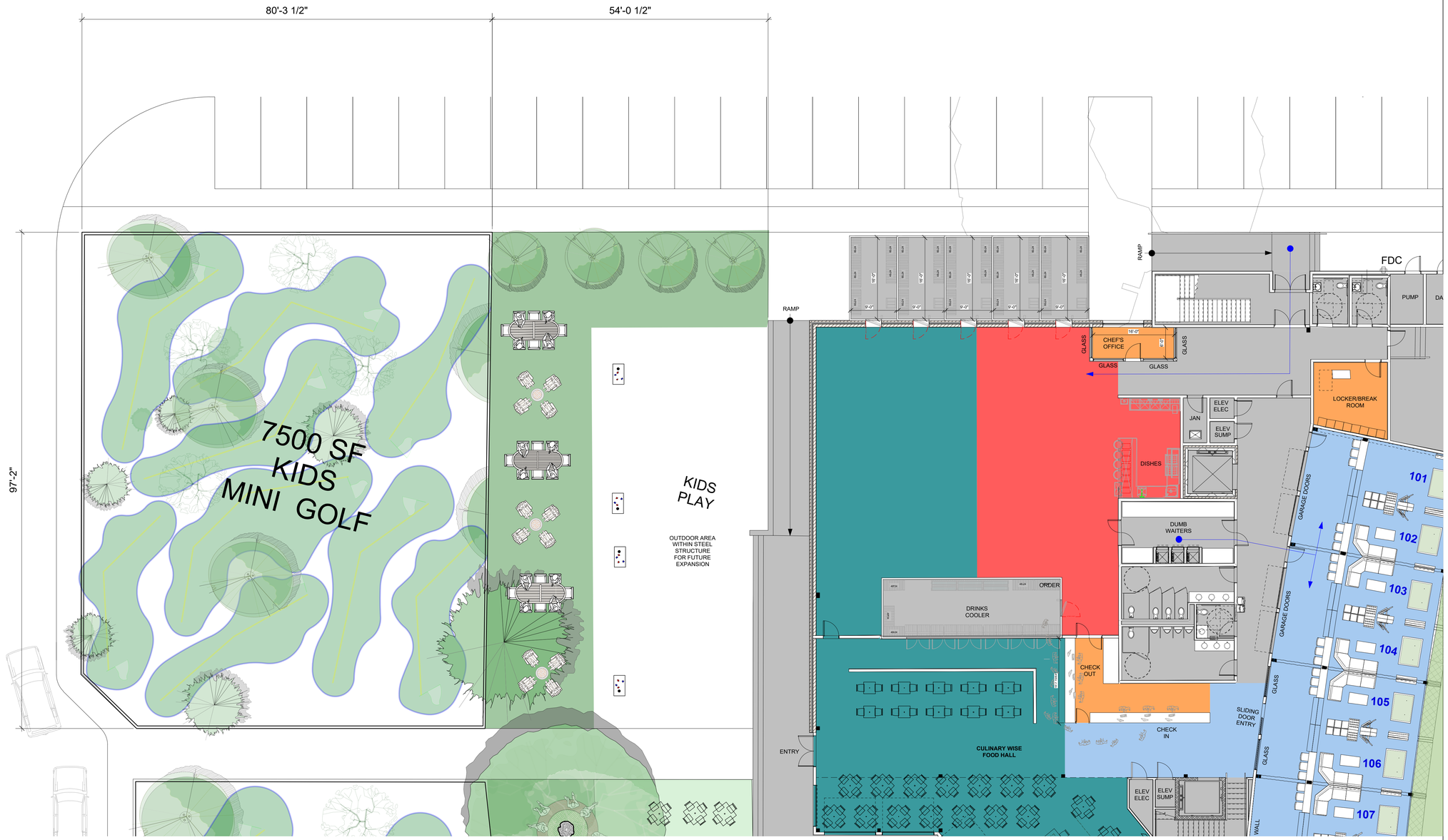
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TEXAS WEDGE
SCRATCH GOLF, KITCHEN + BAR

GREEN SPACES

SP-1.3



1 PLAN
Scale: 1" = 10 ft

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TEXAS WEDGE FACILITY
ROCKWALL, TX

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TEXAS WEDGE
SCRATCH GOLF KITCHEN + BAR

KID SPACES

SP-1.4



1 PLAN
Scale: 1" = 10 ft

N

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ROCKWALL, TX

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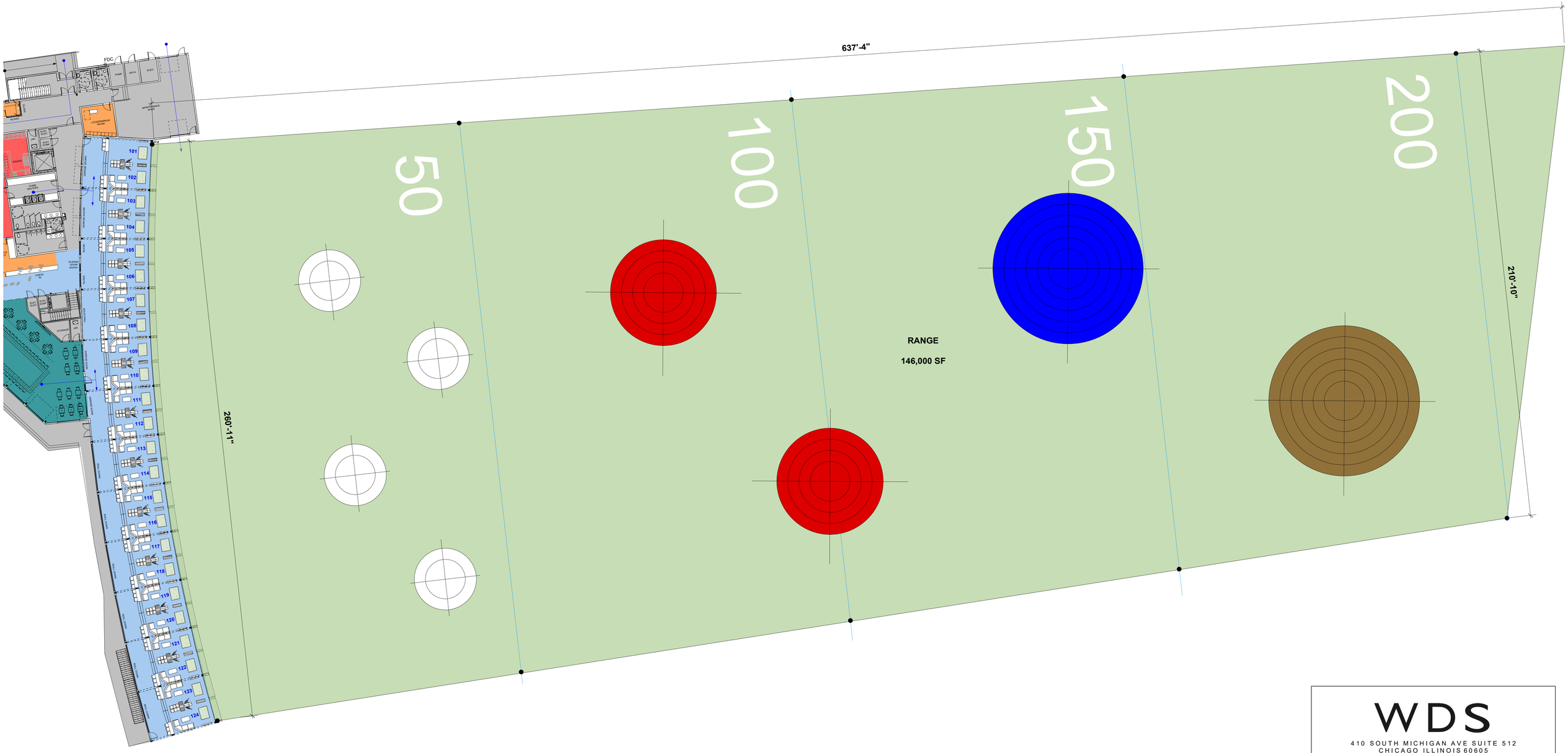
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TEXAS WEDGE
SCRATCH GOLF. KITCHEN + BAR

ADULT GREEN SPACES

SP-1.4



3 RANGE PLAN
Scale: 1" = 20 ft

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TEXAS WEDGE FACILITY
ROCKWALL, TX

ZONING CASE: Z2023-035

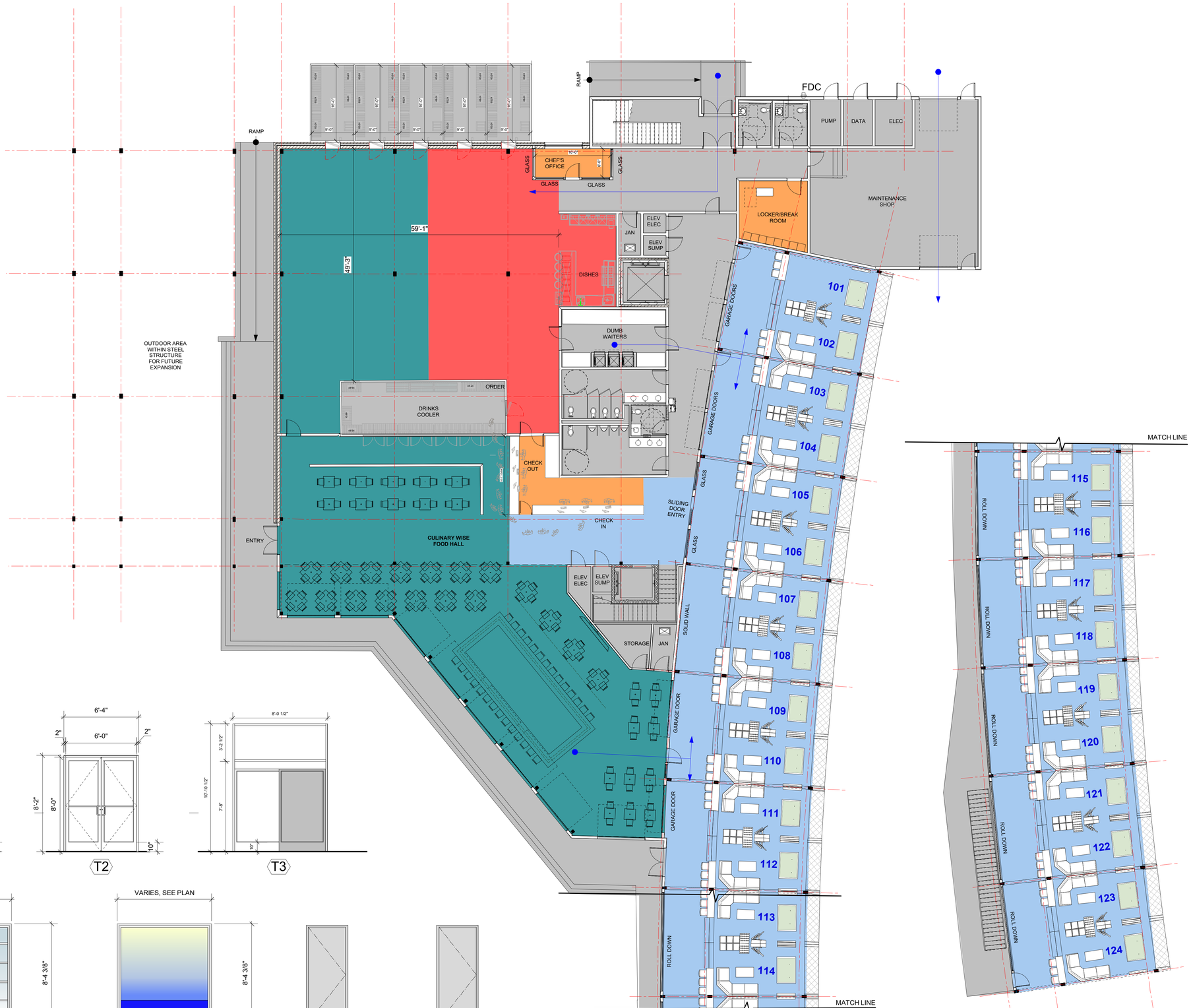
SUBMISSION

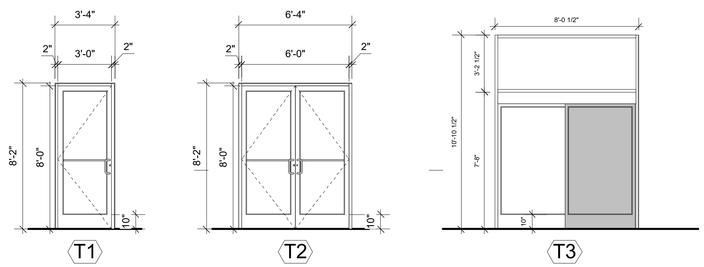
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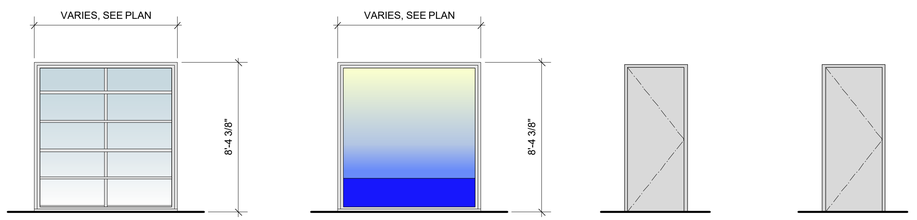
TEXAS WEDGE
SCRATCH EDLE KITCHEN + BAR

