



**CASE COVER SHEET**

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

**PLANNING & ZONING CASE NO.**

**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**

**CITY COUNCIL READING #1**

**CITY COUNCIL READING #2**

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

### NOTES:

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

## PROPERTY INFORMATION [PLEASE PRINT]

|                  |                           |       |   |
|------------------|---------------------------|-------|---|
| ADDRESS          | 510 Turtle Cove #200      |       |   |
| SUBDIVISION      | Rockwall Executive Center | LOT   | 2 |
|                  |                           | BLOCK | A |
| GENERAL LOCATION | 510 Turtle Cove Blvd      |       |   |

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

|                 |            |                |                 |
|-----------------|------------|----------------|-----------------|
| CURRENT ZONING  | Commercial | CURRENT USE    | Commercial      |
| PROPOSED ZONING | Commercial | PROPOSED USE   | Commercial      |
| ACREAGE         | 1.158      | LOTS [CURRENT] | LOTS [PROPOSED] |

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z 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]

|                                |                               |   |                      |
|--------------------------------|-------------------------------|---|----------------------|
| <input type="checkbox"/> OWNER | PSB Indemnity Family Ltd Ptrn | <input checked="" type="checkbox"/> APPLICANT | Alan Wyatt           |
| CONTACT PERSON                 | Alan Wyatt                    | CONTACT PERSON                                | Alan Wyatt           |
| ADDRESS                        | 510 Turtle Cove Blvd #200     | ADDRESS                                       | 510 Turtle Cove Blvd |
| CITY, STATE & ZIP              | Rockwall Texas 75087          | CITY, STATE & ZIP                             | Rockwall Texas 75087 |
| PHONE                          | 972-670-1309                  | PHONE   | 972-670-1309         |
| E-MAIL                         | edwinwade@gmail.com           | E-MAIL  | edwinwade@gmail.com  |

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Alan Wyatt [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 \$ March, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THE 14th DAY OF March, 2024 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (ITS CITY CLERK) 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 14th DAY OF March, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

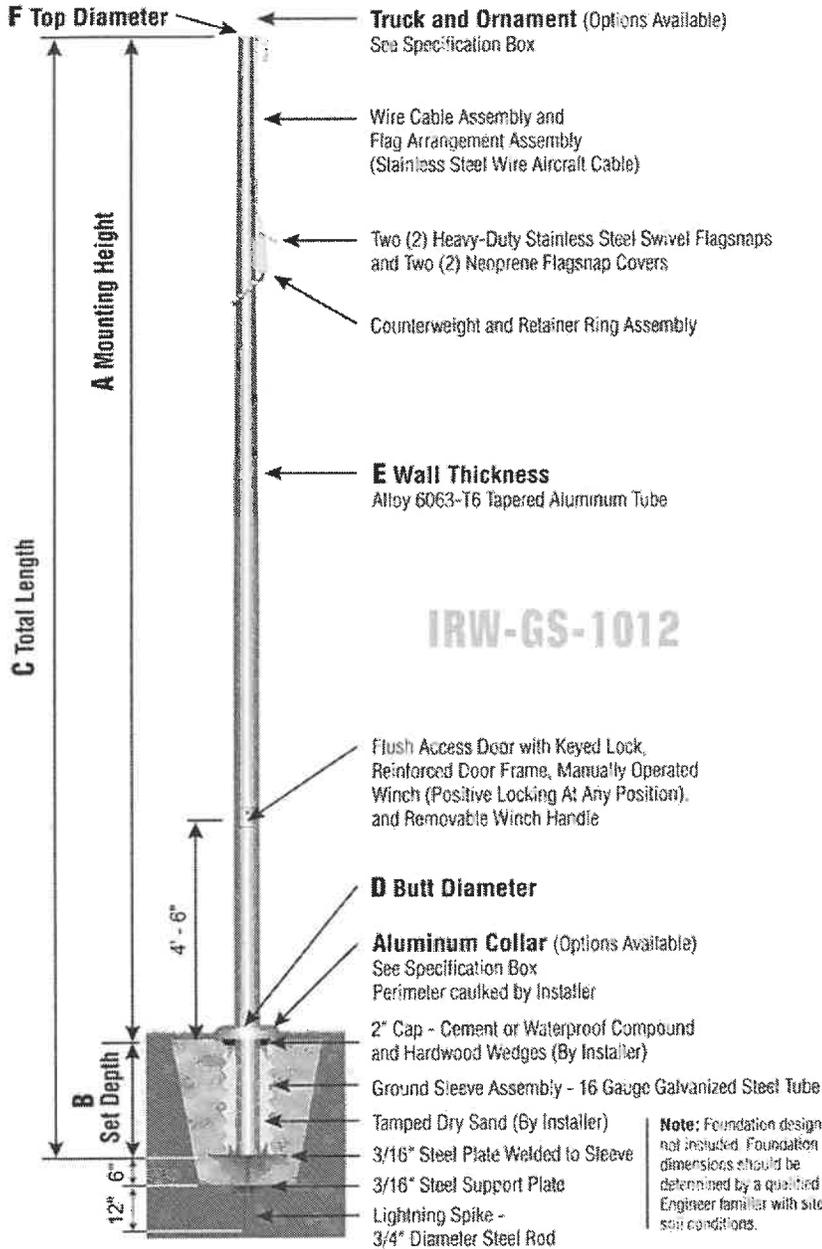
*Rockwell*





## Independence Series

IRW - Internal with Winch  
Wire Halyard  
Ground Set Installation



IRW-GS-1012

IRW60D13

SAT



**TRK-9800-58**  
Int. Revolving Truck  
Sealed Bearings



**BAL-1058-GLD**  
HD Gold Anodized  
Aluminum Ball



**COL1-A10S**  
FC-11 Spun Alum  
1-Piece



**SAT**  
Satin Finish



**IRW - WINCH**  
Reinforced Welded  
Door Frame

### Specifications

A. Mounting Height: 60'

B. Set Depth: 6'-0"

C. Total Length: 66'-0"

D. Butt Diameter: 10"

E. Wall Thickness: .188"

F. Top Diameter: 4"

Flagpole Sections: 3

Shaft Weight: 501 lbs.

Hardware Weight: 52 lbs.

Ground Sleeve Weight: 90 lbs.

\* Max Flag Size: 12' x 18'

\* Max Wind Speed w/Nylon Flag: 86 mph

\* Max Wind Speed No Flag: 118 mph

\* Wind Speed Specifications from  
ANSI/NAAMM FP 1001-07

Customer Name: Texas Specialty

Dealer: Epic Eagle

Qty: 1

Project: 60' Rockwall Turtle Cove

Location: Rockwall

Notes:

IRW60D13G-TAZ-O0F-C2C-FSA



↑ North



# DEVELOPMENT APPLICATION

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
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STAFF USE ONLY

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

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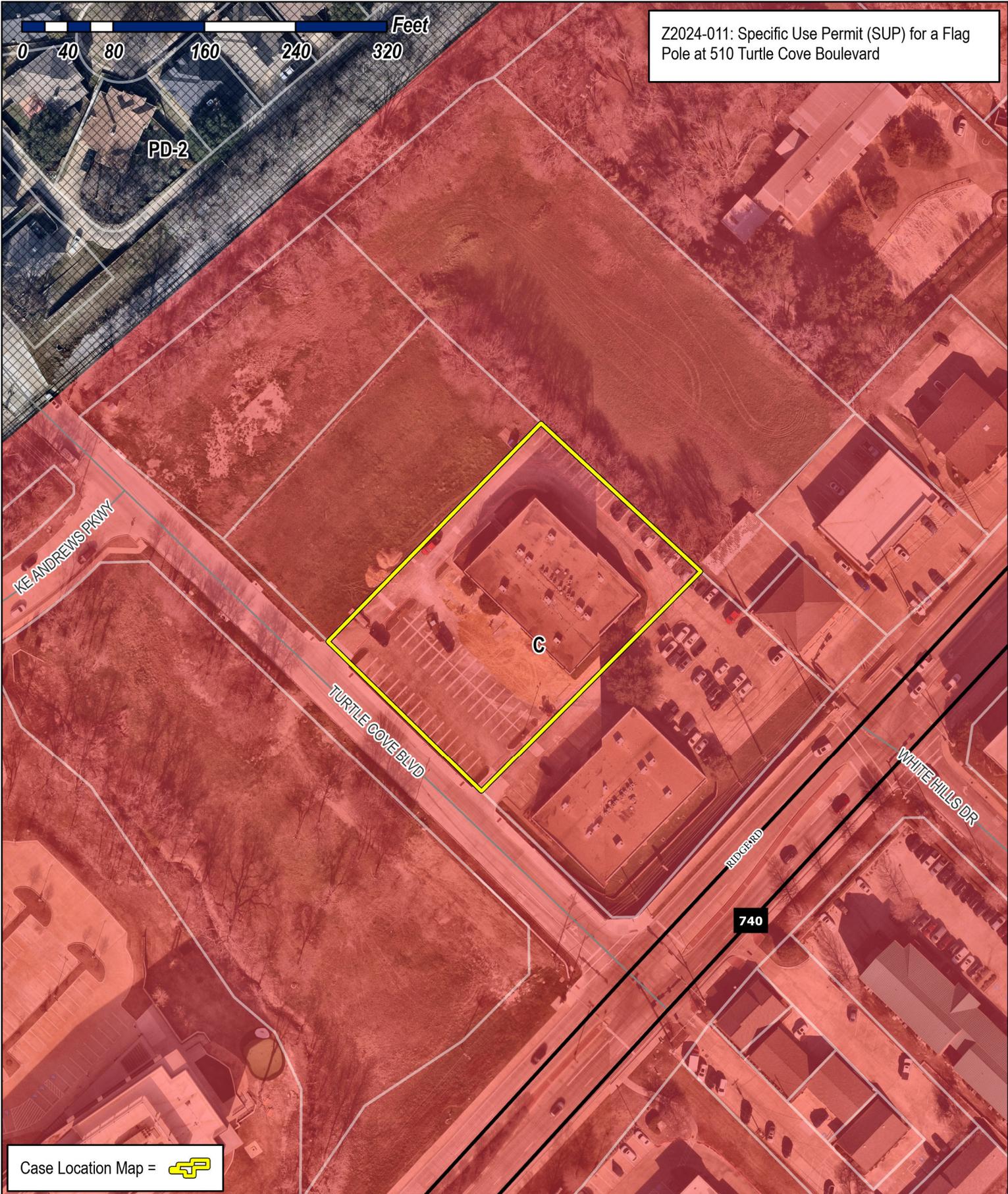
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OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Rockwell*





Z2024-011: Specific Use Permit (SUP) for a Flag Pole at 510 Turtle Cove Boulevard