GOLF RANGE

SP-1.6







A
CLOPAY 903 ARCHITECTURAL OVERHEAD DOOR
ALUMINUM FRAME
CLEAR ACRYLIC PANEL
POLYZONE SILVER20XTRA FILM, SHGC .19
MECHANICALLY OPERATED
MAX 0.90 U-FACTOR PER
IECC 2018

B
PROGRESSIVE COMMERCIAL
SCREEN

C
EXTERIOR SINGLE LEAF
1-3/4" HOLLOW
METAL DOOR
2" METAL FRAME WIDTH
MAX 0.90 U-FACTOR PER
IECC 2018

D
INTERIOR SINGLE LEAF
1-3/4" HOLLOW
METAL DOOR
2" METAL FRAME WIDTH

1 PLAN
Scale: 1" = 10 ft

WALL TYPE A

WALL TYPE B

ROOF TYPE A

7.2 PANEL CORRUGATED METAL -
WESTERN STATES METAL ROOFING
"WESTERN RIB" OR EQUAL

ALUMINUM ST CLIP

POLYISO THERMAL INSULATION (R-21)

CONTINUOUS FULLY ADHERED AIR /
VAPOR CONTROL LAYER

METAL DECK - 7.2 METAL CORRUGATED
METAL PANEL
RE: STRUCTURAL

ROOF PURLINS - STEEL TUBES
RE: STRUCTURAL

ROOF TYPE B

7.2 PANEL CORRUGATED METAL -
WESTERN STATES METAL ROOFING
"WESTERN RIB" OR EQUAL

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JOB # 2207

TEXAS WEDGE FACILITY
ROCKWALL, TX

ZONING CASE: Z2023-035

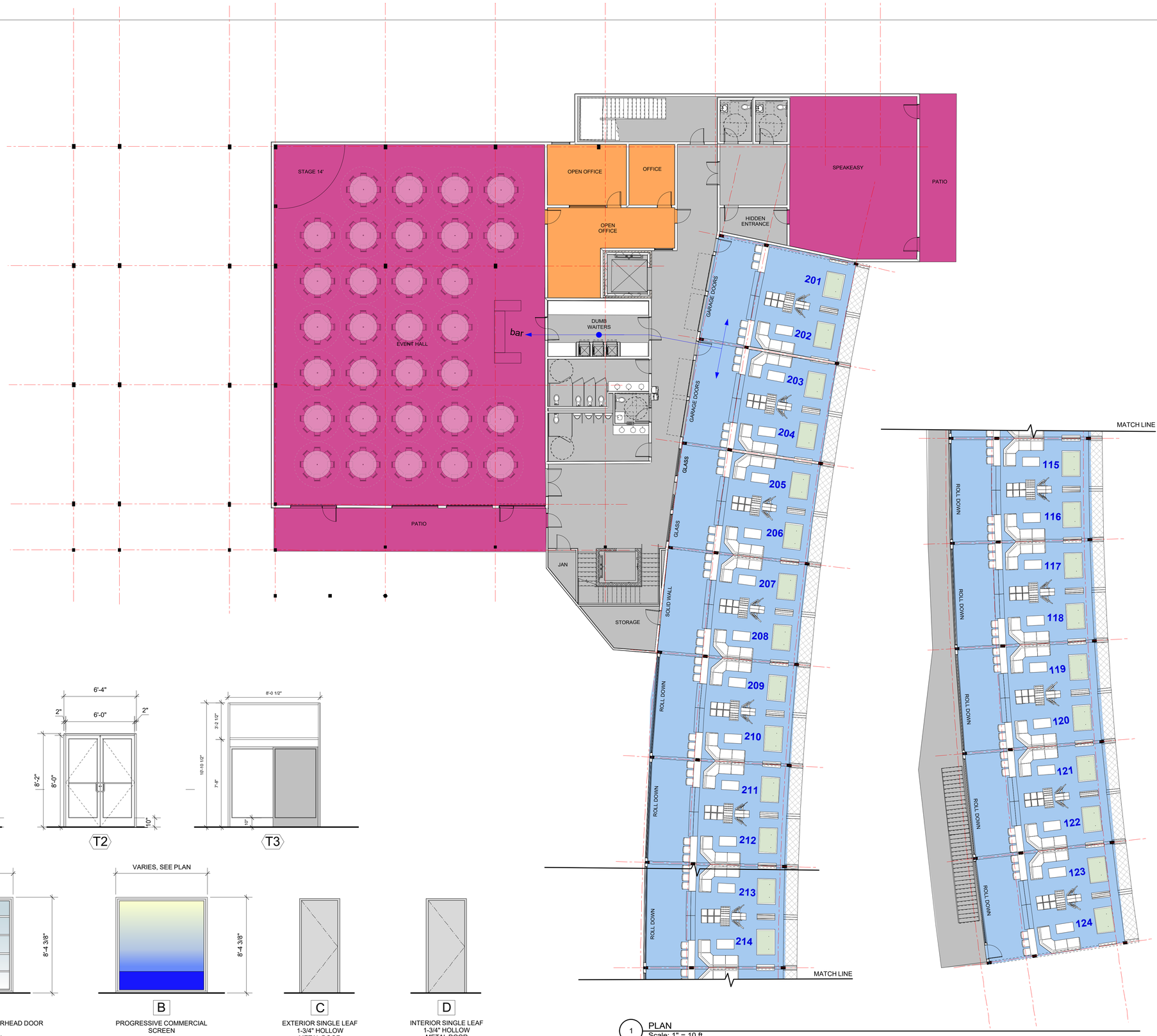
SUBMISSION

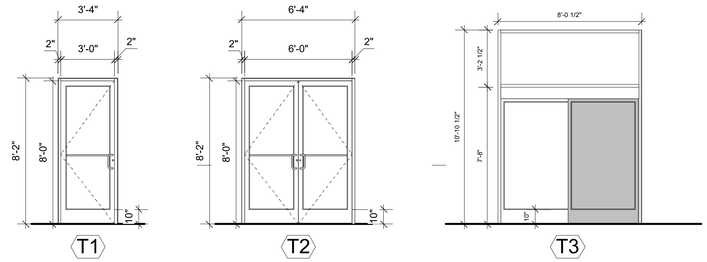
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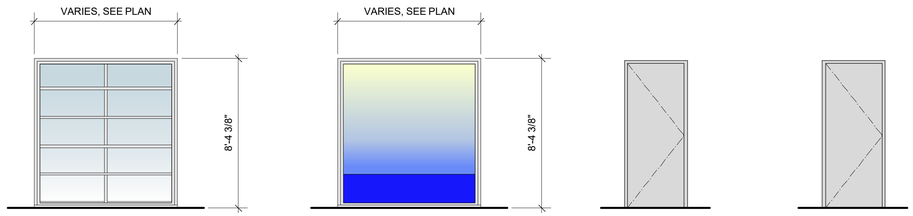
TEXAS WEDGE
SCRATCH GOLF, KITCHEN + BAR

FIRST FLOOR PLAN

A-1.1







A
CLOPAY 903 ARCHITECTURAL OVERHEAD DOOR
ALUMINUM FRAME
CLEAR ACRYLIC PANEL
POLYZONE SILVER20XTRA FILM, SHGC .19
MECHANICALLY OPERATED
MAX 0.90 U-FACTOR PER
IECC 2018

B
PROGRESSIVE COMMERCIAL
SCREEN

C
EXTERIOR SINGLE LEAF
1-3/4" HOLLOW
METAL DOOR
2" METAL FRAME WIDTH
MAX 0.90 U-FACTOR PER
IECC 2018

D
INTERIOR SINGLE LEAF
1-3/4" HOLLOW
METAL DOOR
2" METAL FRAME WIDTH

1 PLAN
Scale: 1" = 10 ft

WALL TYPE A

WALL TYPE B

ROOF TYPE A

7.2 PANEL CORRUGATED METAL -
WESTERN STATES METAL ROOFING
"WESTERN RIB" OR EQUAL

ALUMINUM ST CLIP

POLYISO THERMAL INSULATION (R-21)

CONTINUOUS FULLY ADHERED AIR /
VAPOR CONTROL LAYER

METAL DECK - 7.2 METAL CORRUGATED
METAL PANEL
RE: STRUCTURAL

ROOF PURLINS - STEEL TUBES
RE: STRUCTURAL

ROOF TYPE B

7.2 PANEL CORRUGATED METAL -
WESTERN STATES METAL ROOFING
"WESTERN RIB" OR EQUAL

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TEXAS WEDGE FACILITY
ROCKWALL, TX

ZONING CASE: Z2023-035

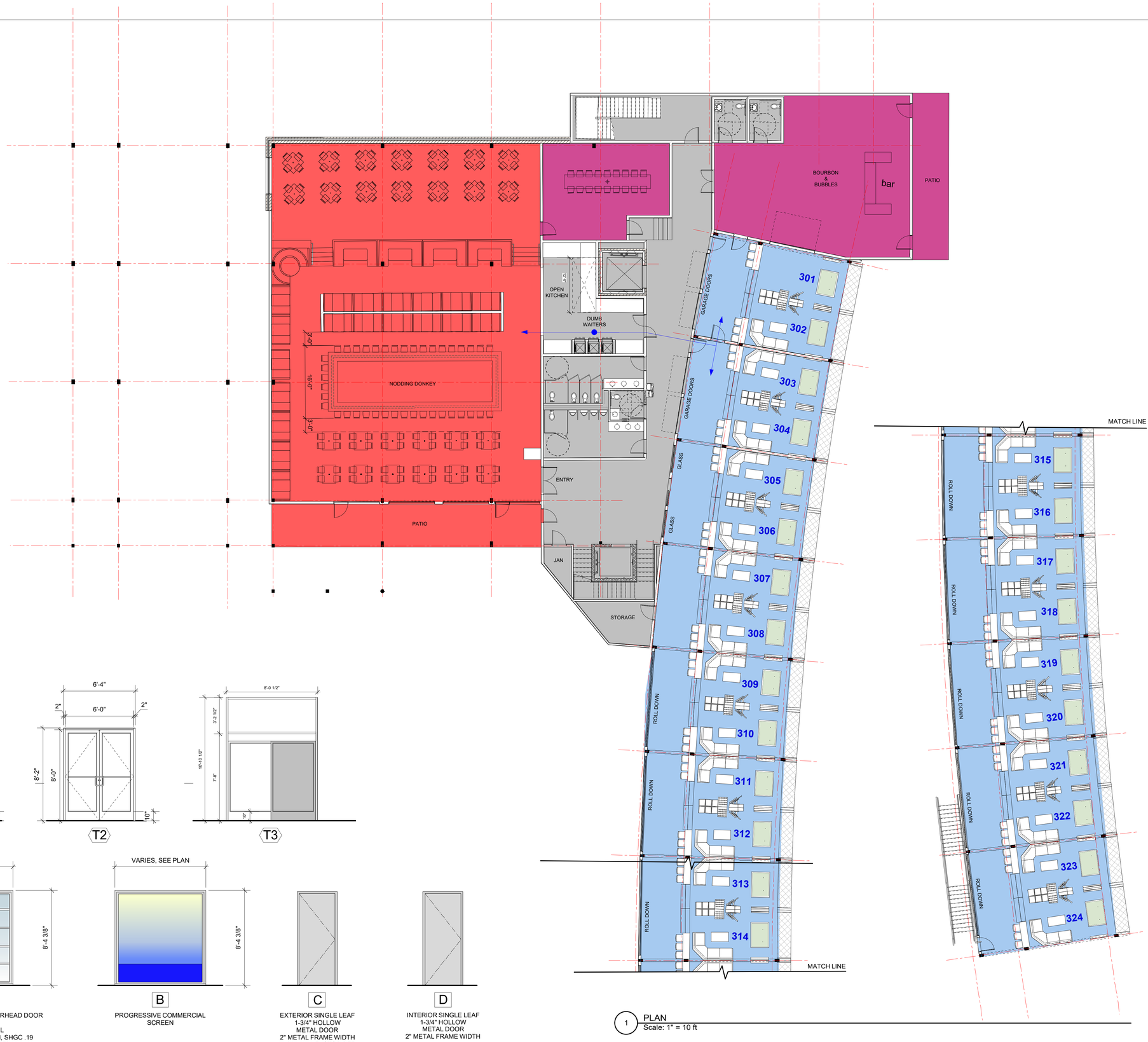
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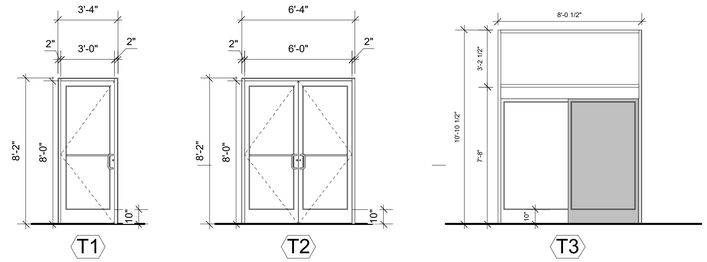
TEXAS WEDGE
SCRATCH GOLF, KITCHEN + BAR

SECOND FLOOR PLAN

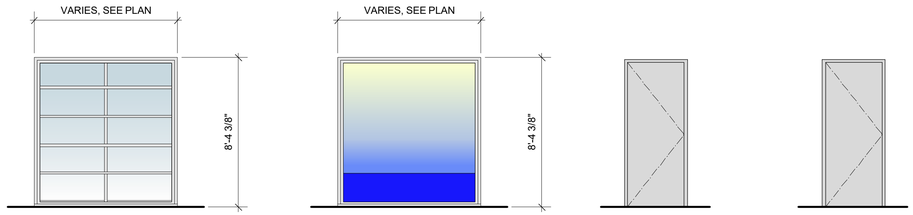
A-1.2



1 PLAN
Scale: 1" = 10 ft



T1 T2 T3



A
CLOPAY 903 ARCHITECTURAL OVERHEAD DOOR
ALUMINUM FRAME
CLEAR ACRYLIC PANEL
POLYZONE SILVER20XTRA FILM, SHGC .19
MECHANICALLY OPERATED
MAX 0.90 U-FACTOR PER
IECC 2018

B
PROGRESSIVE COMMERCIAL
SCREEN

C
EXTERIOR SINGLE LEAF
1-3/4" HOLLOW
METAL DOOR
2" METAL FRAME WIDTH
MAX 0.90 U-FACTOR PER
IECC 2018

D
INTERIOR SINGLE LEAF
1-3/4" HOLLOW
METAL DOOR
2" METAL FRAME WIDTH

WALL TYPE A

WALL TYPE B

ROOF TYPE A

7.2 PANEL CORRUGATED METAL -
WESTERN STATES METAL ROOFING
"WESTERN RIB" OR EQUAL

ALUMINUM ST CLIP

POLYISO THERMAL INSULATION (R-21)

CONTINUOUS FULLY ADHERED AIR /
VAPOR CONTROL LAYER

METAL DECK - 7.2 METAL CORRUGATED
METAL PANEL
RE: STRUCTURAL

ROOF PURLINS - STEEL TUBES
RE: STRUCTURAL

ROOF TYPE B

7.2 PANEL CORRUGATED METAL -
WESTERN STATES METAL ROOFING
"WESTERN RIB" OR EQUAL

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TEXAS WEDGE FACILITY
ROCKWALL, TX

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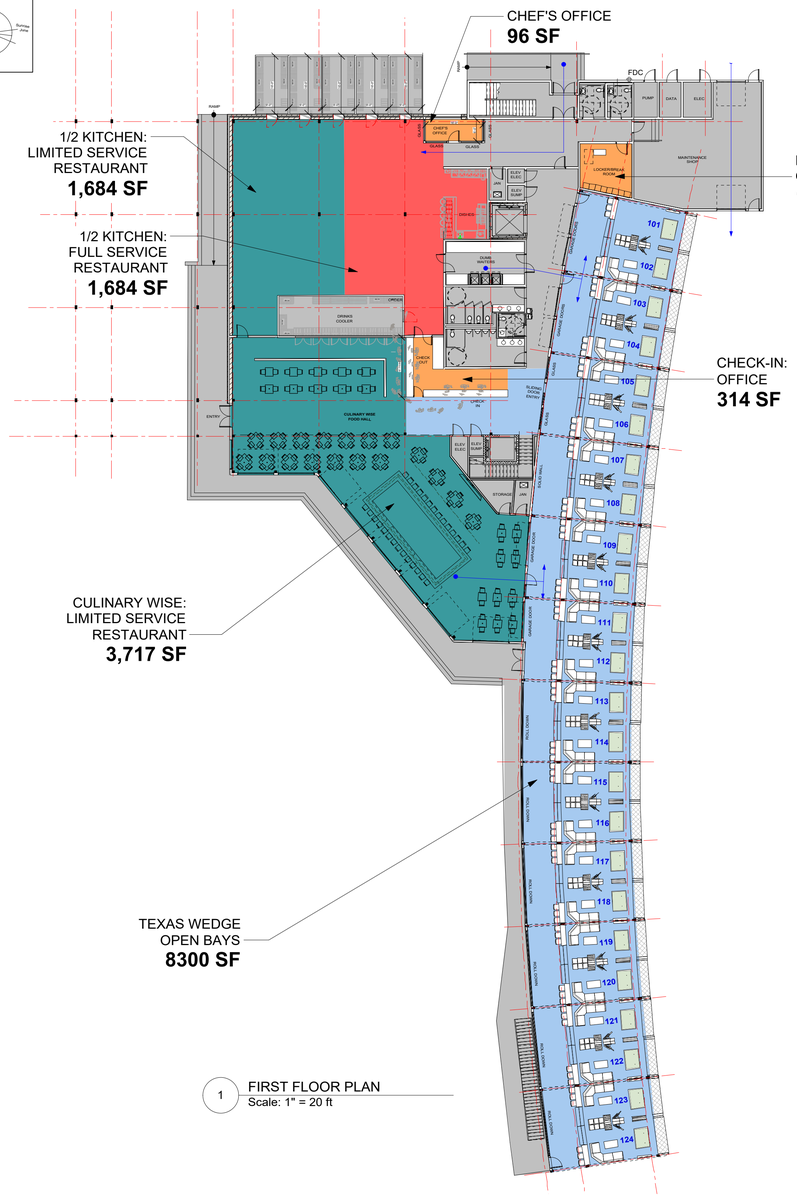
SUBMISSION

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TEXAS WEDGE
SCRATCH-EDLY KITCHEN + BAR

THIRD FLOOR PLAN

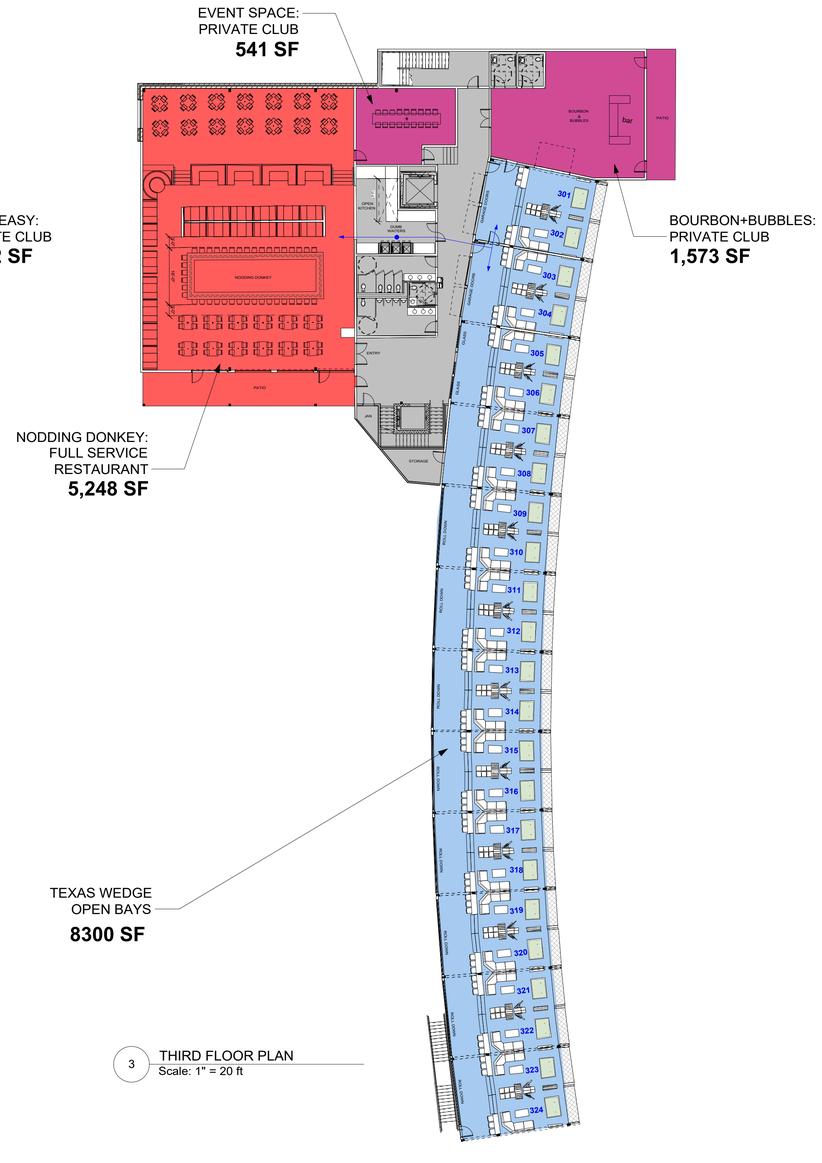
A-1.3



1 FIRST FLOOR PLAN
Scale: 1" = 20 ft



2 SECOND FLOOR PLAN
Scale: 1" = 20 ft



3 THIRD FLOOR PLAN
Scale: 1" = 20 ft

USE	TOTAL SF	SPACES/SF	TOTAL SPACES
REC CLUB	24,900	1/250	100
LIMITED SERVICE RESTAURANT	5,401	1/250	22
FULL SERVICE RESTAURANT	6,932	1/100	70
PRIVATE CLUB	8,624	1/100	87
MINI GOLF	28 HOLES	1/HOLE	28
OFFICE	1,363	1/300	5

COMPLETE TOTAL 321

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TEXAS WEDGE
SCRATCH EDLE KITCHEN + BAR

PLANS

A-1.4



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

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

WALL TYPE A

ANCHORED BRICK VENEER- ADJUSTABLE WALL TIES AT 16" O.C. VERTICALLY AND 24" O.C HORIZONTALLY

2" AIR SPACE

CAVITY INSERT/MORTAR COLLECTION DEVICE

WEEP VENTS

2" CONT. XPS RIGID INSULATION W/ DRAINAGE CHANNELS

FLUID-APPLIED AIR/WATER/VAPOR INFILTRATION BARRIER

5/8" EXTERIOR GRADE GYPSUM SHEATHING

6" METAL STUDS STUDS AT 16" O.C.

R-13 UNFACED FIBERGLASS BATT

5/8" GYPSUM BOARD W/ PAINT

WALL TYPE B

VERTICAL CORRUGATED METAL PANELS - BRIDGERSTEEL "ULTRA BATTEN METAL WALL PANEL" OR APPROVED EQUAL

THERMALLY BROKEN CLADDING ATTACHMENT SYSTEM (KNIGHT WALL HCI SYSTEM OR EQUAL)

2" CONT. XPS RIGID INSULATION W/ DRAINAGE CHANNELS

FLUID-APPLIED AIR/WATER/VAPOR INFILTRATION BARRIER

5/8" EXTERIOR GRADE GYPSUM SHEATHING

6" METAL STUDS STUDS AT 16" O.C.