Case Location Map = 



# 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.

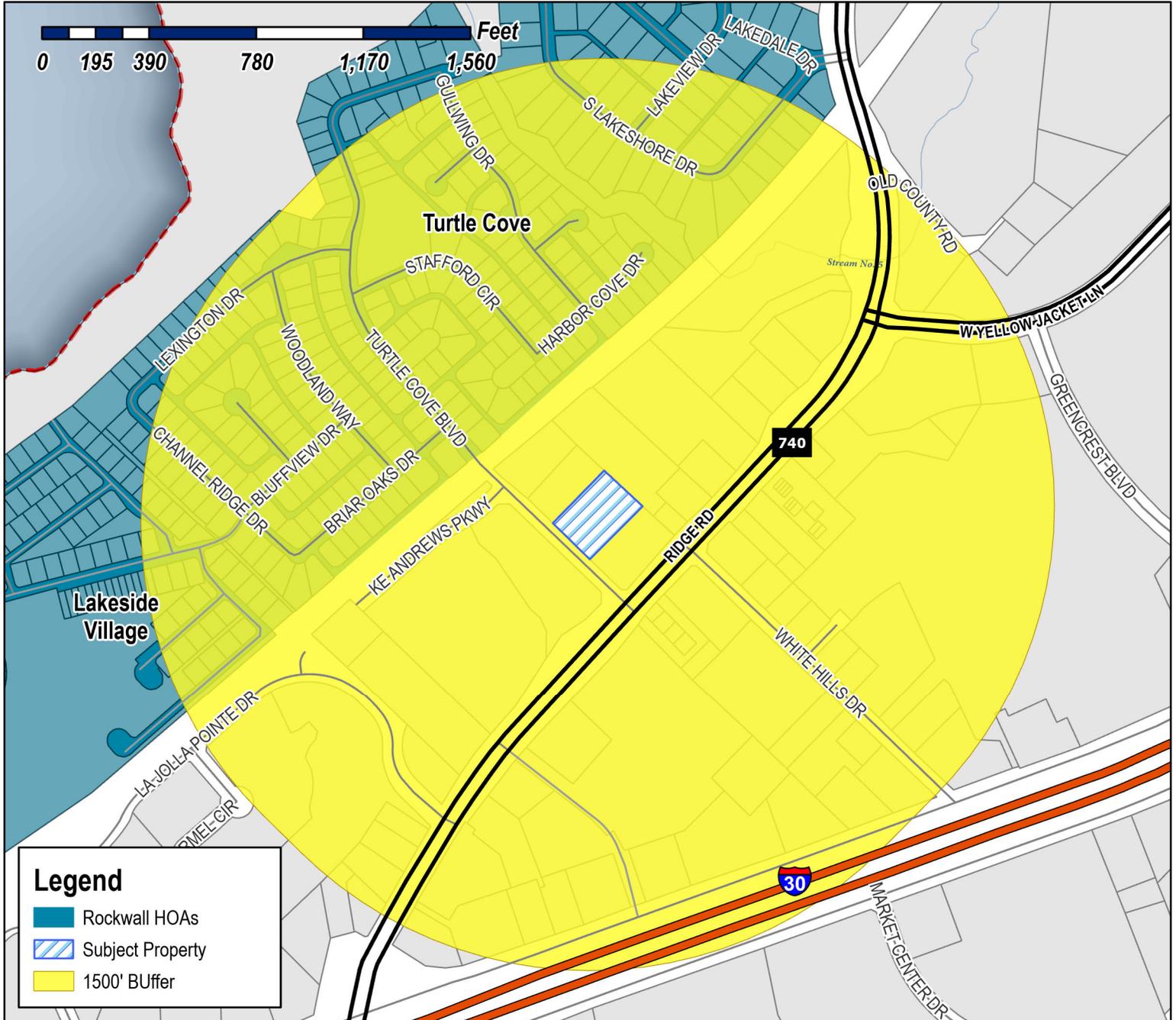




# City of Rockwall

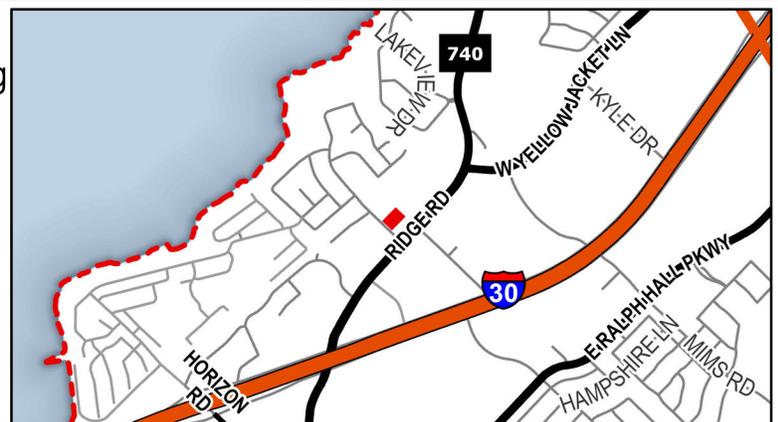
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**Case Number:** Z2024-011  
**Case Name:** Specific Use Permit (SUP) for a Flag Pole at 510 Turtle Cove Boulevard  
**Case Type:** Zoning  
**Zoning:** Commercial (C) District  
**Case Address:** 510 Turtle Cove Suite 200

**Date Saved:** 3/14/2024  
 For Questions on this Case Call (972) 771-7745

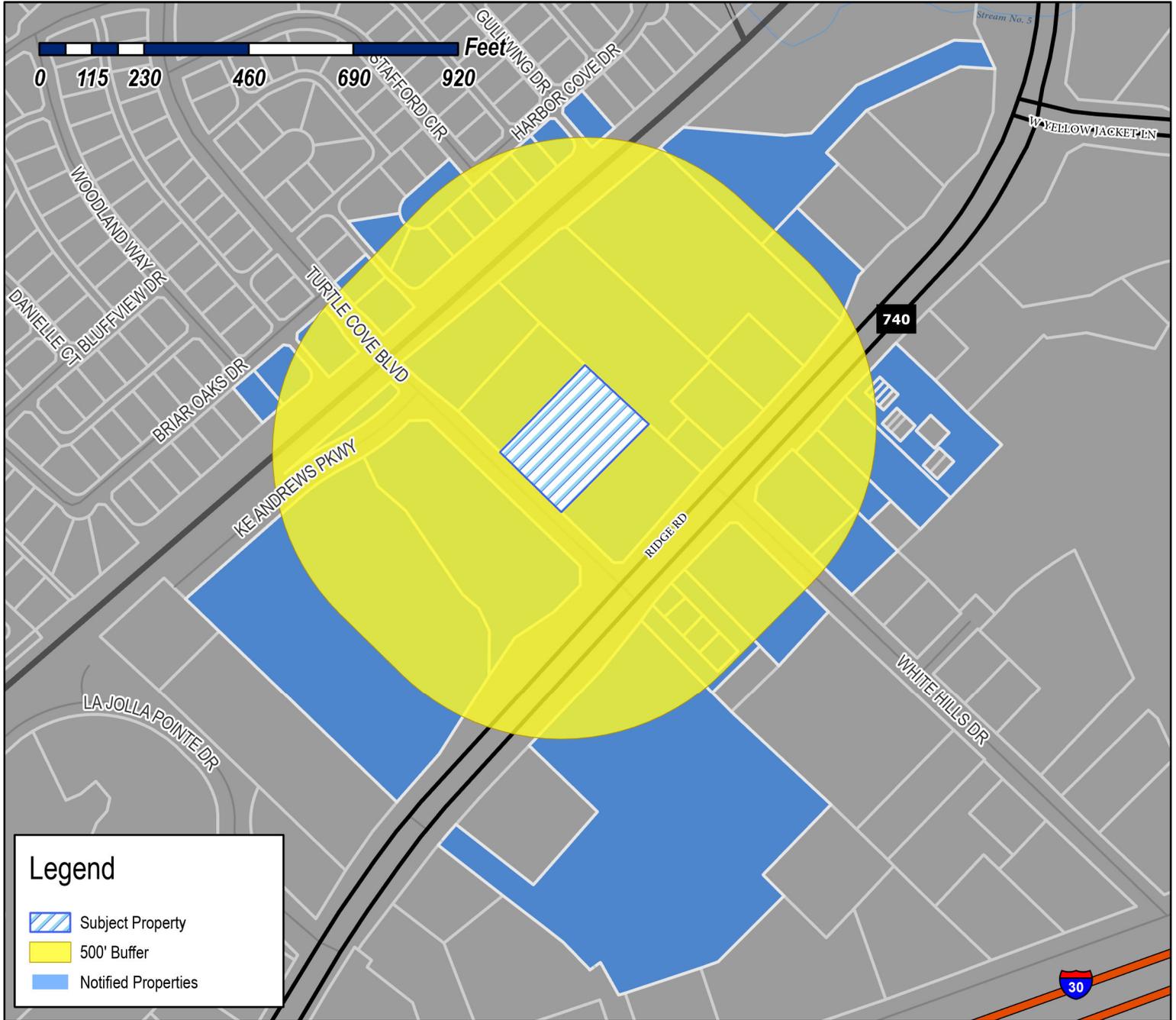




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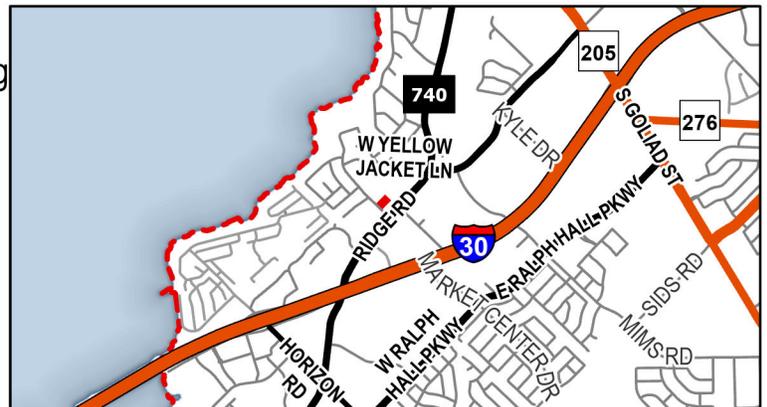
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**Case Number:** Z2024-011  
**Case Name:** Specific Use Permit (SUP) for a Flag Pole at 510 Turtle Cove Boulevard  
**Case Type:** Zoning  
**Zoning:** Commercial (C) District  
**Case Address:** 510 Turtle Cove Suite 200

**Date Saved:** 3/14/2024

For Questions on this Case Call: (972) 771-7746



TURTLE COVE RESIDENTIAL ASSOC  
C/O NEIGHBORHOOD MANAGEMENT  
1024 S GREENVILLE AVE SUITE 230  
ALLEN, TX 75002

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

JARA PARTNERS LTD  
1425 HUNTERS GLEN  
ROYSE CITY, TX 75189

MOURIER LAND INVESTMENT CORPORATION  
1430 BLUE OAKS BLVD STE 190  
ROSEVILLE, CA 95747

LAKEWOOD PROPERTIES LLC  
1864 MCDONALD RD  
ROCKWALL, TX 75032

RESIDENT  
2230 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
2231 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
2245 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
2251 RIDGE RD  
ROCKWALL, TX 75087

MMF INVESTMENTS LLC  
2255 RIDGE RD SUITE 333  
ROCKWALL, TX 75087

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

RESIDENT  
2305 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
2306 RIDGE RD  
ROCKWALL, TX 75087

SPILLMAN DENTAL PROPERTIES LLC  
2308 RIDGE RD STE B  
ROCKWALL, TX 75087

RESIDENT  
2310 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
2313 RIDGE RD  
ROCKWALL, TX 75087

2424 MTA REALTY LLC  
2424 RIDGE ROAD  
ROCKWALL, TX 75087

RESIDENT  
2455 RIDGE RD  
ROCKWALL, TX 75087

2455 RIDGE LLC  
2701 CUSTER PARKWAY SUITE 706  
RICHARDSON, TX 75080

2251 RIDGE ROAD LLC  
4131 N CENTRAL EXPRESSWAY SUITE 450  
DALLAS, TX 75204

RESIDENT  
500 TURTLE COVE BLVD  
ROCKWALL, TX 75087

PSB INDEMNITY FAMILY LTD PTRN  
510 TURTLE COVE BLVD STE 200  
ROCKWALL, TX 75087

RICE CARINE  
545 BEDFORD FALLS  
ROCKWALL, TX 75087

PACHECO ENRIQUE AND JOANN T  
5788 W SKY HAWK TRL  
ROYSE CITY, TX 75189

RESIDENT  
600 TURTLE COVE BLVD  
ROCKWALL, TX 75087

SEAY KENNETH WAYNE & ELIZABETH CAUFIELD  
623 HARBOR COVE DRIVE  
ROCKWALL, TX 75087

LITHERLAND LORILEE  
627 HARBOR COVE DR  
ROCKWALL, TX 75087

RESIDENT  
629 HARBOR COVE DR  
ROCKWALL, TX 75087

ONTIVEROS NADINE MARGARET & ALFREDO  
JOSE  
631 HARBOR COVE DRIVE  
ROCKWALL, TX 75087

BARROW KYLE  
633 HARBOR COVE DR  
ROCKWALL, TX 75087

JIMMIE AND BARBARA ALFORD REVOCABLE  
TRUST  
JIMMIE LEE ALFORD AND BARBARA EDWARDS  
ALFORD-COTRUSTEES  
635 STAFFORD CIR  
ROCKWALL, TX 75087

RESIDENT  
637 STAFFORD CIR  
ROCKWALL, TX 75087

GARRISON KIMBERLY RAE AND JOHN  
638 TURTLE COVE BLVD  
ROCKWALL, TX 75087

HAYS FAMILY TRUST  
JOAN AVOY HAYS - TRUSTEE  
639 STAFFORD CIR  
ROCKWALL, TX 75087

GOODWIN HEATHER  
641 STAFFORD CIR  
ROCKWALL, TX 75087

SMITH RICHARD G EBERLE  
642 TURTLE COVE BLVD  
ROCKWALL, TX 75087

ROCKWALL ALIGNED REI LP  
8637 FREDERICKSBURG RD SUITE 360  
SAN ANTONIO, TX 78240

GAY-SEVITS MORIAH E  
920 BRIAR OAK  
ROCKWALL, TX 75087

BISHOP MICHAEL F  
926 BRIAR OAK DR  
ROCKWALL, TX 75087

HUGHES NICHOLAS AND AMY  
930 BRIAR OAKS DR  
ROCKWALL, TX 75087

CENTERS FOR PEACE AND MERCY, INC  
P.O. BOX 615  
ROCKWALL, TX 75087

DAIKER PARTNERS LTD.  
PO BOX 1059  
ROCKWALL, TX 75087

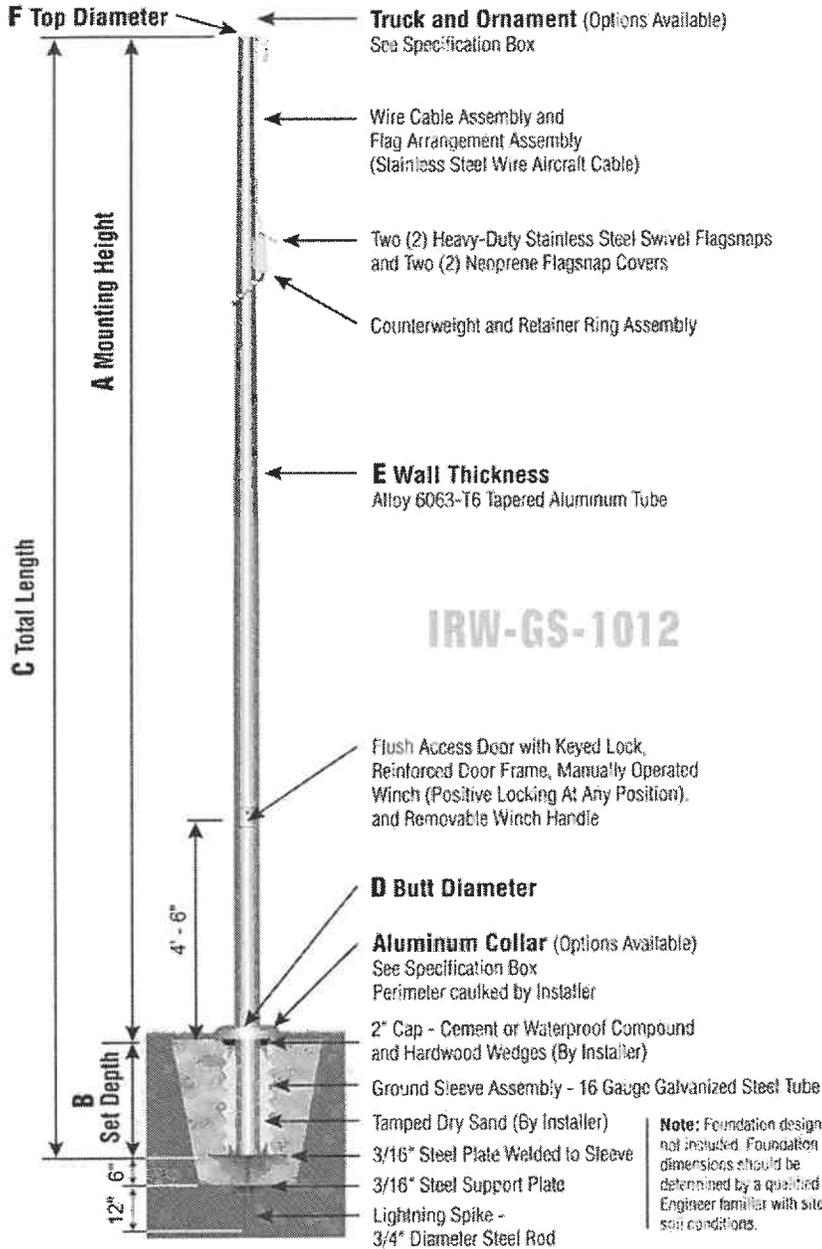
GLOBAL ADVANCE INC  
PO BOX 742077  
DALLAS, TX 75374