R-13 UNFACED FIBERGLASS BATT

5/8" GYPSUM BOARD W/ PAINT

ROOF TYPE A

60 MIL SINGLE PLY FULLY ADHERED TPO ROOF MEMBRANE

1/4" COVER BOARD (DENSDECK PRIME ROOF BOARD OR EQUAL)

POLYISO THERMAL INSULATION (R-21)

CONTINUOUS FULLY ADHERED AIR / VAPOR CONTROL LAYER

METAL DECK - RE: STRUCTURAL

ROOF JOISTS - RE: STRUCTURAL

ROOF TYPE B

7.2 PANEL CORRUGATED METAL - WESTERN STATES METAL ROOFING "WESTERN RIB" OR EQUAL

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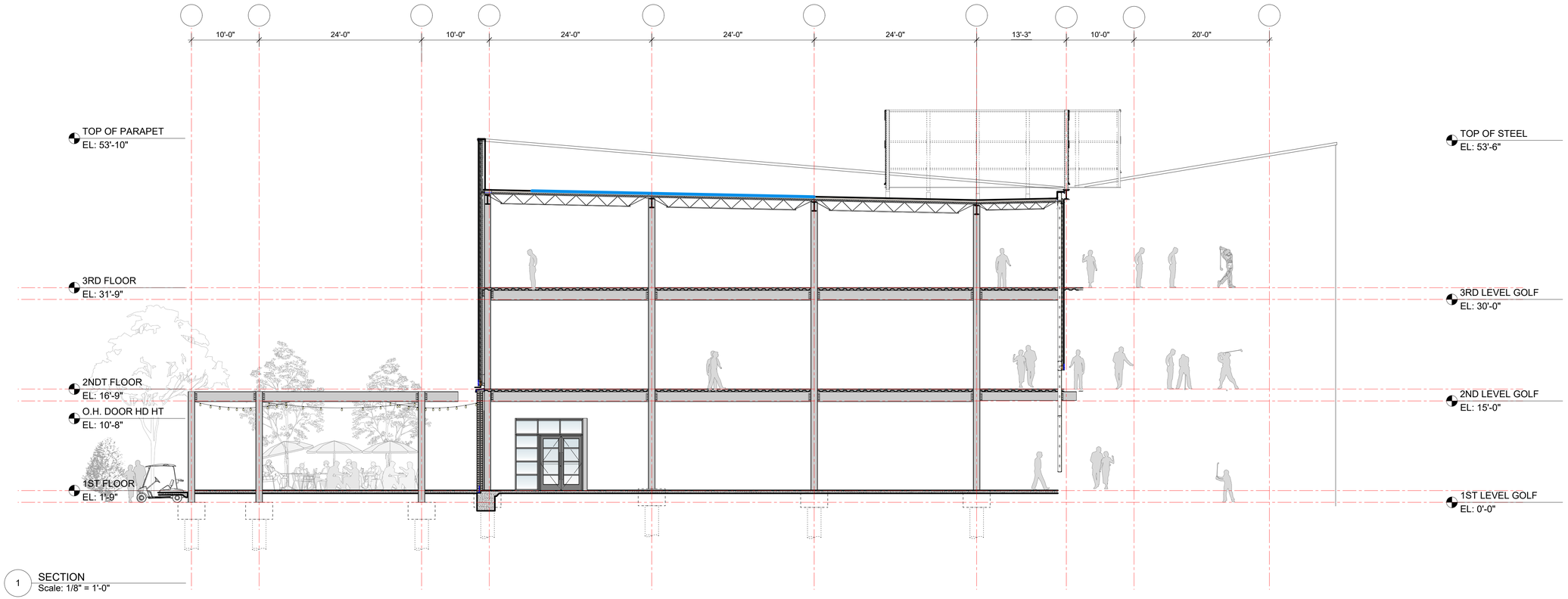
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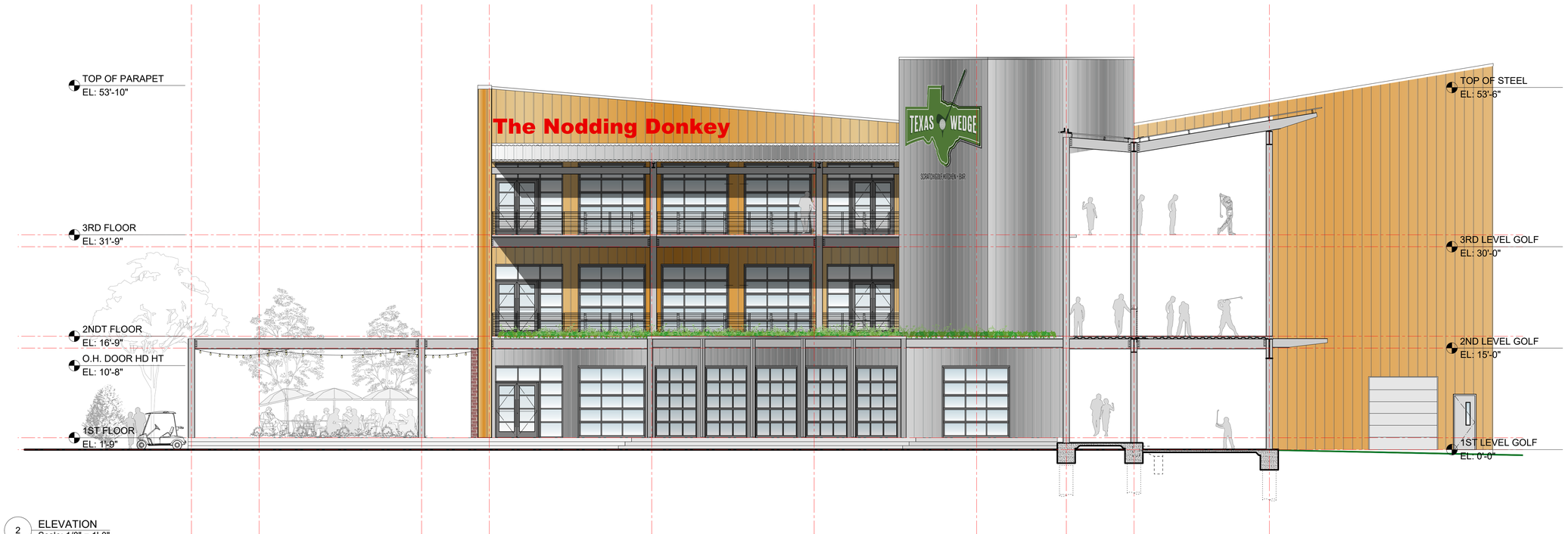
	DATE	DESCRIPTION
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SECTION / ELEVATIONS

A-2.0



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



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

WALL TYPE A

ANCHORED BRICK VENEER- ADJUSTABLE WALL TIES AT 16" O.C. VERTICALLY AND 24" O.C HORIZONTALLY

2" AIR SPACE

CAVITY INSERT/MORTAR COLLECTION DEVICE

WEEP VENTS

2" CONT. XPS RIGID INSULATION W/ DRAINAGE CHANNELS

FLUID-APPLIED AIR/WATER/VAPOR INFILTRATION BARRIER

5/8" EXTERIOR GRADE GYPSUM SHEATHING

6" METAL STUDS STUDS AT 16" O.C.

R-13 UNFACED FIBERGLASS BATT

5/8" GYPSUM BOARD W/ PAINT

WALL TYPE B

VERTICAL CORRUGATED METAL PANELS - BRIDGERSTEEL "ULTRA BATTEN METAL WALL PANEL" OR APPROVED EQUAL

THERMALLY BROKEN CLADDING ATTACHMENT SYSTEM (KNIGHT WALL HCI SYSTEM OR EQUAL)

2" CONT. XPS RIGID INSULATION W/ DRAINAGE CHANNELS

FLUID-APPLIED AIR/WATER/VAPOR INFILTRATION BARRIER

5/8" EXTERIOR GRADE GYPSUM SHEATHING

6" METAL STUDS STUDS AT 16" O.C.

R-13 UNFACED FIBERGLASS BATT

5/8" GYPSUM BOARD W/ PAINT

ROOF TYPE A

60 MIL SINGLE PLY FULLY ADHERED TPO ROOF MEMBRANE

1/4" COVER BOARD (DENSDECK PRIME ROOF BOARD OR EQUAL)

POLYISO THERMAL INSULATION (R-21)

CONTINUOUS FULLY ADHERED AIR / VAPOR CONTROL LAYER

METAL DECK - RE: STRUCTURAL

ROOF JOISTS - RE: STRUCTURAL

ROOF TYPE B

7.2 PANEL CORRUGATED METAL - WESTERN STATES METAL ROOFING "WESTERN RIB" OR EQUAL

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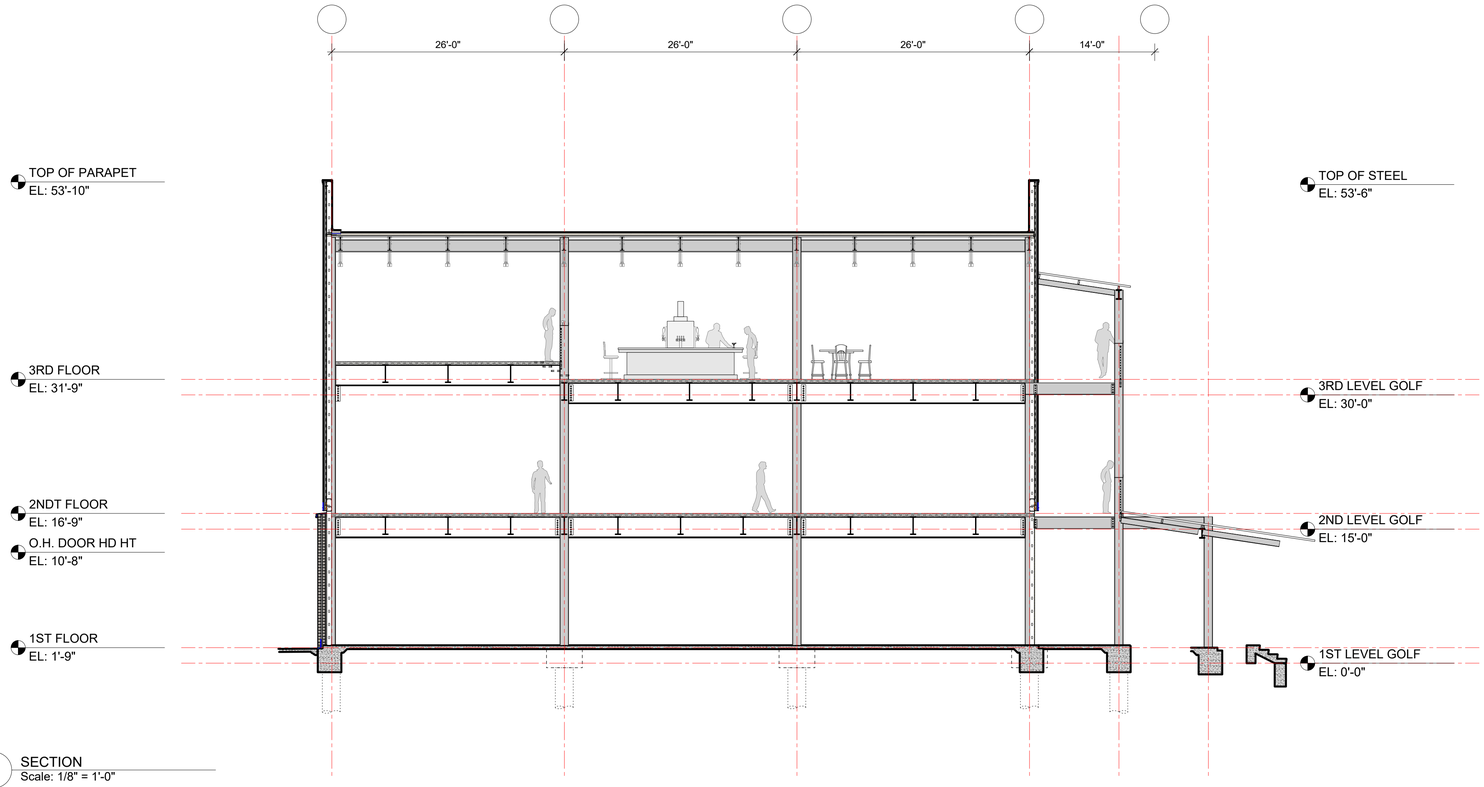
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TEXAS WEDGE
SCRATCH GOLF KITCHEN + BAR

SECTION / ELEVATIONS

A-2.1



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



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

WALL TYPE A

ANCHORED BRICK VENEER- ADJUSTABLE WALL TIES AT 16" O.C. VERTICALLY AND 24" O.C HORIZONTALLY

2" AIR SPACE

CAVITY INSERT/MORTAR COLLECTION DEVICE

WEEP VENTS

2" CONT. XPS RIGID INSULATION W/ DRAINAGE CHANNELS

FLUID-APPLIED AIR/WATER/VAPOR INFILTRATION BARRIER

5/8" EXTERIOR GRADE GYPSUM SHEATHING

6" METAL STUDS STUDS AT 16" O.C.

R-13 UNFACED FIBERGLASS BATT

5/8" GYPSUM BOARD W/ PAINT

WALL TYPE B

VERTICAL CORRUGATED METAL PANELS - BRIDGERSTEEL "ULTRA BATTEN METAL WALL PANEL" OR APPROVED EQUAL

THERMALLY BROKEN CLADDING ATTACHMENT SYSTEM (KNIGHT WALL HCI SYSTEM OR EQUAL)

2" CONT. XPS RIGID INSULATION W/ DRAINAGE CHANNELS

FLUID-APPLIED AIR/WATER/VAPOR INFILTRATION BARRIER

5/8" EXTERIOR GRADE GYPSUM SHEATHING

6" METAL STUDS STUDS AT 16" O.C.

R-13 UNFACED FIBERGLASS BATT

5/8" GYPSUM BOARD W/ PAINT

ROOF TYPE A

60 MIL SINGLE PLY FULLY ADHERED TPO ROOF MEMBRANE

1/4" COVER BOARD (DENSDECK PRIME ROOF BOARD OR EQUAL)

POLYISO THERMAL INSULATION (R-21)

CONTINUOUS FULLY ADHERED AIR / VAPOR CONTROL LAYER

METAL DECK - RE: STRUCTURAL

ROOF JOISTS - RE: STRUCTURAL

ROOF TYPE B

7.2 PANEL CORRUGATED METAL - WESTERN STATES METAL ROOFING "WESTERN RIB" OR EQUAL

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TEXAS WEDGE FACILITY
ROCKWALL, TX

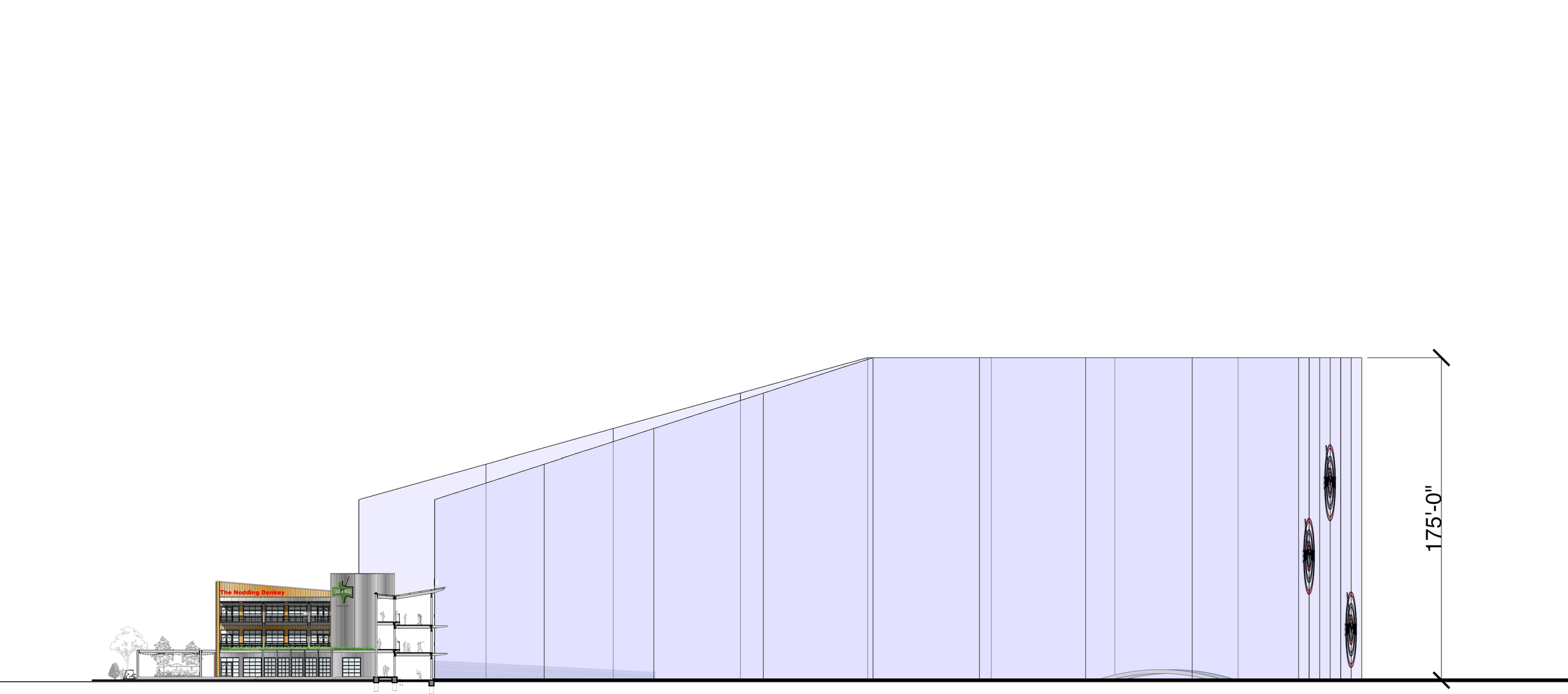
ZONING CASE: Z2023-035

SUBMISSION

	DATE	DESCRIPTION
1	07.19.2023	SCHEMATIC REDESIGN
2	08.07.2023	SUP COMMENT REVISIONS

SECTION / ELEVATIONS

A-2.2



NETTING HEIGHT

WDS
wefing design studio

ZONING CASE NUMBER: (Z2023-035)

9.942 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.;

THENCE S 01°41'51" E, ALONG AN EAST LINE OF SAID STRUCTURED TRACT AND THE WEST LINE OF SAID RUSTY WALLIS TRACT, 345.16 FEET TO A POINT;

THENCE S 71°45'12" W, DEPARTING AN EAST LINE OF SAID STRUCTURED TRACT AND THE WEST LINE OF SAID RUSTY WALLIS TRACT, 505.08 FEET TO A POINT, BEING THE BEGINNING OF A NON–TANGENT CURVE TO THE LEFT;

THENCE SOUTHERLY, AN ARC LENGTH OF 255.29 FEET ALONG SAID NON–TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 830.00 FEET, A DELTA ANGLE OF 17°37'23", AND A CHORD BEARING S 89°49'15" W, A DISTANCE OF 254.29 FEET TO A POINT;

THENCE S 81°00'34" W, A DISTANCE OF 305.78 FEET TO A POINT IN THE NORTH RIGHT–OF–WAY LINE OF FIT SPORT LIFE BOULEVARD (A 60' RIGHT–OF–WAY), BEING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE NORTHWESTERLY DEPARTING SAID FIT SPORT LIFE BOULEVARD, AN ARC LENGTH OF 31.42 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 90°00'00", AND A CHORD BEARING OF N 53°59'26" W, A DISTANCE OF 28.28 FEET TO A POINT;

THENCE N 08°59'26" W, A DISTANCE OF 356.88 FEET TO A POINT, FROM WHICH A 5/8" IRON ROD FOUND WITH A PINK CAP STAMPED "TXDOT" BEARS S 87°49'28" W, 726.69 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 72°46'09" E, A DISTANCE OF 602.14 FEET TO A POINT IN THE WEST LINE OF SAID JOWERS TRACT AND THE MOST NORTHERLY EAST LINE OF SAID STRUCTURED TRACT;

THENCE S 01°36'16" E, ALONG THE WEST LINE OF SAID JOWERS TRACT AND THE MOST NORTHERLY EAST LINE OF SAID STRUCTURED TRACT, A DISTANCE OF 121.40 FEET TO A POINT, BEING THE SOUTHWEST CORNER OF SAID JOWERS TRACT;

THENCE N 76°34'05" E, ALONG THE SOUTH LINE OF SAID JOWERS TRACT AND THE MOST EASTERLY NORTH LINE OF SAID STRUCTURED TRACT, A DISTANCE OF 540.70 FEET TO THE PLACE OF BEGINNING AND CONTAINING 9.942 ACRES (433,054 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

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

DRAWN BY: RTC
APPROVED: ____

SHEET NO. 1 OF 1

REV.

ZONING CASE: Z2023–035

WA#19144.02 PRINTED: 8/8/2023 STB FILE: WIER–SURVEY.STB LAST SAVED: 8/8/2023 10:29 AM SAVED BY: RENEEW FILE: 2023–6–29 PROPERTY METES & BOUNDS DESC – 19144.02.DWG

BAR IS ONE INCH ON ORIGINAL FULL–SIZE PRINT

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 futur*e -- 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 3RD DAY OF OCTOBER, 2022.

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: September 19, 2022

2nd 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, BEI NG A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO STRUCTURED REA-ROCKWALL LAND, LLC, RECORDED I N I NSTRUMENT 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

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 Trackman 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.

WDS
welling design studio

ROCKWALL CASE # Z2022-041

Exhibit 'B':
Concept Plan

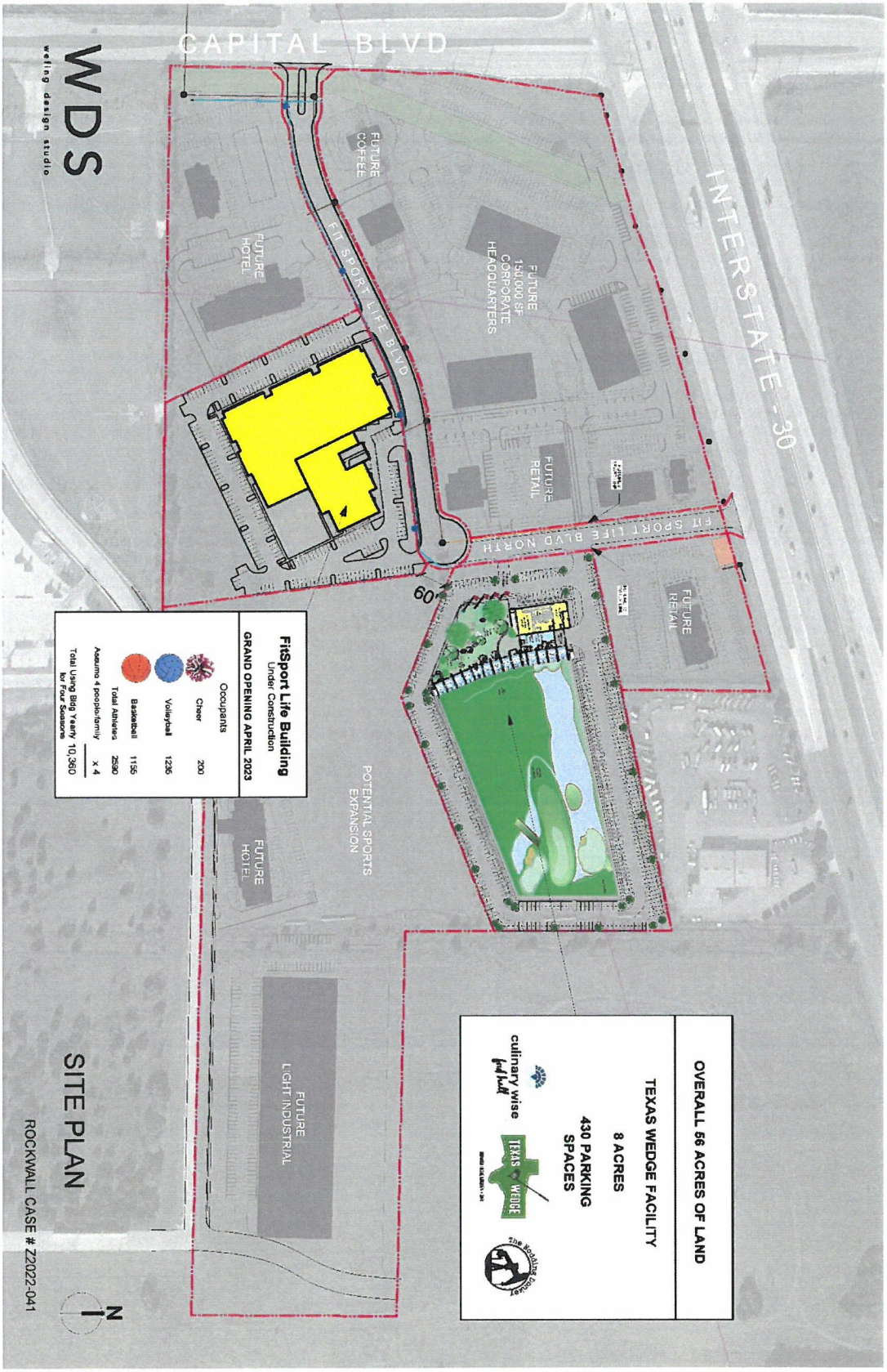
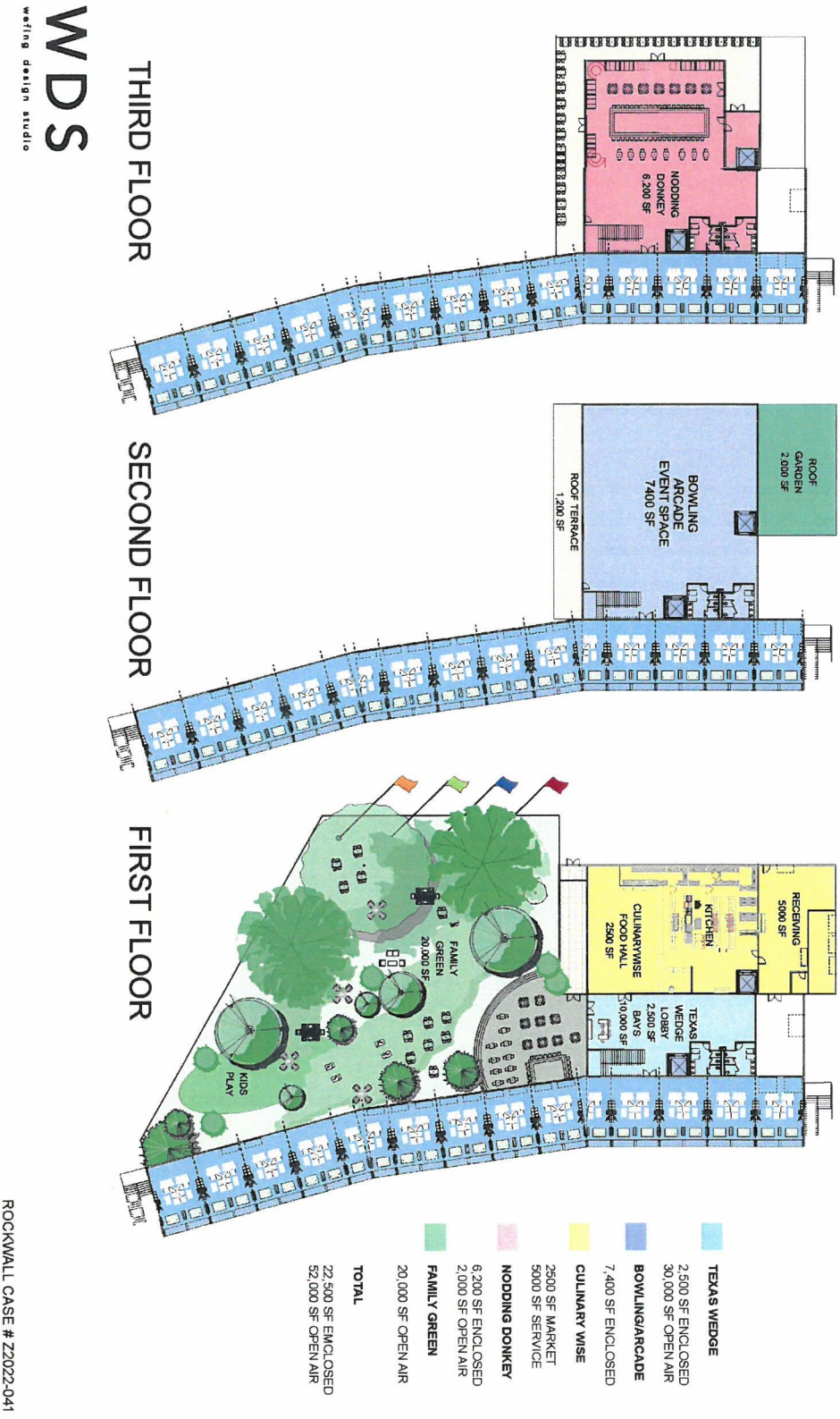