ALMLAM REAL ESTATE LLC  
PO BOX 755  
ROCKWALL, TX 75087



## Independence Series

IRW - Internal with Winch  
Wire Halyard  
Ground Set Installation



**IRW60D13**

**- SAT**



**TRK-9800-58**  
Int. Revolving Truck  
Sealed Bearings



**BAL-1058-GLD**  
HD Gold Anodized  
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**COL1-A10S**  
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**SAT**  
Satin Finish



**IRW - WINCH**  
Reinforced Welded  
Door Frame

### Specifications

A. Mounting Height: 60'

B. Set Depth: 6'-0"

C. Total Length: 66'-0"

D. Butt Diameter: 10"

E. Wall Thickness: .188"

F. Top Diameter: 4"

Flagpole Sections: 3

Shaft Weight: 501 lbs.

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Customer Name: Texas Specialty

Dealer: Epic Eagle

Qty: 1

Project: 60' Rockwall Turtle Cove

Location: Rockwall

Notes:

IRW60D13G-TAZ-O0F-C2C-FSA



↑ North

# PROJECT COMMENTS



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

DATE: 3/22/2024

PROJECT NUMBER: Z2024-011  
PROJECT NAME: Specific Use Permit for 510 Turtle Cove  
SITE ADDRESS/LOCATIONS: 510 TURTLE COVE BLVD, ROCKWALL, 75087

CASE CAPTION: Hold a public hearing to discuss and consider a request by Alan Wyatt on behalf of PSB Indemnity Family, LTD PTRN for the approval of a Specific Use Permit (SUP) to all a structure in excess of 36-feet in the Scenic Overlay (SOV) District to allow the construction of a flag pole on a 1.158-acre parcel of land identified as a Lot 2, Block A, Rockwall Executive Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 510 Turtle Cove Boulevard, and take any action necessary.

| DEPARTMENT | REVIEWER         | DATE OF REVIEW | STATUS OF PROJECT    |
|------------|------------------|----------------|----------------------|
|            | Angelica Guevara | 03/22/2024     | Approved w/ Comments |

03/22/2024: Z2024-011; Specific Use Permit (SUP) for 510 Turtle Cove Blvd.

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

I.1 This request is for the approval of a Specific Use Permit (SUP) to all a structure in excess of 36-feet in the Scenic Overlay (SOV) District to allow the construction of a flag pole on a 1.158-acre parcel of land identified as a Lot 2, Block A, Rockwall Executive Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 510 Turtle Cove Boulevard.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email [aguevara@rockwall.com](mailto:aguevara@rockwall.com).

M.3 For reference, include the case number (Z2024-011) in the lower right-hand corner of all pages on future submittals.

I.4 According to Subsection 03.04, Flag Poles, of Article 04, Permissible Uses, of the Unified Development Code (UDC), "(f)lag poles are permitted in all districts, but must meet the building height and setback requirements for each district."

I.5 Subsection 06.02 (B), General Overlay District Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC):

Special Use Standards. Development within the Scenic Overlay (SOV) District and the SH-66 Overlay (SH-66 OV) District shall comply with the Land Use Schedule contained in Article 04, Permissible Uses, of this Unified Development Code (UDC); however, the following land uses may be considered on a case-by case basis through a Specific Use Permit:

- (1) Retail Store with Gasoline Sales (Any Number of Dispensers or Vehicles)
- (2) Car Wash (Any Type)
- (3) Structures Over 36-Feet in Height

I.6 According to Subsection 07.03, Non-Residential District Development Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), the maximum height for a structure in a Commercial (C) District is 60-feet; however, the City Council may grant a Specific Use Permit (SUP) for a structure up to 240-feet through a

Specific Use Permit (SUP).

I.7 Subsection 03.02(B), Prohibited Lighting, of Article 07, Environmental Performance, of the Unified Development Code (UDC), It shall be unlawful to display or operate the following:

(A) An unshielded light source, including bare bulbs, above 15 watts, except for temporary holiday lighting.

I.8 Subsection 03.03(E), Minimum Requirements, of Article 07, Environmental Performance, of the Unified Development Code (UDC),

Building and Pole Mounted Lighting. All building and pole mounted luminaries exceeding 15-watts shall be directed down with either a partial cut-off or full cut-off source

M.9 Please review the attached Draft Ordinance prior to the March 26, 2024 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than April 2, 2024.

I.10 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 April 2, 2024; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the April 9, 2024 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on March 26, 2024.

I.11 The projected City Council meeting dates for this case will be April 15, 2024 (1st Reading) and May 6, 2024 (2nd Reading).

I.12 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). A representative(s) must be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

| DEPARTMENT  | REVIEWER      | DATE OF REVIEW | STATUS OF PROJECT |
|-------------|---------------|----------------|-------------------|
| ENGINEERING | Madelyn Price | 03/21/2024     | Approved          |
| No Comments |               |                |                   |

| DEPARTMENT   | REVIEWER     | DATE OF REVIEW | STATUS OF PROJECT    |
|--|--------------|----------------|----------------------|
| BUILDING   | Craig Foshee | 03/21/2024     | Approved w/ Comments |
| 03/21/2024: BUILDING PERMIT WILL BE REQUIRED, IN ADDITION TO THE PROVIDED DOCUMENTS THEY WILL ALSO NEED A ENGINEER SEALED FOOTING PLAN AND THE ENGINEER MUST STATE THE THE POLE MEETS THE WIND LOAD REQUIREMENTS OF THE 2021 INTERNATIONAL BUILDING CODE |              |                |                      |

| DEPARTMENT  | REVIEWER       | DATE OF REVIEW | STATUS OF PROJECT |
|-------------|----------------|----------------|-------------------|
| FIRE        | Ariana Kistner | 03/18/2024     | Approved          |
| No Comments |                |                |                   |

| DEPARTMENT  | REVIEWER        | DATE OF REVIEW | STATUS OF PROJECT |
|-------------|-----------------|----------------|-------------------|
| GIS         | Lance Singleton | 03/18/2024     | Approved          |
| No Comments |                 |                |                   |

| DEPARTMENT  | REVIEWER        | DATE OF REVIEW | STATUS OF PROJECT |
|-------------|-----------------|----------------|-------------------|
| POLICE      | Chris Cleveland | 03/15/2024     | Approved          |
| No Comments |                 |                |                   |

| DEPARTMENT | REVIEWER     | DATE OF REVIEW | STATUS OF PROJECT |
|------------|--------------|----------------|-------------------|
| PARKS      | Travis Sales | 03/18/2024     | Approved          |

No Comments



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

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

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

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

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

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

### NOTES:

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

## PROPERTY INFORMATION [PLEASE PRINT]

|                  |                           |       |   |
|------------------|---------------------------|-------|---|
| ADDRESS          | 510 Turtle Cove #200      |       |   |
| SUBDIVISION      | Rockwall Executive Center | LOT   | 2 |
|                  |                           | BLOCK | A |
| GENERAL LOCATION | 510 Turtle Cove Blvd      |       |   |

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

|                 |            |                |                 |
|-----------------|------------|----------------|-----------------|
| CURRENT ZONING  | Commercial | CURRENT USE    | Commercial      |
| PROPOSED ZONING | Commercial | PROPOSED USE   | Commercial      |
| ACREAGE         | 1.158      | LOTS [CURRENT] | LOTS [PROPOSED] |

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z 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]

|                                |                               |   |                      |
|--------------------------------|-------------------------------|---|----------------------|
| <input type="checkbox"/> OWNER | PSB Indemnity Family Ltd Ptrn | <input checked="" type="checkbox"/> APPLICANT | Alan Wyatt           |
| CONTACT PERSON                 | Alan Wyatt                    | CONTACT PERSON                                | Alan Wyatt           |
| ADDRESS                        | 510 Turtle Cove Blvd #200     | ADDRESS                                       | 510 Turtle Cove Blvd |
| CITY, STATE & ZIP              | Rockwall Texas 75087          | CITY, STATE & ZIP                             | Rockwall Texas 75087 |
| PHONE                          | 972-670-1309                  | PHONE   | 972-670-1309         |
| E-MAIL                         | edwinwade@gmail.com           | E-MAIL  | edwinwade@gmail.com  |

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Alan Wyatt [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 \$ 144, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS 14th DAY OF March, 2024 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (ITS CITY CLERK) 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."

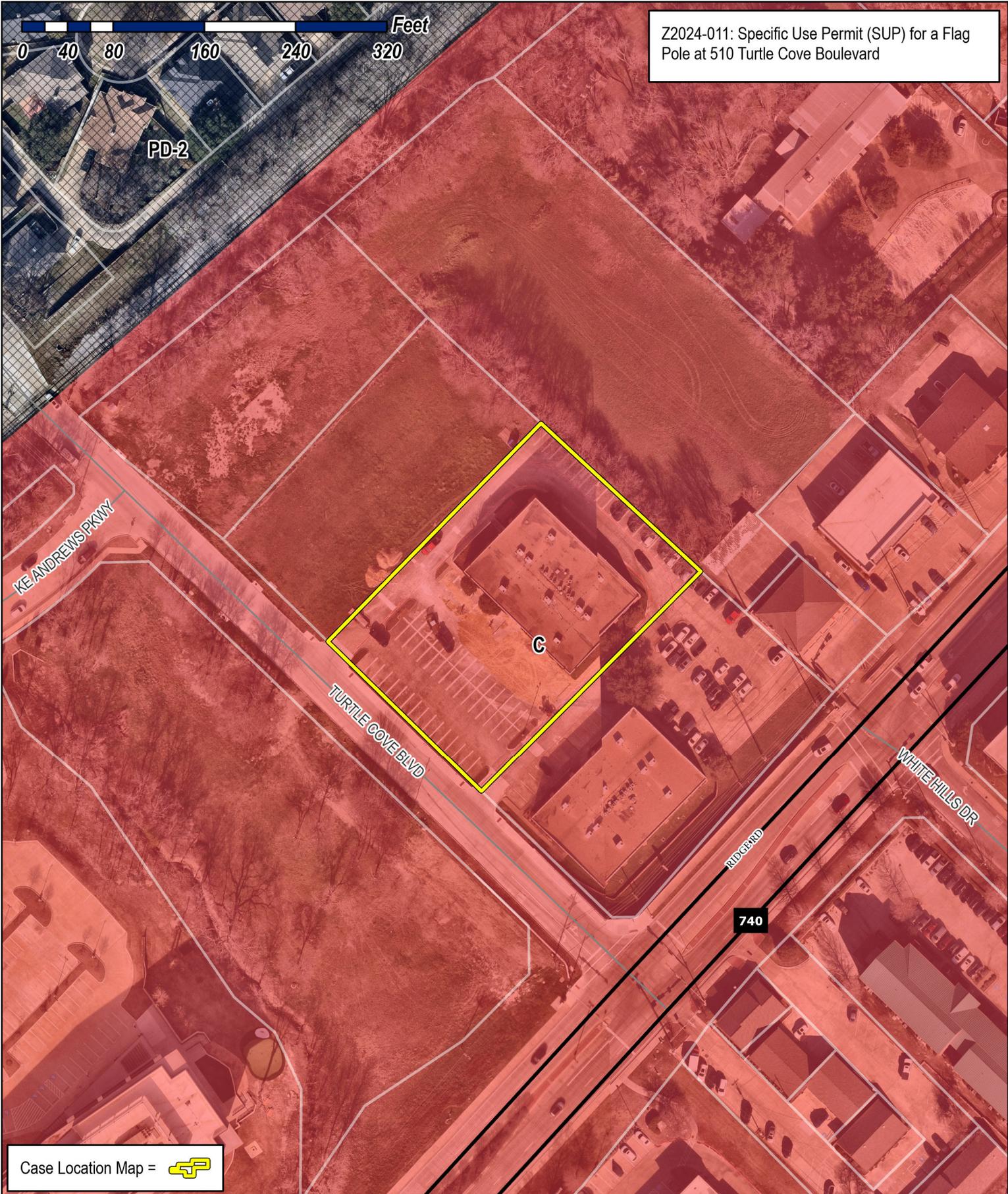
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF March, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Rockwell*





Z2024-011: Specific Use Permit (SUP) for a Flag Pole at 510 Turtle Cove Boulevard

Case Location Map = 



# 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.

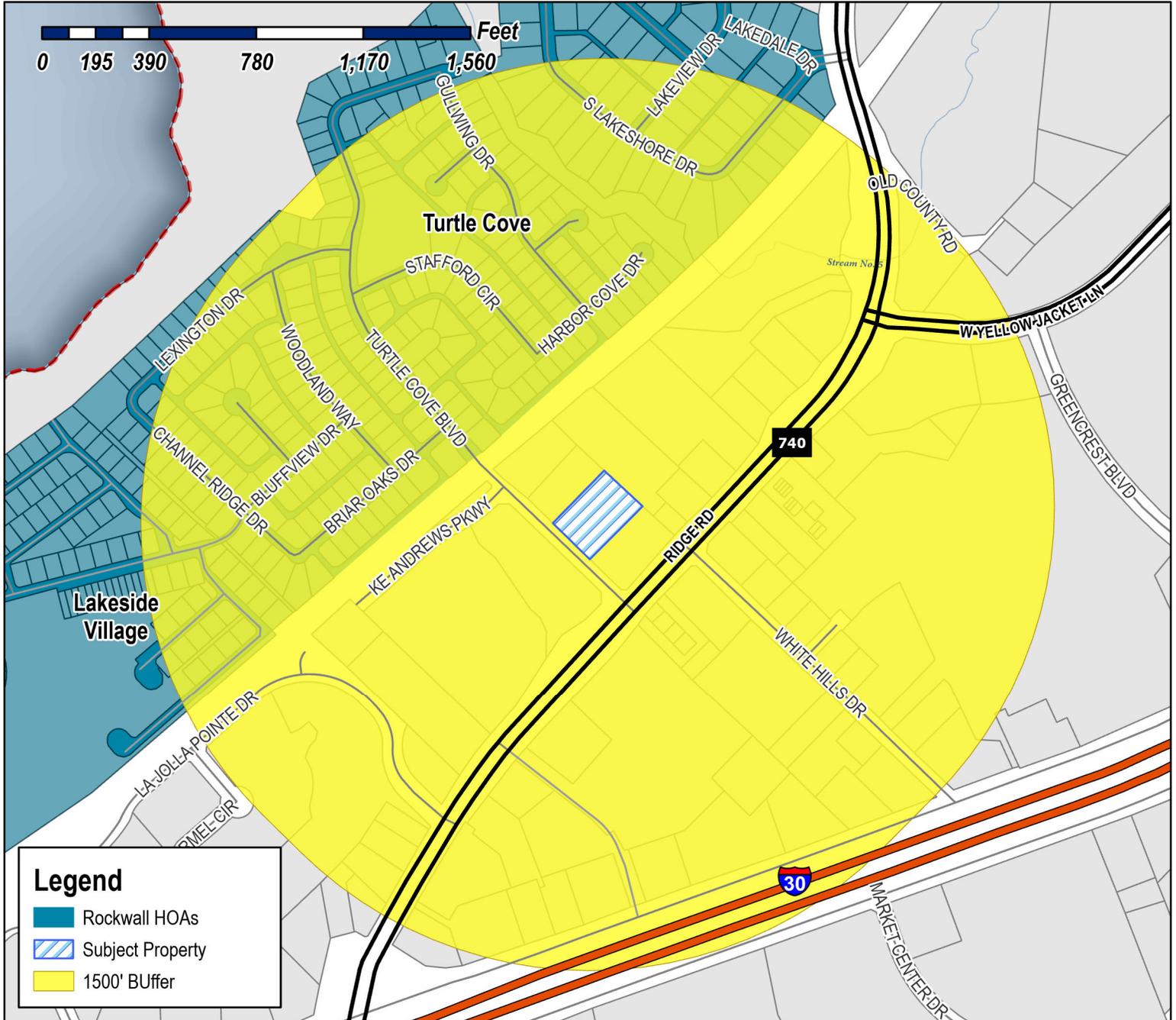




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**Case Number:** Z2024-011  
**Case Name:** Specific Use Permit (SUP) for a Flag Pole at 510 Turtle Cove Boulevard  
**Case Type:** Zoning  
**Zoning:** Commercial (C) District  
**Case Address:** 510 Turtle Cove Suite 200



**Date Saved:** 3/14/2024

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

**From:** [Zavala, Melanie](#)  
**Cc:** [Miller, Ryan](#); [Ross, Bethany](#); [Guevara, Angelica](#); [Lee, Henry](#)  
**Subject:** Neighborhood Notification Program [Z2024-011}  
**Date:** Tuesday, March 19, 2024 10:59:30 AM  
**Attachments:** [Public Notice \(P&Z\) \(03.15.2024\).pdf](#)  
[HOA Map \(3.14.2024\).pdf](#)

---

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [Friday March 22, 2024](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, April 9, 2024 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, April 15, 2024 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2024-011: SUP for a Flagpole

Hold a public hearing to discuss and consider a request by Alan Wyatt on behalf of PSB Indemnity Family, LTD PTRN for the approval of a [Specific Use Permit \(SUP\)](#) to all a structure in excess of 36-feet in the Scenic Overlay (SOV) District to allow the construction of a flag pole on a 1.158-acre parcel of land identified as a Lot 2, Block A, Rockwall Executive Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 510 Turtle Cove Boulevard, and take any action necessary.

*Melanie Zavala*

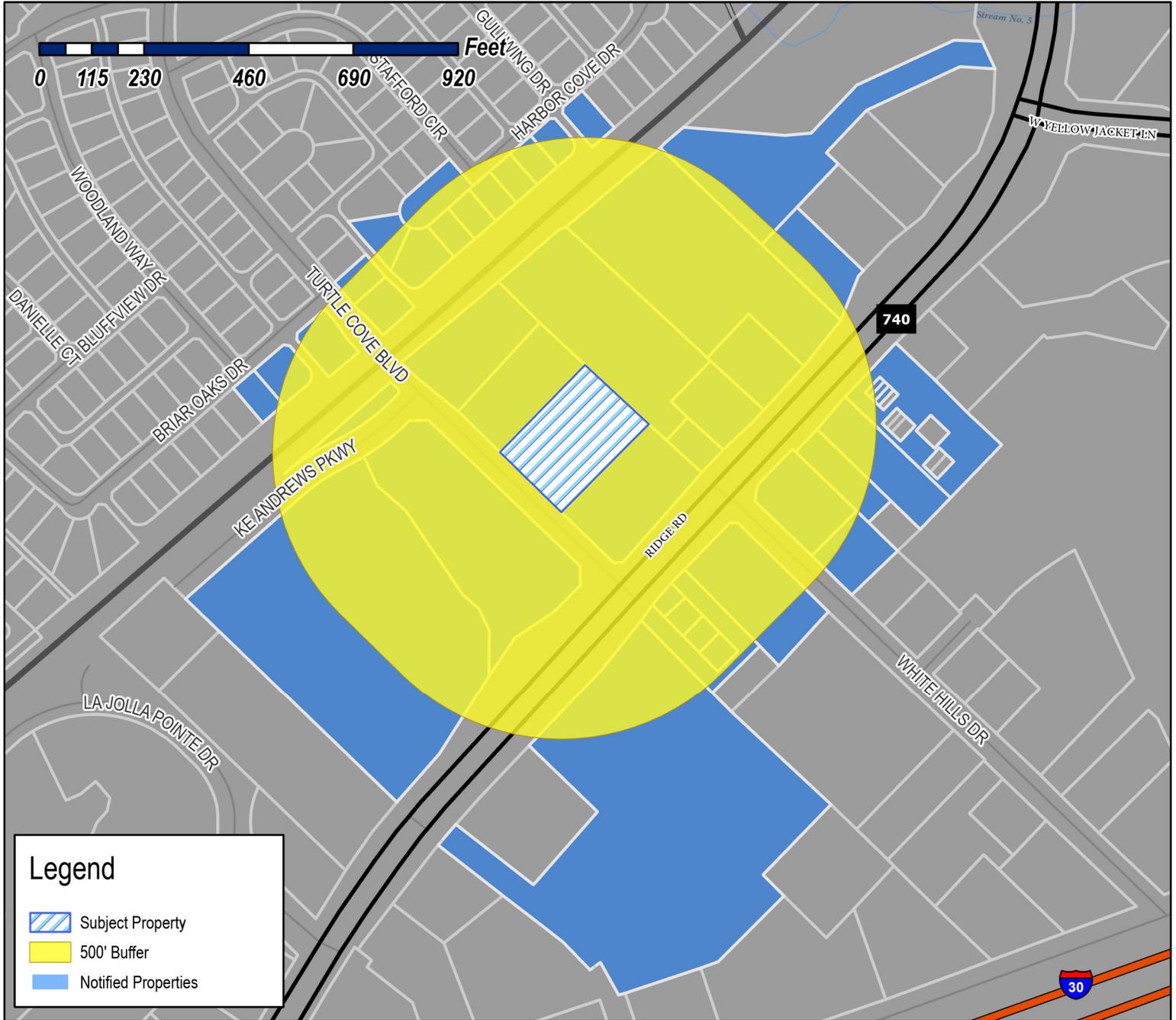
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087  
<http://www.rockwall.com/>  
972-771-7745 Ext. 6568



# City of Rockwall

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

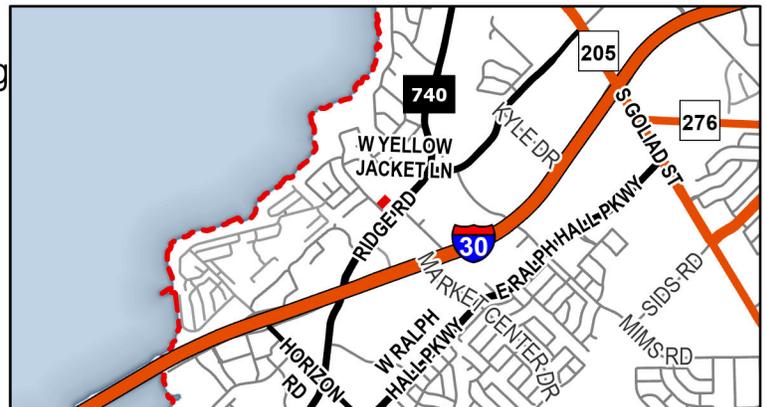
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**Case Number:** Z2024-011  
**Case Name:** Specific Use Permit (SUP) for a Flag Pole at 510 Turtle Cove Boulevard  
**Case Type:** Zoning  
**Zoning:** Commercial (C) District  
**Case Address:** 510 Turtle Cove Suite 200

**Date Saved:** 3/14/2024

For Questions on this Case Call: (972) 771-7746



TURTLE COVE RESIDENTIAL ASSOC  
C/O NEIGHBORHOOD MANAGEMENT  
1024 S GREENVILLE AVE SUITE 230  
ALLEN, TX 75002

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

JARA PARTNERS LTD  
1425 HUNTERS GLEN  
ROYSE CITY, TX 75189

MOURIER LAND INVESTMENT CORPORATION  
1430 BLUE OAKS BLVD STE 190  
ROSEVILLE, CA 95747

LAKEWOOD PROPERTIES LLC  
1864 MCDONALD RD  
ROCKWALL, TX 75032

RESIDENT  
2230 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
2231 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
2245 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
2251 RIDGE RD  
ROCKWALL, TX 75087

MMF INVESTMENTS LLC  
2255 RIDGE RD SUITE 333  
ROCKWALL, TX 75087

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

RESIDENT  
2305 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
2306 RIDGE RD  
ROCKWALL, TX 75087

SPILLMAN DENTAL PROPERTIES LLC  
2308 RIDGE RD STE B  
ROCKWALL, TX 75087

RESIDENT  
2310 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
2313 RIDGE RD  
ROCKWALL, TX 75087

2424 MTA REALTY LLC  
2424 RIDGE ROAD  
ROCKWALL, TX 75087

RESIDENT  
2455 RIDGE RD  
ROCKWALL, TX 75087

2455 RIDGE LLC  
2701 CUSTER PARKWAY SUITE 706  
RICHARDSON, TX 75080

2251 RIDGE ROAD LLC  
4131 N CENTRAL EXPRESSWAY SUITE 450  
DALLAS, TX 75204

RESIDENT  
500 TURTLE COVE BLVD  
ROCKWALL, TX 75087

PSB INDEMNITY FAMILY LTD PTRN  
510 TURTLE COVE BLVD STE 200  
ROCKWALL, TX 75087

RICE CARINE  
545 BEDFORD FALLS  
ROCKWALL, TX 75087

PACHECO ENRIQUE AND JOANN T  
5788 W SKY HAWK TRL  
ROYSE CITY, TX 75189

RESIDENT  
600 TURTLE COVE BLVD  
ROCKWALL, TX 75087

SEAY KENNETH WAYNE & ELIZABETH CAUFIELD  
623 HARBOR COVE DRIVE  
ROCKWALL, TX 75087

LITHERLAND LORILEE  
627 HARBOR COVE DR  
ROCKWALL, TX 75087

RESIDENT  
629 HARBOR COVE DR  
ROCKWALL, TX 75087

ONTIVEROS NADINE MARGARET & ALFREDO  
JOSE  
631 HARBOR COVE DRIVE  
ROCKWALL, TX 75087

BARROW KYLE  
633 HARBOR COVE DR  
ROCKWALL, TX 75087

JIMMIE AND BARBARA ALFORD REVOCABLE  
TRUST  
JIMMIE LEE ALFORD AND BARBARA EDWARDS  
ALFORD-COTRUSTEES  
635 STAFFORD CIR  
ROCKWALL, TX 75087