Exhibit 'B':
Concept Plan



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 Trackman 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.

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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

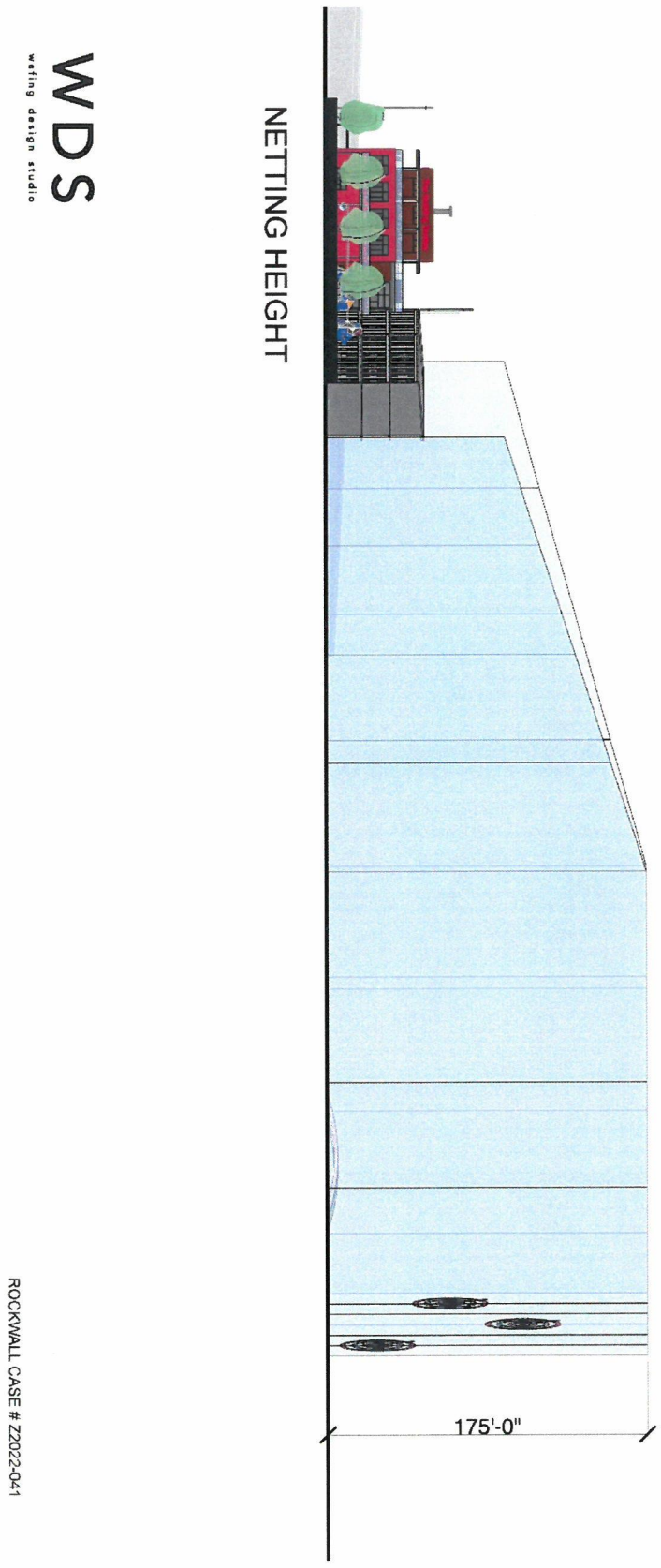
As the parent company of our restaurants, Culinary Wise unites our concepts as one brand. The Culinary Wise Food Hall is a literal physical representation of that unity, with four of our most popular restaurant concepts under one roof, as well as a few offerings that have been served through our catering 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.

ROCKWALL CASE # Z2022-041

Exhibit 'D':
Golf Netting Height



CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING *ORDINANCE NO. 22-52* AND 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* AND *OUTDOOR COMMERCIAL AMUSEMENT/RECREATION* ON A 9.942-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* and *Outdoor Commercial Amusement/Recreation* on a 9.942-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 *Ordinance No. 22-52* (*S-287*) and 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 approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 22-52* (*S-287*).

SECTION 2. 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* and *Outdoor Commercial Amusement/Recreation* as stipulated by Article 04, *Permissible Uses,* of the Unified Development Code [*Ordinance No. 20-02*] on the *Subject Property*; and

DRAFT 08.21.2023

SECTION 3. 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,* and Subsection 02.03, *Conditional Land Use Standards*, 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 futur*e -- and with the following conditions:

3.1 OPERATIONAL CONDITIONS

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

1) The development and operation of a *Golf Driving Range* and *Outdoor Commercial Amusement/Recreation* 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.

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

SECTION 5. 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 6. 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 7. 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.

DRAFT ORDINANCE 08.21.2023

SECTION 8. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5th DAY OF SEPTEMBER, 2023.

_____
Trace Johannesen, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *August 21, 2023*

2nd Reading: *September 5, 2023*

DRAFT ORDINANCE 08.21.2023

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 WALLIS FAMILY LIMITED PARTNERSHIP #2, RECORDED IN VOLUME 4014, PAGE 173, D.R.R.C.T.;

THENCE S 01°41'51" E, ALONG AN EAST LINE OF SAID STRUCTURED TRACT AND THE WEST LINE OF SAID RUSTY WALLIS TRACT, 345.16 FEET TO A POINT;

THENCE S 71°45'12" W, DEPARTING AN EAST LINE OF SAID STRUCTURED TRACT AND THE WEST LINE OF SAID RUSTY WALLIS TRACT, 505.08 FEET TO A POINT, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

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THENCE N 08°59'26" W, A DISTANCE OF 356.88 FEET TO A POINT, FROM WHICH A 5/8" IRON ROD FOUND WITH A PINK CAP STAMPED "TXDOT" BEARS S 87°49'28" W, 726.69 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);

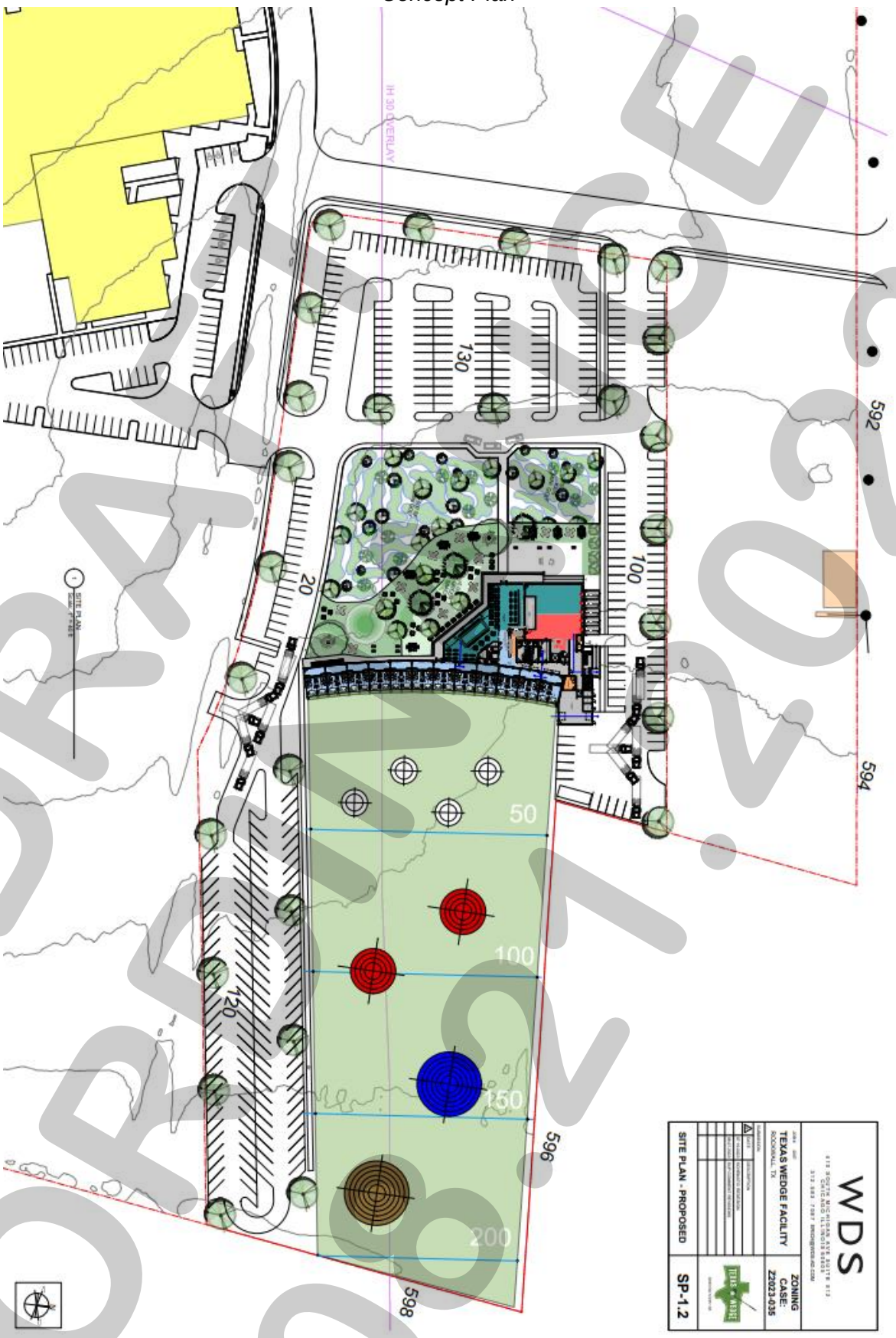
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DRAFT ORDINANCE 08-21-2023