RESIDENT  
637 STAFFORD CIR  
ROCKWALL, TX 75087

GARRISON KIMBERLY RAE AND JOHN  
638 TURTLE COVE BLVD  
ROCKWALL, TX 75087

HAYS FAMILY TRUST  
JOAN AVOY HAYS - TRUSTEE  
639 STAFFORD CIR  
ROCKWALL, TX 75087

GOODWIN HEATHER  
641 STAFFORD CIR  
ROCKWALL, TX 75087

SMITH RICHARD G EBERLE  
642 TURTLE COVE BLVD  
ROCKWALL, TX 75087

ROCKWALL ALIGNED REI LP  
8637 FREDERICKSBURG RD SUITE 360  
SAN ANTONIO, TX 78240

GAY-SEVITS MORIAH E  
920 BRIAR OAK  
ROCKWALL, TX 75087

BISHOP MICHAEL F  
926 BRIAR OAK DR  
ROCKWALL, TX 75087

HUGHES NICHOLAS AND AMY  
930 BRIAR OAKS DR  
ROCKWALL, TX 75087

CENTERS FOR PEACE AND MERCY, INC  
P.O. BOX 615  
ROCKWALL, TX 75087

DAIKER PARTNERS LTD.  
PO BOX 1059  
ROCKWALL, TX 75087

GLOBAL ADVANCE INC  
PO BOX 742077  
DALLAS, TX 75374

ALMLAM REAL ESTATE LLC  
PO BOX 755  
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:

## Z2024-011: SUP for a Flagpole

Hold a public hearing to discuss and consider a request by Alan Wyatt on behalf of PSB Indemnity Family, LTD PTRN for the approval of a *Specific Use Permit (SUP)* to all a structure in excess of 36-feet in the Scenic Overlay (SOV) District to allow the construction of a flag pole on a 1.158-acre parcel of land identified as a Lot 2, Block A, Rockwall Executive Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 510 Turtle Cove 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, April 9, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 15, 2024 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:

**Angelica Guevara**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

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

Your comments must be received by Monday, April 15, 2024 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



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

--- PLEASE RETURN THE BELOW FORM ---

## Case No. Z2024-011: SUP for a Flagpole

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.

[Redacted area]

Name: [Redacted]  
Address: [Redacted]

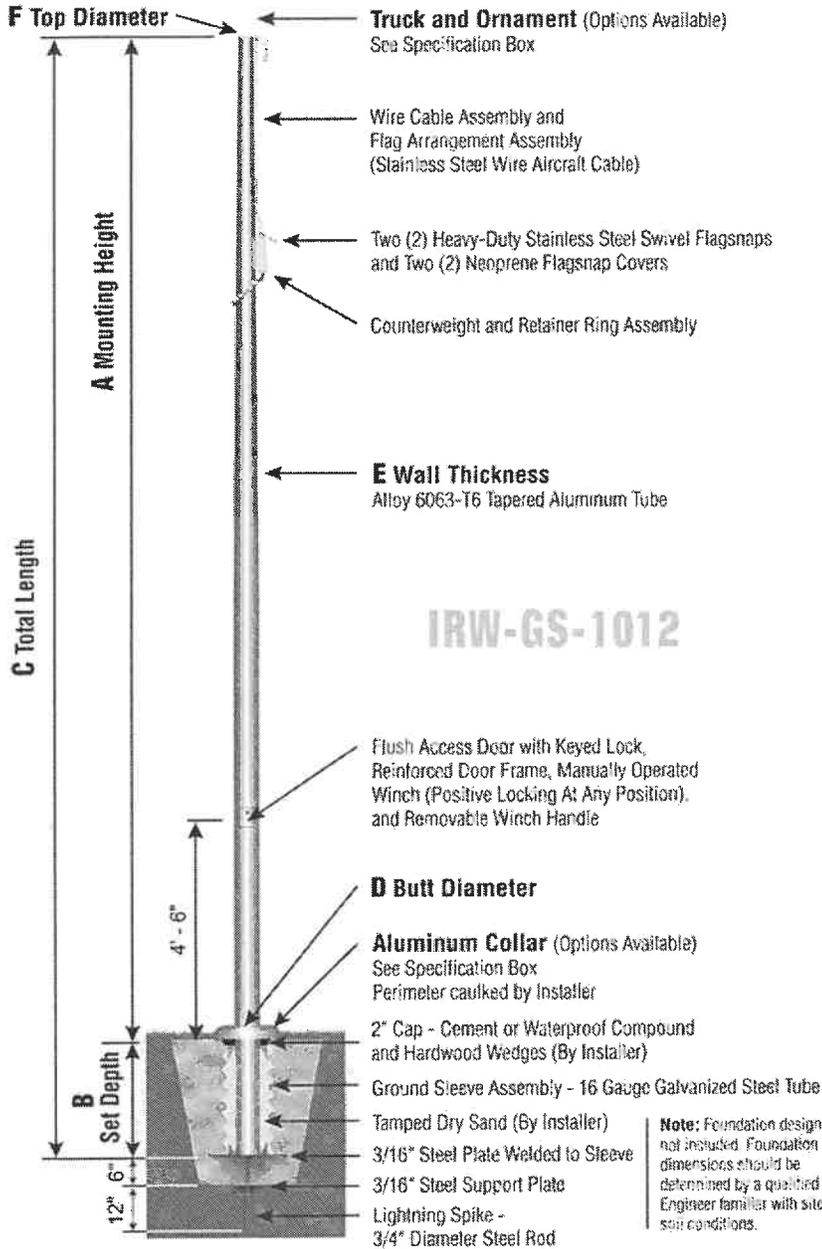
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written 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



## Independence Series

IRW - Internal with Winch  
Wire Halyard  
Ground Set Installation



**IRW60D13**

**- SAT**



**TRK-9800-58**  
Int. Revolving Truck  
Sealed Bearings



**BAL-1058-GLD**  
HD Gold Anodized  
Aluminum Ball



**COL1-A10S**  
FC-11 Spun Alum  
1-Piece



**SAT**  
Satin Finish



**IRW - WINCH**  
Reinforced Welded  
Door Frame

### Specifications

A. Mounting Height: 60'

B. Set Depth: 6'-0"

C. Total Length: 66'-0"

D. Butt Diameter: 10"

E. Wall Thickness: .188"

F. Top Diameter: 4"

Flagpole Sections: 3

Shaft Weight: 501 lbs.

Hardware Weight: 52 lbs.

Ground Sleeve Weight: 90 lbs.

\* Max Flag Size: 12' x 18'

\* Max Wind Speed w/Nylon Flag: 86 mph

\* Max Wind Speed No Flag: 118 mph

\* Wind Speed Specifications from  
ANSI/NAAMM FP 1001-07

Customer Name: Texas Specialty

Dealer: Epic Eagle

Qty: 1

Project: 60' Rockwall Turtle Cove

Location: Rockwall

Notes:

IRW60D13G-TAZ-O0F-C2C-FSA



↑ North

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *STRUCTURE IN EXCESS OF 36-FEET IN HEIGHT IN THE SCENIC OVERLAY (SOV) DISTRICT* TO ALLOW THE CONSTRUCTION OF A FLAG POLE ON A 1.158-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK A, ROCKWALL EXECUTIVE CENTER ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Alan Wyatt for the approval of a Specific Use Permit (SUP) to allow a *structure in excess of 36-feet in height in the Scenic Overlay (SOV) District* to allow the construction of a flag pole on a 1.158-acre parcel of land being described as Lot 2, Block A, Rockwall Executive Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 510 Turtle Cove Boulevard, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*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 (UDC) [*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) to allow a *structure in excess of 36-feet in height in the Scenic Overlay (SOV) District* to allow the construction of a flag pole in accordance with Article 04, *Permissible Uses*, and Article 05, *District Development Standards*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in

Subsection 03.04, *Flag Poles*, of Article 04, *Permissible Uses*, and Subsection 07.03, *Non-Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction and continued operation of a flag pole on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of a flag pole on the *Subject Property* shall generally conform to the Concept Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a flag pole on the *Subject Property* shall generally conform to the Flag Pole Elevations depicted in *Exhibit 'C'* of this ordinance.
- 3) The proposed flag pole shall not exceed a maximum overall height of 240-feet as measured from grade.
- 4) The flag shall be maintained in good condition free of tears, rips, fraying, or fading.

## 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 *Building Permit*, should the contractor 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 Revision 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 6<sup>th</sup> DAY OF MAY, 2024.**