Exhibit 'B':
Concept Plan



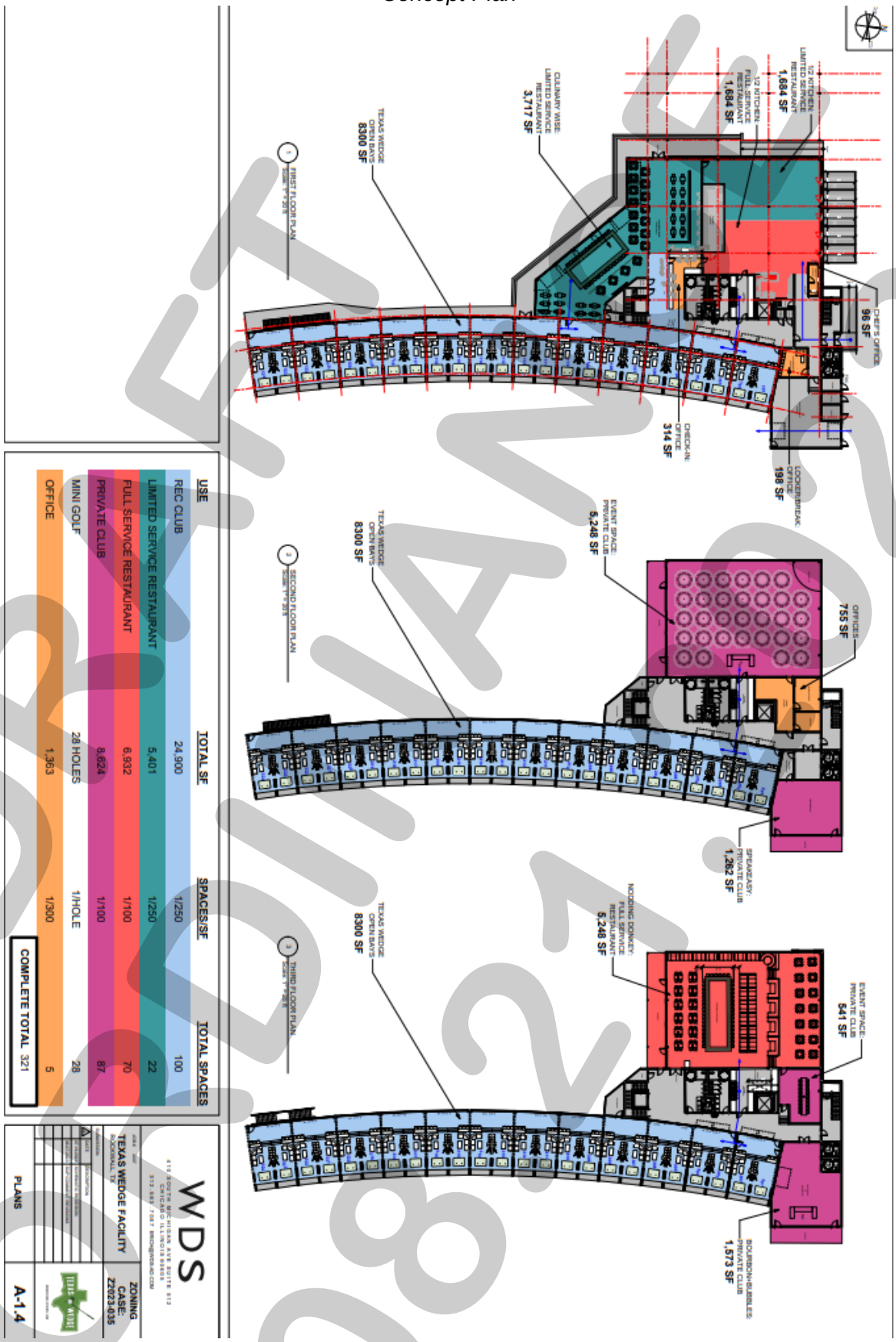
DRAFT
ORDINANCE
08.21.2023

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Concept Plan



DRAFT ORDINANCE 08.21.2023

Exhibit 'B':
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FULL SERVICE RESTAURANT	6,932	1/100	70
PRIVATE CLUB	8,624	1/100	87
MINI GOLF	28 HOLES	1/HOLE	28
OFFICE	1,363	1/300	5
COMPLETE TOTAL	321		

WDS
419 SOUTH MICHIGAN AVE SUITE 813
CHICAGO ILLINOIS 60605
312.583.7187 | FORT WDS@WDS-INC.COM

TEXAS WEDGE FACILITY
ROCKWALL, TX

ZONING CASE: Z2023-035

PLANS

A-1.4

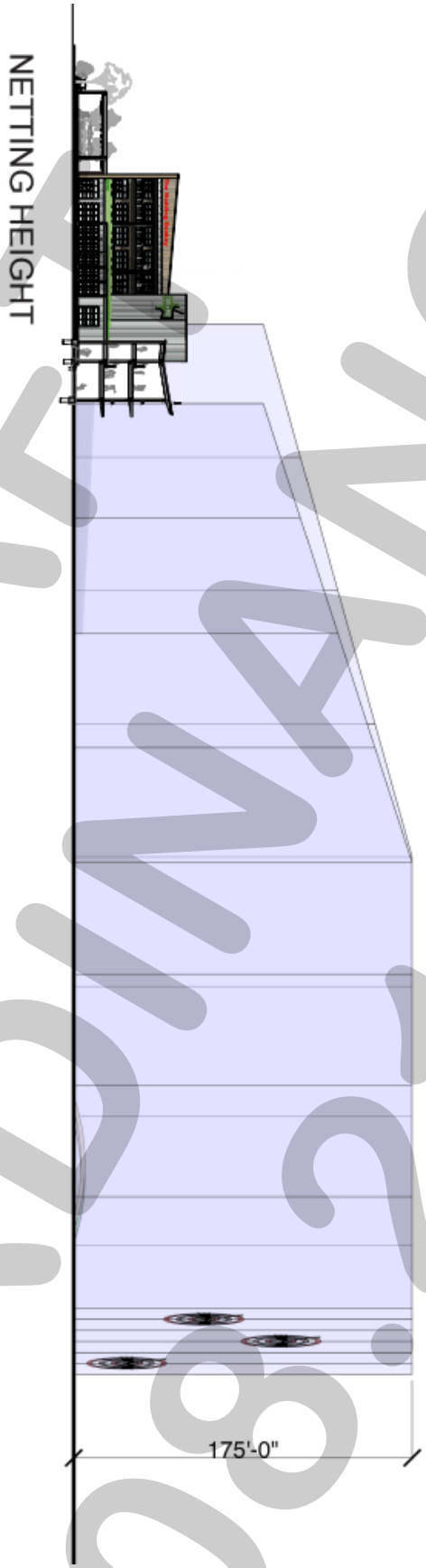
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Exhibit 'C':
Concept Building Elevations



DRAFT 08.21.2023

Exhibit 'D':
Golf Netting Height



DRAFT
ORDINANCE
08.21.2023

CITY OF ROCKWALL

ORDINANCE NO. 23-47

SPECIFIC USE PERMIT NO. S-312

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING *ORDINANCE NO. 22-52* AND 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* AND *OUTDOOR COMMERCIAL AMUSEMENT/RECREATION* ON A 9.942-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* and *Outdoor Commercial Amusement/Recreation* on a 9.942-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 *Ordinance No. 22-52* (*S-287*) and 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 approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 22-52* (*S-287*).

SECTION 2. 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* and *Outdoor Commercial Amusement/Recreation* as stipulated by Article 04*, Permissible Uses,* of the Unified Development Code [*Ordinance No. 20-02*] on the *Subject Property*; and

SECTION 3. 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,* and Subsection 02.03, *Conditional Land Use Standards*, 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:

3.1 OPERATIONAL CONDITIONS

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

1) The development and operation of a *Golf Driving Range* and *Outdoor Commercial Amusement/Recreation* 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.

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

SECTION 5. 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 6. 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 7. 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 8. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5th DAY OF SEPTEMBER, 2023.

Trace Johannesen, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

CITY OF ROCKWALL TEXAS

1st Reading: August 21, 2023

2nd Reading: September 5, 2023

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 WALLIS FAMILY LIMITED PARTNERSHIP #2, RECORDED IN VOLUME 4014, PAGE 173, D.R.R.C.T.;

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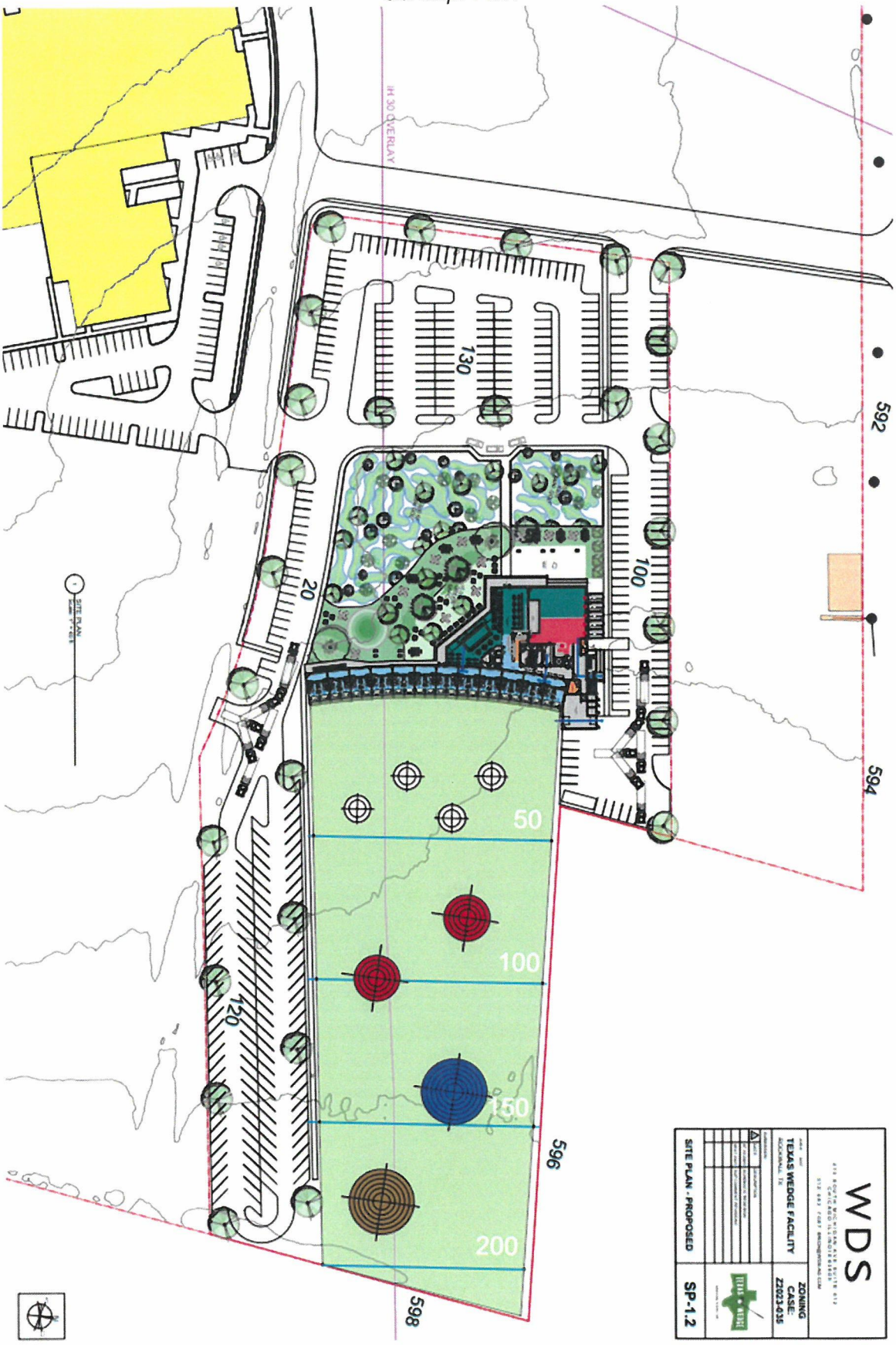


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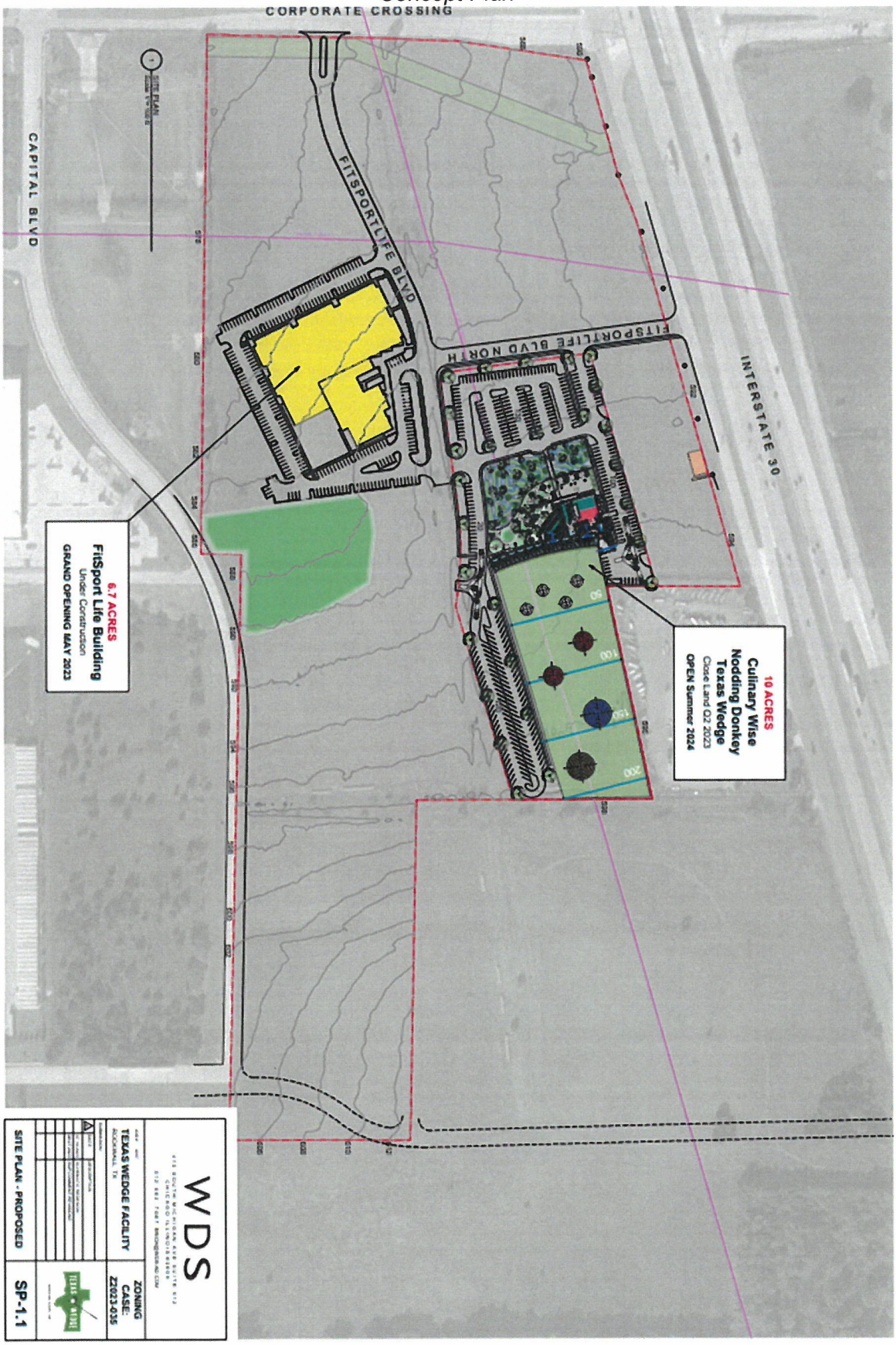
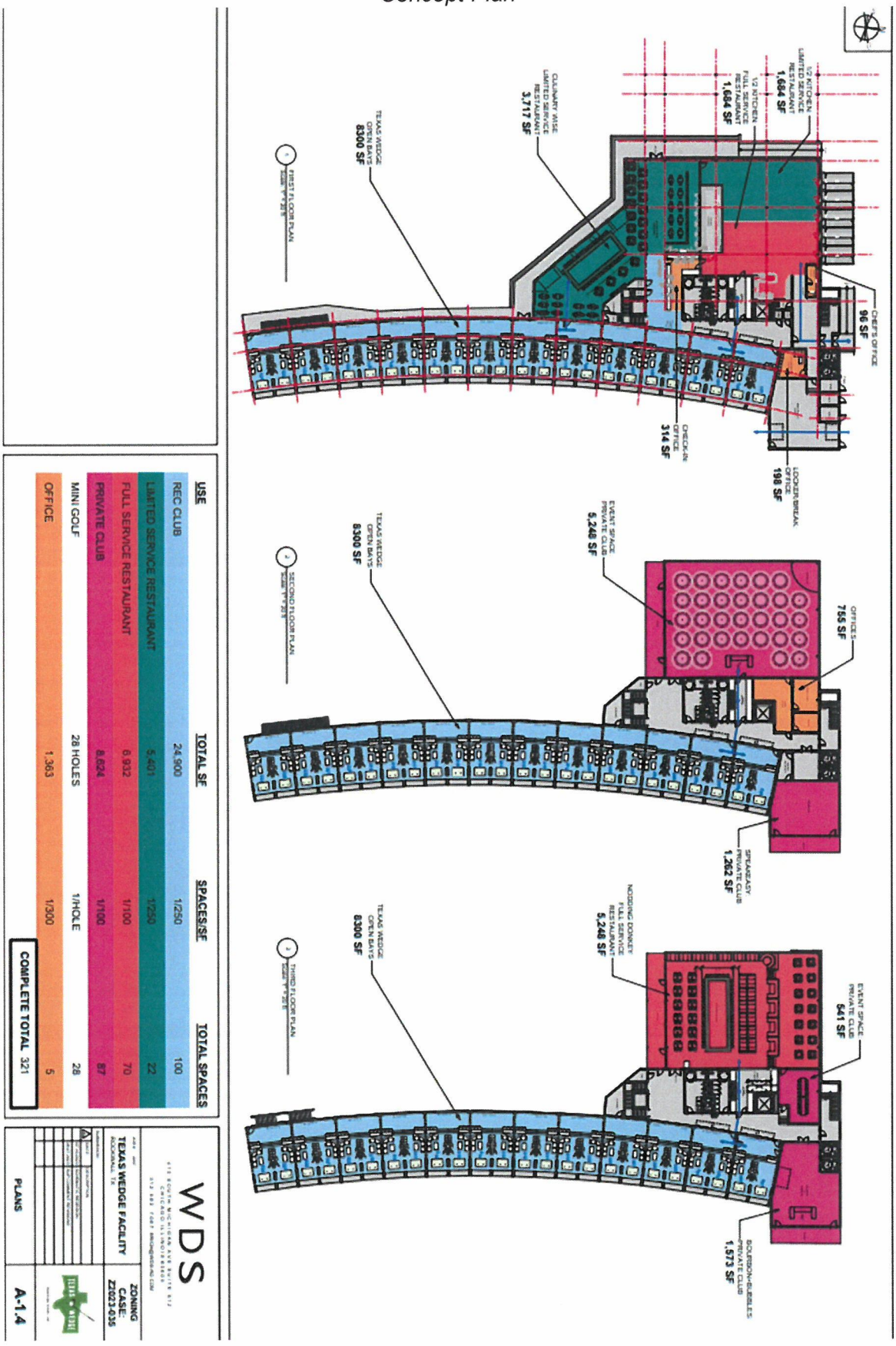


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WDS

TEXAS WEDGE FACILITY
ROCKWALL, TX

ZONING CASE: Z2023-035

PLANS

A-1.4

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Concept Building Elevations

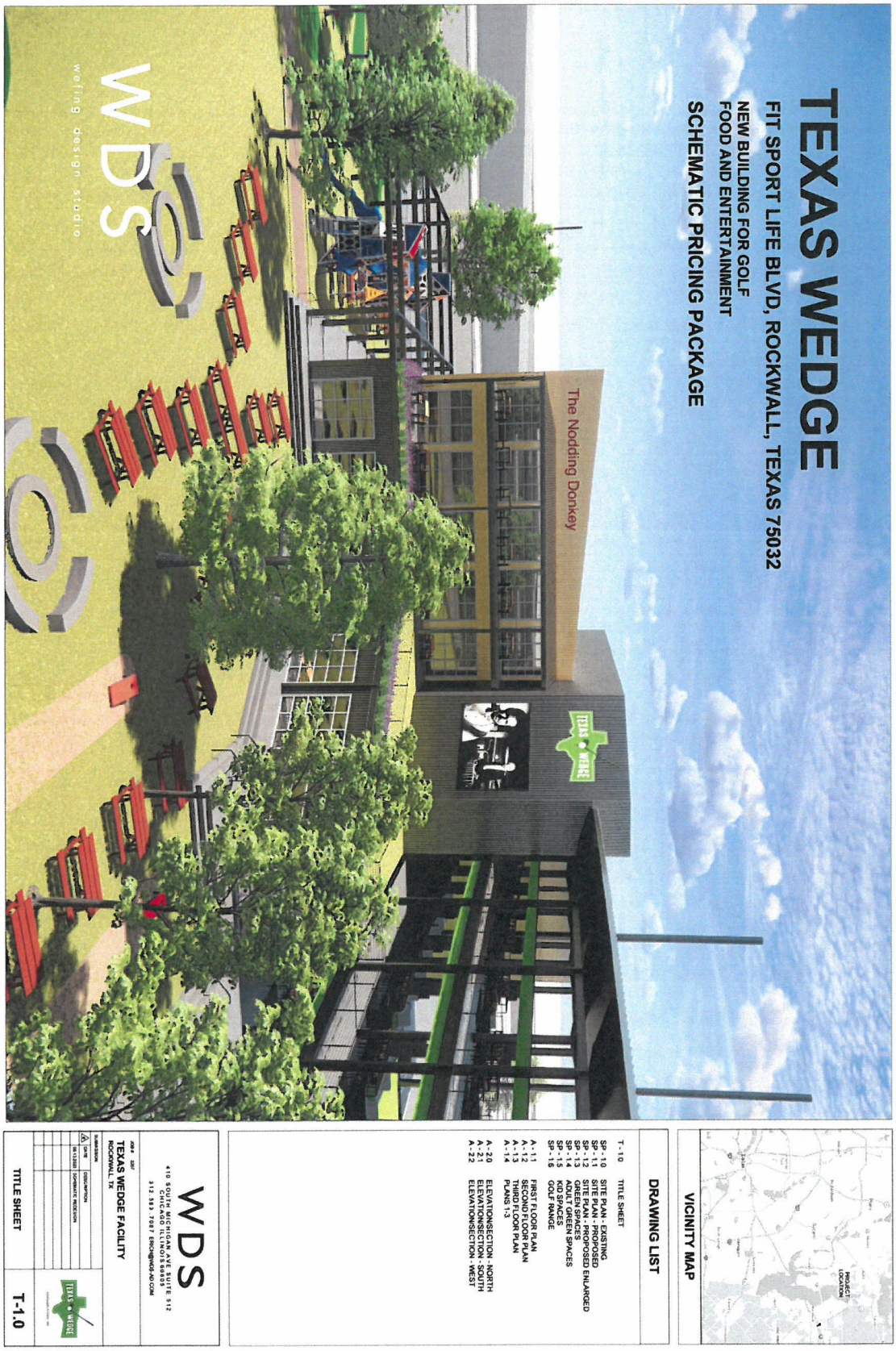
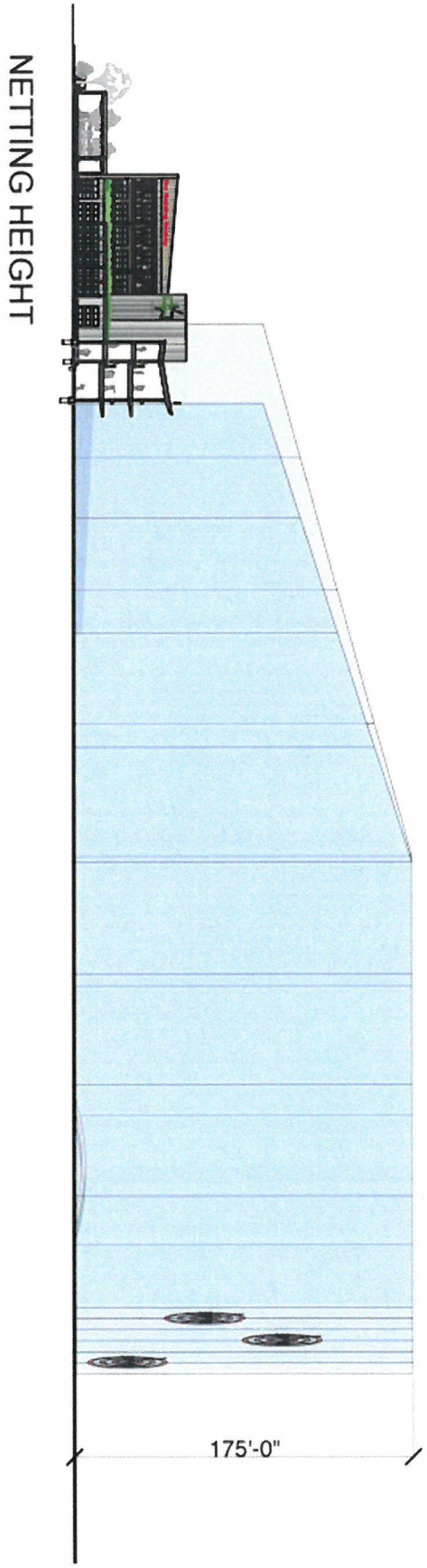


Exhibit 'D':
Golf Netting Height



October 5, 2023

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

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

SUBJECT: Z2023-035; *Specific Use Permit (SUP) for a Golf Driving Range*

Renee 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 2, 2023. 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; and,

(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.

Planning and Zoning Commission

On August 15, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 5-0, with Commissioner Hustings absent.

City Council

On September 5, 2023, the City Council approved a motion to approve the SUP by a vote of 7-0.

Included with this letter is a copy of *Ordinance No. 23-47, S-312*, 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) 772-6434.

Sincerely,

Henry Lee, AICP, *Senior Planner*
City of Rockwall Planning and Zoning Department