\_\_\_\_\_  
Trace Johannessen, *Mayor*

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

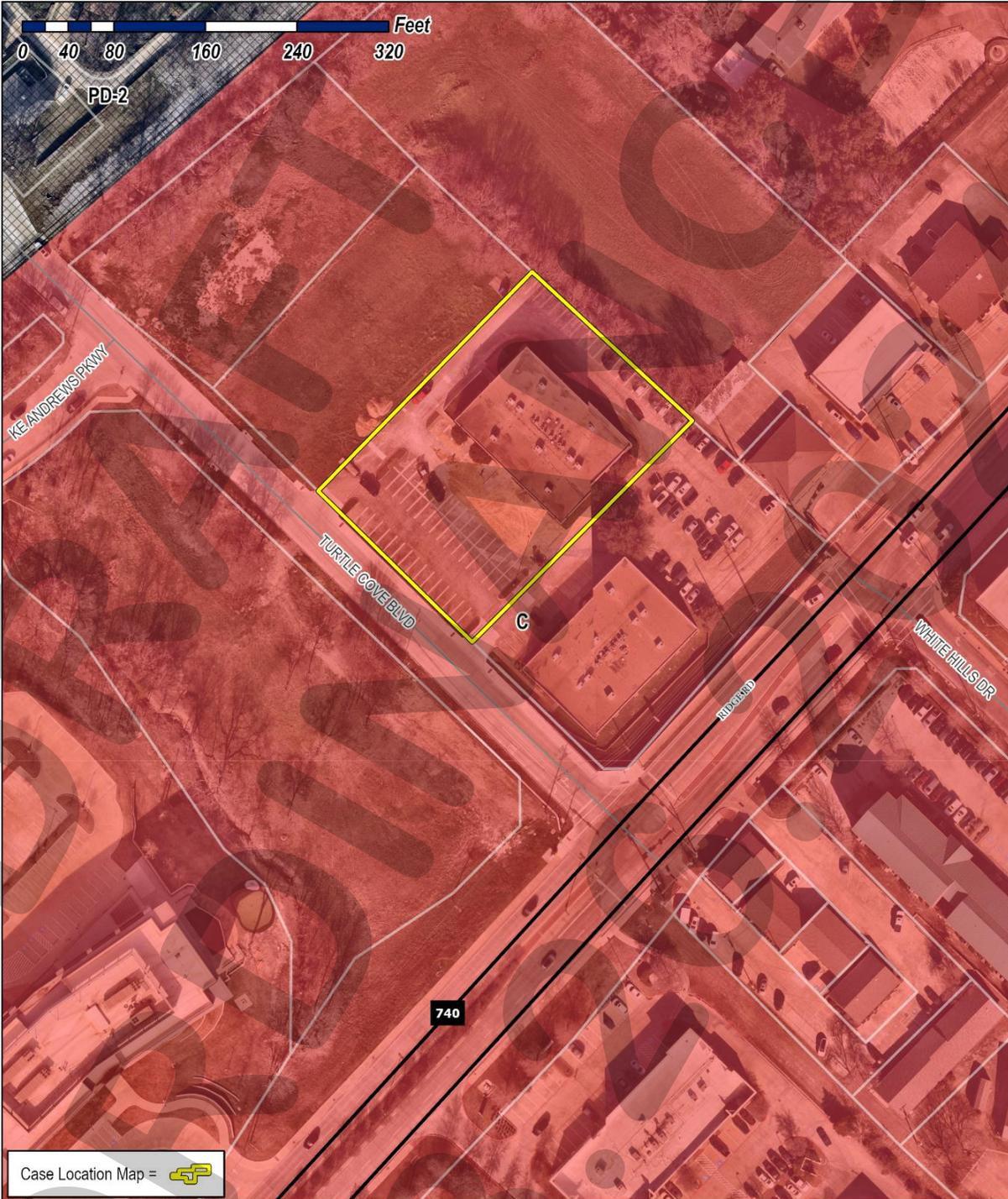
1<sup>st</sup> Reading: April 15, 2024

2<sup>nd</sup> Reading: May 6, 2024

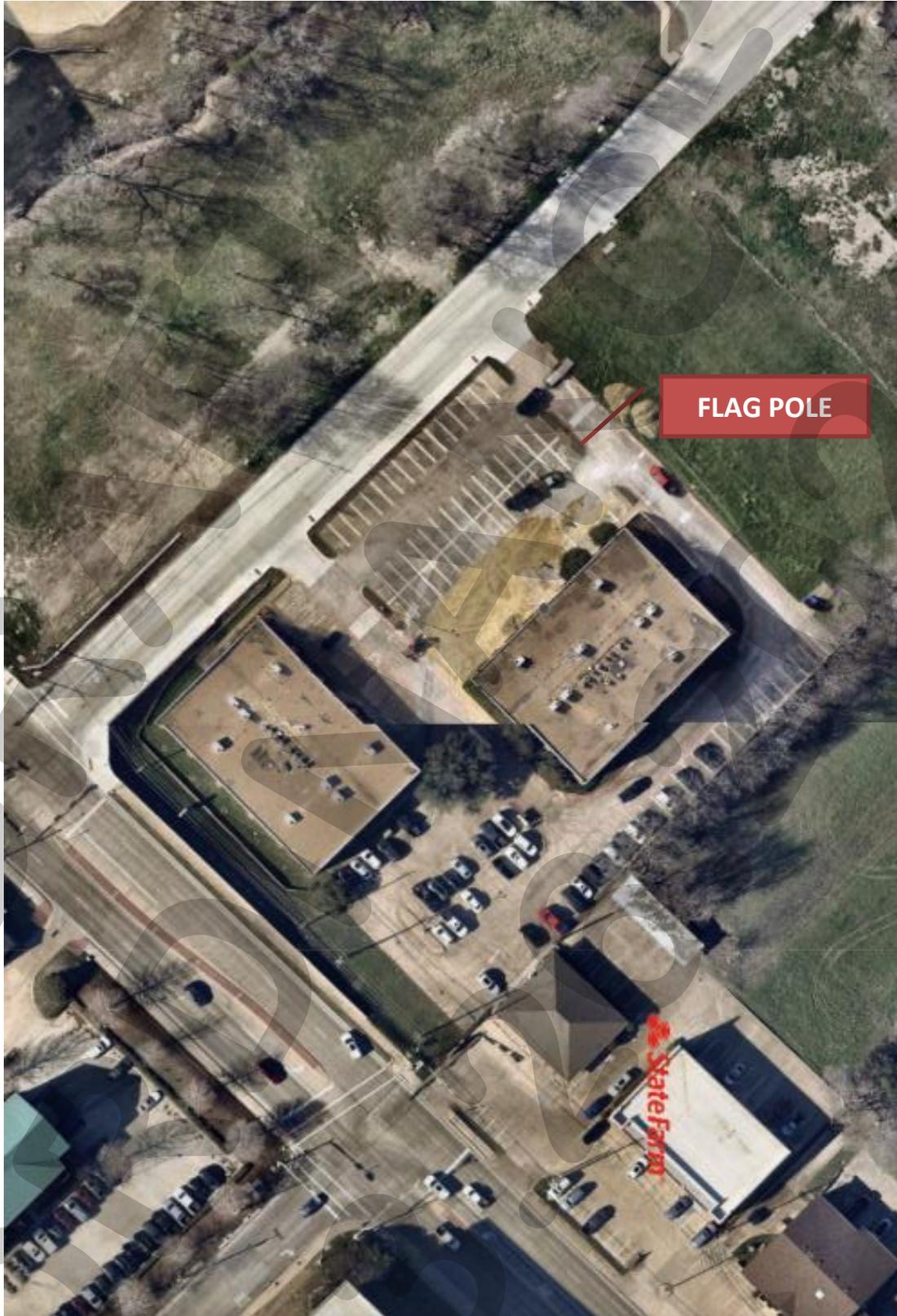
**Exhibit 'A'**  
**Location Map and Survey**

Address: 510 Turtle Cove Boulevard

Legal Description: Lot 2, Block A, Rockwall Executive Center Addition



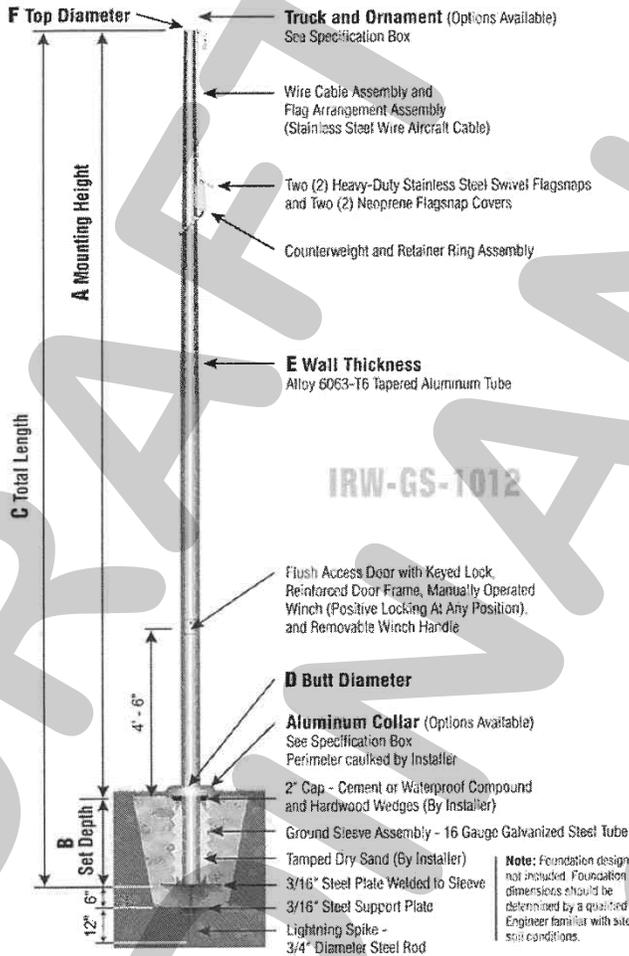
**Exhibit 'B':**  
*Concept Plan*



**Exhibit 'C':**  
*Flag Pole Elevations*



**Independence Series**  
IRW - Internal with Winch  
Wire Halyard  
Ground Set Installation



**IRW60D13 - SAT**



**TRK-9800-58**  
Int. Revolving Truck  
Sealed Bearings



**BAL-1058-GLD**  
HD Gold Anodized  
Aluminum Ball



**COL1-A10S**  
FC-11 Spun Alum  
1-Piece



**SAT**  
Satin Finish



**IRW - WINCH**  
Reinforced Welded  
Door Frame

| Specifications   |           |
|--|-----------|
| A. Mounting Height:                                    | 60'       |
| B. Set Depth:  | 6'-0"     |
| C. Total Length:                                       | 66'-0"    |
| D. Butt Diameter:                                      | 10"       |
| E. Wall Thickness:                                     | .188"     |
| F. Top Diameter:                                       | 4"        |
| Flagpole Sections:                                     | 3         |
| Shaft Weight:  | 501 lbs.  |
| Hardware Weight:                                       | 52 lbs.   |
| Ground Sleeve Weight:                                  | 90 lbs.   |
| * Max Flag Size:                                       | 12' x 18' |
| * Max Wind Speed w/Nylon Flag:                         | 86 mph    |
| * Max Wind Speed No Flag:                              | 118 mph   |
| * Wind Speed Specifications from ANSI/NAAMM FP 1001-07 |           |

|                                   |                    |
|-----------------------------------|--------------------|
| Customer Name: Texas Specialty    |                    |
| Dealer: Epic Eagle                | Qty: 1             |
| Project: 60' Rockwall Turtle Cove | Location: Rockwall |
| Notes:                            |                    |

IRW60D13G-TAZ-O0F-C2C-FSA

CAFP\_010819\_1pg

- 1 -



# 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:** April 9, 2024  
**APPLICANT:** Alan Wyatt  
**CASE NUMBER:** Z2024-011; *Specific Use Permit (SUP) for a Flag Pole at 510 Turtle Cove Boulevard*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Alan Wyatt on behalf of PSB Indemnity Family, LTD PTRN for the approval of a Specific Use Permit (SUP) to allow a *structure in excess of 36-feet in the Scenic Overlay (SOV) District* to allow the construction of a flag pole on a 1.158-acre parcel of land identified as a Lot 2, Block A, Rockwall Executive Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 510 Turtle Cove Boulevard, and take any action necessary.

### BACKGROUND

The subject property was annexed into the City of Rockwall on September 5, 1960 by *Ordinance No. 60-02 (i.e. Case No. A1960-002)*. At the time of annexation, the subject property was zoned Agricultural (AG) District. Based on the City's *Historic Zoning Maps* the subject has been zoned Commercial (C) District since January 3, 1972. On July 26, 1984, the subject property was established as Lot 2, Block A, Rockwall Executive Center Addition. According to the Rockwall Central Appraisal District (RCAD), there is a 49,479 SF commercial office building situated on the subject property that was constructed in 1985. The subject property has remained unchanged since this building was established.

### PURPOSE

The applicant -- *Alan Wyatt* -- is requesting the approval of a Specific Use Permit (SUP) to allow a *structure in excess of 36-feet in the Scenic Overlay (OV) District* for the purpose of constructing a flag pole on the subject property.

### ADJACENT LAND USES AND ACCESS

The subject property is located at 510 Turtle Cove Boulevard. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 2.187-acre tract of land (*which is part of a larger 2.681-acre tract of land identified as Tract 22 of the E.P.G. Survey, Abstract No. 64*). Beyond this, is a house of worship (*i.e. Great Faith Church*) which sits on a 2.95-acre parcel of land. Both of these properties are zoned Commercial (C) District. North of this is the right-of-way for the Union Pacific/Dallas Garland NE Railroad.

South: Directly south of the subject property is a 1.049-acre parcel of land (*i.e. Lot 1, Block A, Rockwall Executive Center Addition*) zoned Commercial (C) District. Beyond this is Turtle Cove Boulevard, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this is a vacant parcel of land (*i.e. Lot 5, Block A, MTA Andrews Addition*) zoned Commercial (C) District.

East: Directly east of the subject property is a 2.187-acre tract of land (*which is part of a larger 2.681-acre tract of land identified as Tract 22 of the E.P.G. Survey, Abstract No. 64*). Beyond this is a 0.434-acre parcel of land (*i.e. Lot 1, Ridge Road Office Park*) with several commercial businesses (*i.e. State Farm and Spillman Family Dental*). East of this is Ridge Road, which is identified as an A4D (*i.e. arterial, four (4) lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is Turtle Cove Boulevard, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 2.1994-acre vacant tract of land (*i.e. Lot 5, Block A, MTA Andrews Addition*) that is zoned Commercial (C) District.

## **CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES**

According to Subsection 07.03, *Non-Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the maximum height for a structure in a Commercial (C) District is 60-feet; however, the City Council may grant a Specific Use Permit (SUP) for a structure up to 240-feet through a Specific Use Permit (SUP). In this case, the subject property is zoned Commercial (C) District and is situated within the Scenic Overlay (SOV) District. According to the *Special Use Standards* in Subsection 06.02 (B), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "...development within the Scenic Overlay (SOV) District...shall comply with the *Land Use Schedule* contained in Article 04, *Permissible Uses*, of this Unified Development Code (UDC)..."; however, the following land uses may be considered on a *case-by case* basis through a Specific Use Permit: (A) Retail Store with Gasoline Sales (*Any Number of Dispensers or Vehicles*), (B) Car Wash, or (C) Structures Over 36-Feet in Height. In this case, the applicant is requesting a structure (*i.e. flag pole*) with an overall height of 60-feet which will require a Specific Use Permit (SUP). Staff should note that the proposed flag pole shall meet all of the required setbacks stipulated by Subsection 07.03, *Non-Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC).

## **STAFF ANALYSIS**

In this case, the proposed flag pole does not appear to negatively impact any of the adjacent properties nor does it appear to create a visibility issue within the Scenic Overlay (SOV) District; however, the approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

## **NOTIFICATIONS**

On March 22, 2024, staff mailed 44 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Turtle Cove and Lakeside Village Homeowner Associations which are the only Homeowner Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program to notify. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any notices back regarding the applicant's request.

## **CONDITIONS OF APPROVAL**

If City Council chooses to approve of the applicant's request for a Specific Use Permit (SUP) to allow a *structure in excess of 36-feet in height in the Scenic Overlay (SOV) District*, 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) Development of the *Flag Pole* shall generally conform to the Concept Plan as depicted in *Exhibit 'B'* of the draft ordinance.
  - (b) Construction of a flag pole on the *Subject Property* shall generally conform to the Flag Pole Elevations depicted in *Exhibit 'C'* of the draft ordinance;
  - (c) The proposed flag pole shall not exceed a maximum overall height of 60-feet as measured from the grade; and,
  - (d) The flag shall be maintained in good condition, free of tears, rips, fraying, or fading.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of

Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

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

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

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

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

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

### NOTES:

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

## PROPERTY INFORMATION [PLEASE PRINT]

|                  |                           |       |   |
|------------------|---------------------------|-------|---|
| ADDRESS          | 510 Turtle Cove #200      |       |   |
| SUBDIVISION      | Rockwall Executive Center | LOT   | 2 |
|                  |                           | BLOCK | A |
| GENERAL LOCATION | 510 Turtle Cove Blvd      |       |   |

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

|                 |            |                |                 |
|-----------------|------------|----------------|-----------------|
| CURRENT ZONING  | Commercial | CURRENT USE    | Commercial      |
| PROPOSED ZONING | Commercial | PROPOSED USE   | Commercial      |
| ACREAGE         | 1.158      | LOTS [CURRENT] | LOTS [PROPOSED] |

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z 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]

|                                |                               |   |                      |
|--------------------------------|-------------------------------|---|----------------------|
| <input type="checkbox"/> OWNER | PSB Indemnity Family Ltd Ptrn | <input checked="" type="checkbox"/> APPLICANT | Alan Wyatt           |
| CONTACT PERSON                 | Alan Wyatt                    | CONTACT PERSON                                | Alan Wyatt           |
| ADDRESS                        | 510 Turtle Cove Blvd #200     | ADDRESS                                       | 510 Turtle Cove Blvd |
| CITY, STATE & ZIP              | Rockwall Texas 75087          | CITY, STATE & ZIP                             | Rockwall Texas 75087 |
| PHONE                          | 972-670-1309                  | PHONE   | 972-670-1309         |
| E-MAIL                         | edwinwade@gmail.com           | E-MAIL  | edwinwade@gmail.com  |

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Alan Wyatt [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 \$ March, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THE 14<sup>th</sup> DAY OF March, 2024 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (ITS CITY CLERK) 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."

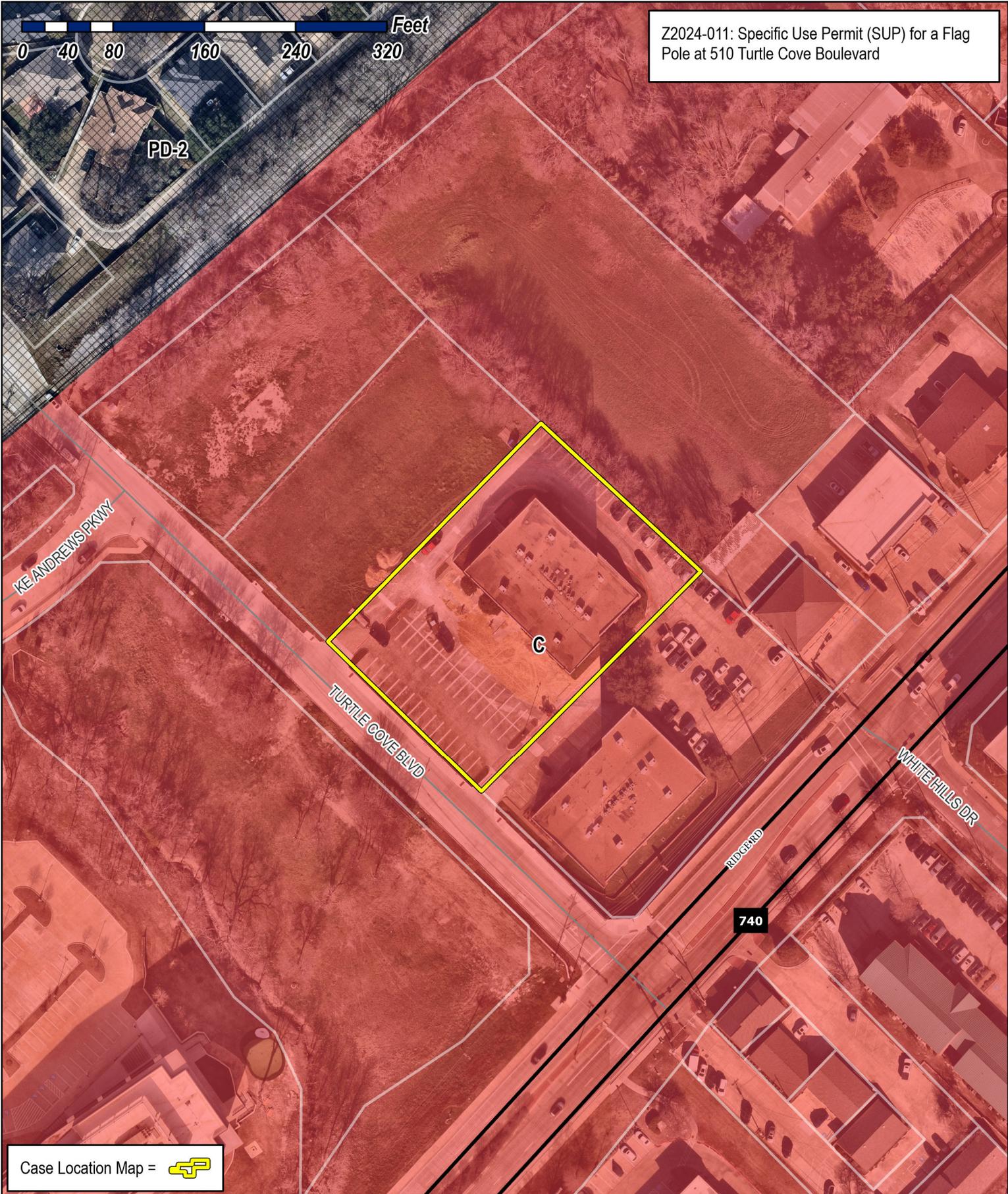
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14<sup>th</sup> DAY OF March, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Rockwell*





Z2024-011: Specific Use Permit (SUP) for a Flag Pole at 510 Turtle Cove Boulevard

Case Location Map = 



# 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.

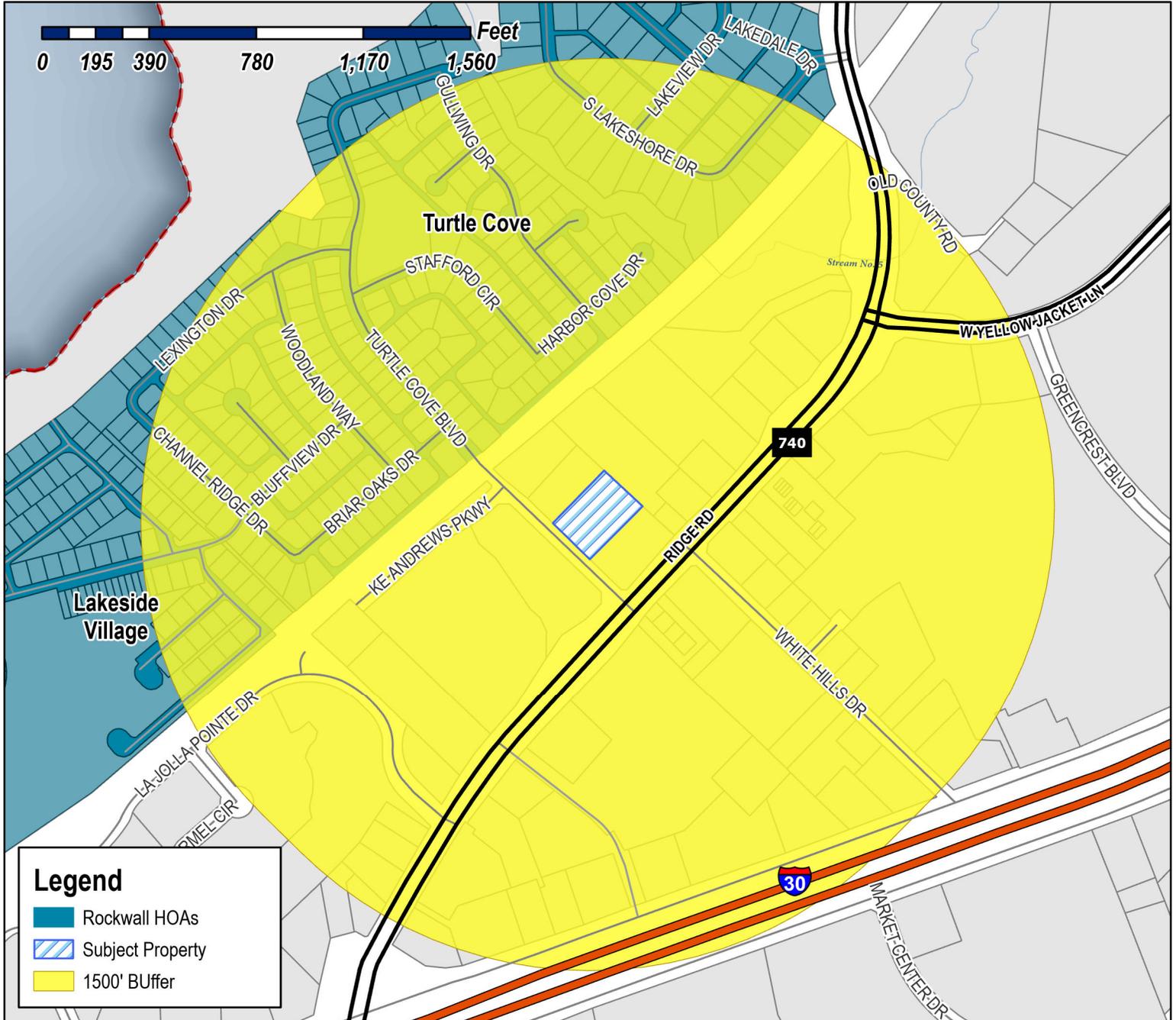




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**Case Number:** Z2024-011  
**Case Name:** Specific Use Permit (SUP) for a Flag Pole at 510 Turtle Cove Boulevard  
**Case Type:** Zoning  
**Zoning:** Commercial (C) District  
**Case Address:** 510 Turtle Cove Suite 200



**Date Saved:** 3/14/2024

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

**From:** [Zavala, Melanie](#)  
**Cc:** [Miller, Ryan](#); [Ross, Bethany](#); [Guevara, Angelica](#); [Lee, Henry](#)  
**Subject:** Neighborhood Notification Program [Z2024-011}  
**Date:** Tuesday, March 19, 2024 10:59:30 AM  
**Attachments:** [Public Notice \(P&Z\) \(03.15.2024\).pdf](#)  
[HOA Map \(3.14.2024\).pdf](#)

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HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [Friday March 22, 2024](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, April 9, 2024 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, April 15, 2024 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2024-011: SUP for a Flagpole

Hold a public hearing to discuss and consider a request by Alan Wyatt on behalf of PSB Indemnity Family, LTD PTRN for the approval of a [Specific Use Permit \(SUP\)](#) to all a structure in excess of 36-feet in the Scenic Overlay (SOV) District to allow the construction of a flag pole on a 1.158-acre parcel of land identified as a Lot 2, Block A, Rockwall Executive Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 510 Turtle Cove Boulevard, and take any action necessary.

*Melanie Zavala*

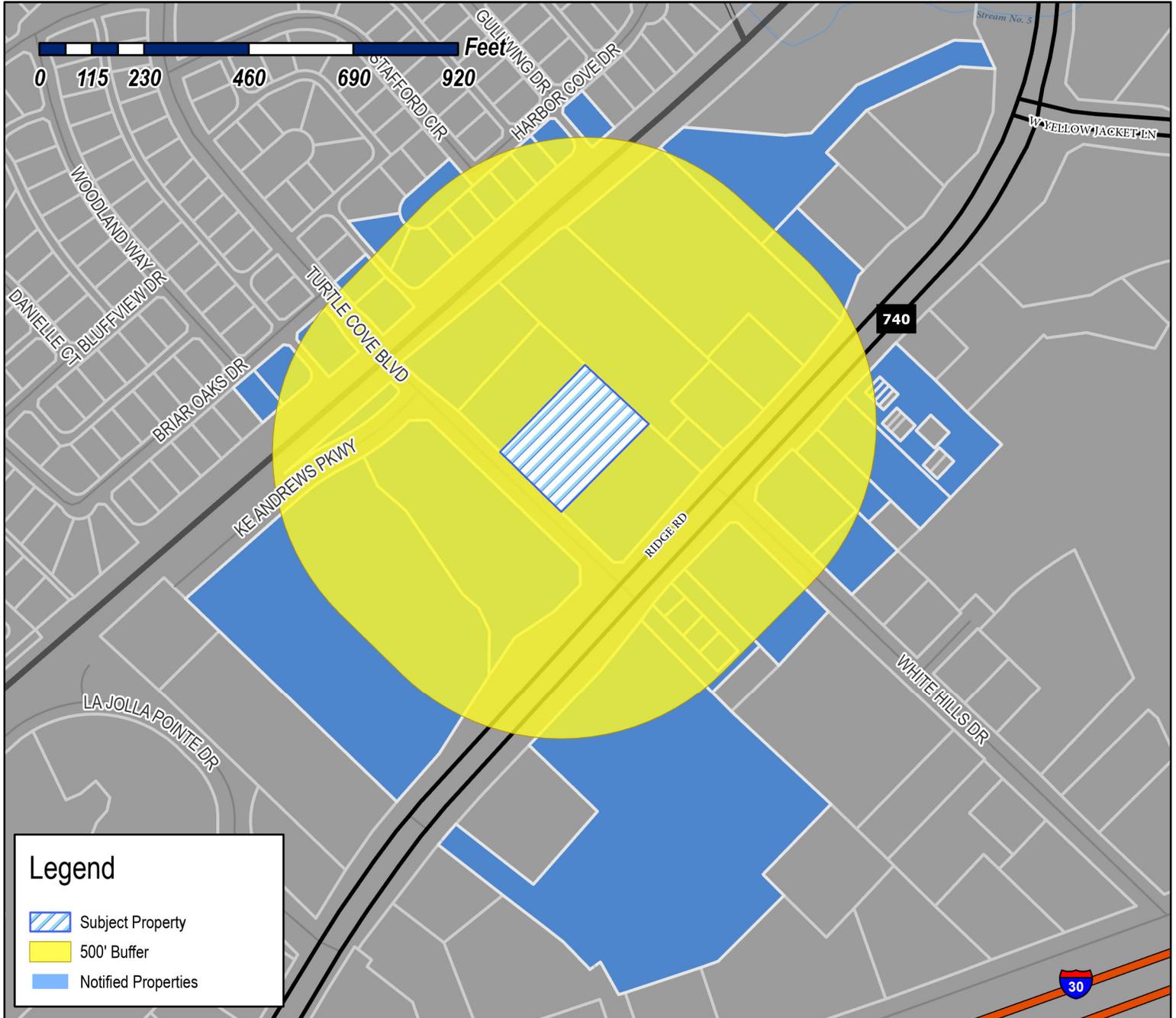
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087  
<http://www.rockwall.com/>  
972-771-7745 Ext. 6568



# City of Rockwall

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

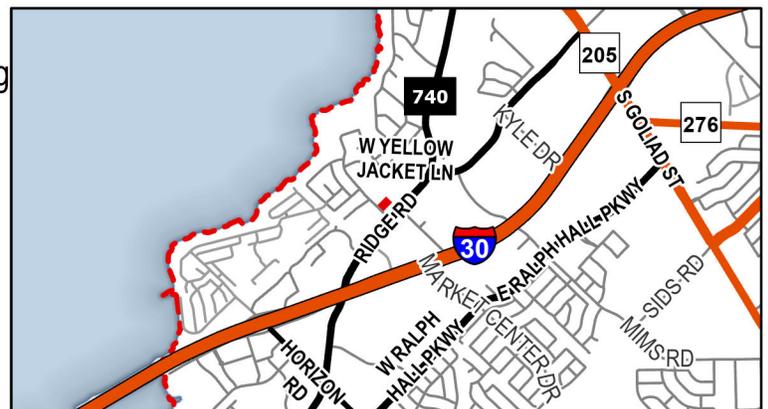
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**Case Number:** Z2024-011  
**Case Name:** Specific Use Permit (SUP) for a Flag Pole at 510 Turtle Cove Boulevard  
**Case Type:** Zoning  
**Zoning:** Commercial (C) District  
**Case Address:** 510 Turtle Cove Suite 200

**Date Saved:** 3/14/2024

For Questions on this Case Call: (972) 771-7746



TURTLE COVE RESIDENTIAL ASSOC  
C/O NEIGHBORHOOD MANAGEMENT  
1024 S GREENVILLE AVE SUITE 230  
ALLEN, TX 75002

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

JARA PARTNERS LTD  
1425 HUNTERS GLEN  
ROYSE CITY, TX 75189

MOURIER LAND INVESTMENT CORPORATION  
1430 BLUE OAKS BLVD STE 190  
ROSEVILLE, CA 95747

LAKEWOOD PROPERTIES LLC  
1864 MCDONALD RD  
ROCKWALL, TX 75032

RESIDENT  
2230 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
2231 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
2245 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
2251 RIDGE RD  
ROCKWALL, TX 75087

MMF INVESTMENTS LLC  
2255 RIDGE RD SUITE 333  
ROCKWALL, TX 75087

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

RESIDENT  
2305 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
2306 RIDGE RD  
ROCKWALL, TX 75087

SPILLMAN DENTAL PROPERTIES LLC  
2308 RIDGE RD STE B  
ROCKWALL, TX 75087

RESIDENT  
2310 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
2313 RIDGE RD  
ROCKWALL, TX 75087

2424 MTA REALTY LLC  
2424 RIDGE ROAD  
ROCKWALL, TX 75087

RESIDENT  
2455 RIDGE RD  
ROCKWALL, TX 75087

2455 RIDGE LLC  
2701 CUSTER PARKWAY SUITE 706  
RICHARDSON, TX 75080

2251 RIDGE ROAD LLC  
4131 N CENTRAL EXPRESSWAY SUITE 450  
DALLAS, TX 75204

RESIDENT  
500 TURTLE COVE BLVD  
ROCKWALL, TX 75087

PSB INDEMNITY FAMILY LTD PTRN  
510 TURTLE COVE BLVD STE 200  
ROCKWALL, TX 75087

RICE CARINE  
545 BEDFORD FALLS  
ROCKWALL, TX 75087

PACHECO ENRIQUE AND JOANN T  
5788 W SKY HAWK TRL  
ROYSE CITY, TX 75189

RESIDENT  
600 TURTLE COVE BLVD  
ROCKWALL, TX 75087

SEAY KENNETH WAYNE & ELIZABETH CAUFIELD  
623 HARBOR COVE DRIVE  
ROCKWALL, TX 75087

LITHERLAND LORILEE  
627 HARBOR COVE DR  
ROCKWALL, TX 75087

RESIDENT  
629 HARBOR COVE DR  
ROCKWALL, TX 75087

ONTIVEROS NADINE MARGARET & ALFREDO  
JOSE  
631 HARBOR COVE DRIVE  
ROCKWALL, TX 75087

BARROW KYLE  
633 HARBOR COVE DR  
ROCKWALL, TX 75087

JIMMIE AND BARBARA ALFORD REVOCABLE  
TRUST  
JIMMIE LEE ALFORD AND BARBARA EDWARDS  
ALFORD-COTRUSTEES  
635 STAFFORD CIR  
ROCKWALL, TX 75087

RESIDENT  
637 STAFFORD CIR  
ROCKWALL, TX 75087

GARRISON KIMBERLY RAE AND JOHN  
638 TURTLE COVE BLVD  
ROCKWALL, TX 75087

HAYS FAMILY TRUST  
JOAN AVOY HAYS - TRUSTEE  
639 STAFFORD CIR  
ROCKWALL, TX 75087

GOODWIN HEATHER  
641 STAFFORD CIR  
ROCKWALL, TX 75087

SMITH RICHARD G EBERLE  
642 TURTLE COVE BLVD  
ROCKWALL, TX 75087

ROCKWALL ALIGNED REI LP  
8637 FREDERICKSBURG RD SUITE 360  
SAN ANTONIO, TX 78240

GAY-SEVITS MORIAH E  
920 BRIAR OAK  
ROCKWALL, TX 75087

BISHOP MICHAEL F  
926 BRIAR OAK DR  
ROCKWALL, TX 75087

HUGHES NICHOLAS AND AMY  
930 BRIAR OAKS DR  
ROCKWALL, TX 75087

CENTERS FOR PEACE AND MERCY, INC  
P.O. BOX 615  
ROCKWALL, TX 75087

DAIKER PARTNERS LTD.  
PO BOX 1059  
ROCKWALL, TX 75087

GLOBAL ADVANCE INC  
PO BOX 742077  
DALLAS, TX 75374

ALMLAM REAL ESTATE LLC  
PO BOX 755  
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:

**Z2024-011: SUP for a Flagpole**

*Hold a public hearing to discuss and consider a request by Alan Wyatt on behalf of PSB Indemnity Family, LTD PTRN for the approval of a Specific Use Permit (SUP) to all a structure in excess of 36-feet in the Scenic Overlay (SOV) District to allow the construction of a flag pole on a 1.158-acre parcel of land identified as a Lot 2, Block A, Rockwall Executive Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 510 Turtle Cove 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, April 9, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 15, 2024 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:

**Angelica Guevara**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

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

Your comments must be received by Monday, April 15, 2024 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

**Case No. Z2024-011: SUP for a Flagpole**

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:

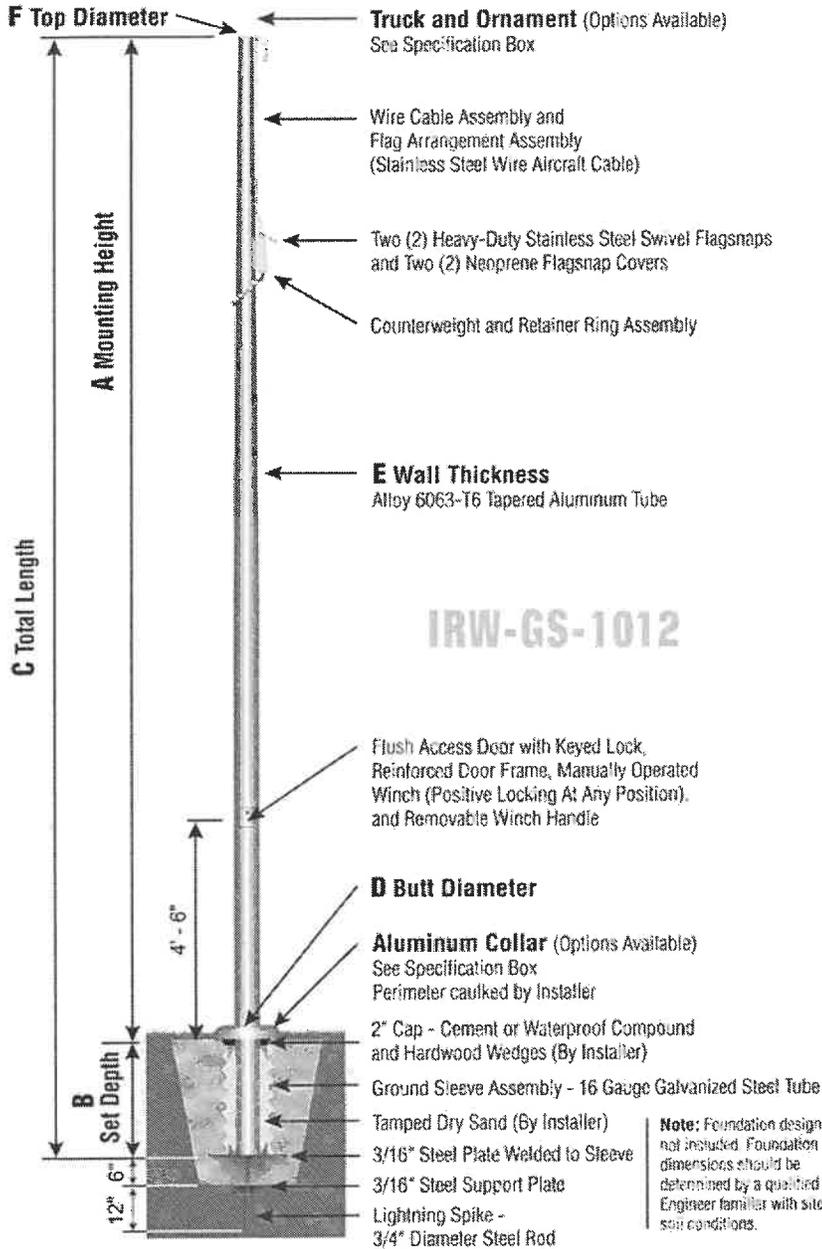
*Tex. Loc. Gov. Code, Sec. 211.006 (d)* If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be 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



## Independence Series

IRW - Internal with Winch  
Wire Halyard  
Ground Set Installation



**IRW60D13**

**- SAT**



**TRK-9800-58**  
Int. Revolving Truck  
Sealed Bearings



**BAL-1058-GLD**  
HD Gold Anodized  
Aluminum Ball



**COL1-A10S**  
FC-11 Spun Alum  
1-Piece



**SAT**  
Satin Finish



**IRW - WINCH**  
Reinforced Welded  
Door Frame

### Specifications

A. Mounting Height: 60'

B. Set Depth: 6'-0"

C. Total Length: 66'-0"

D. Butt Diameter: 10"

E. Wall Thickness: .188"

F. Top Diameter: 4"

Flagpole Sections: 3

Shaft Weight: 501 lbs.

Hardware Weight: 52 lbs.

Ground Sleeve Weight: 90 lbs.

\* Max Flag Size: 12' x 18'

\* Max Wind Speed w/Nylon Flag: 86 mph

\* Max Wind Speed No Flag: 118 mph

\* Wind Speed Specifications from  
ANSI/NAAMM FP 1001-07

Customer Name: Texas Specialty

Dealer: Epic Eagle

Qty: 1

Project: 60' Rockwall Turtle Cove

Location: Rockwall

Notes:

IRW60D13G-TAZ-O0F-C2C-FSA



↑ North

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *STRUCTURE IN EXCESS OF 36-FEET IN HEIGHT IN THE SCENIC OVERLAY (SOV) DISTRICT* TO ALLOW THE CONSTRUCTION OF A FLAG POLE ON A 1.158-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK A, ROCKWALL EXECUTIVE CENTER ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Alan Wyatt for the approval of a Specific Use Permit (SUP) to allow a *structure in excess of 36-feet in height in the Scenic Overlay (SOV) District* to allow the construction of a flag pole on a 1.158-acre parcel of land being described as Lot 2, Block A, Rockwall Executive Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 510 Turtle Cove Boulevard, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*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 (UDC) [*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) to allow a *structure in excess of 36-feet in height in the Scenic Overlay (SOV) District* to allow the construction of a flag pole in accordance with Article 04, *Permissible Uses*, and Article 05, *District Development Standards*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in

Subsection 03.04, *Flag Poles*, of Article 04, *Permissible Uses*, and Subsection 07.03, *Non-Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction and continued operation of a flag pole on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of a flag pole on the *Subject Property* shall generally conform to the Concept Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a flag pole on the *Subject Property* shall generally conform to the Flag Pole Elevations depicted in *Exhibit 'C'* of this ordinance.
- 3) The proposed flag pole shall not exceed a maximum overall height of 60-feet as measured from grade.
- 4) The flag shall be maintained in good condition free of tears, rips, fraying, or fading.

## 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 *Building Permit*, should the contractor 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 Revision 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 6<sup>th</sup> DAY OF MAY, 2024.**

\_\_\_\_\_  
Trace Johannessen, *Mayor*

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

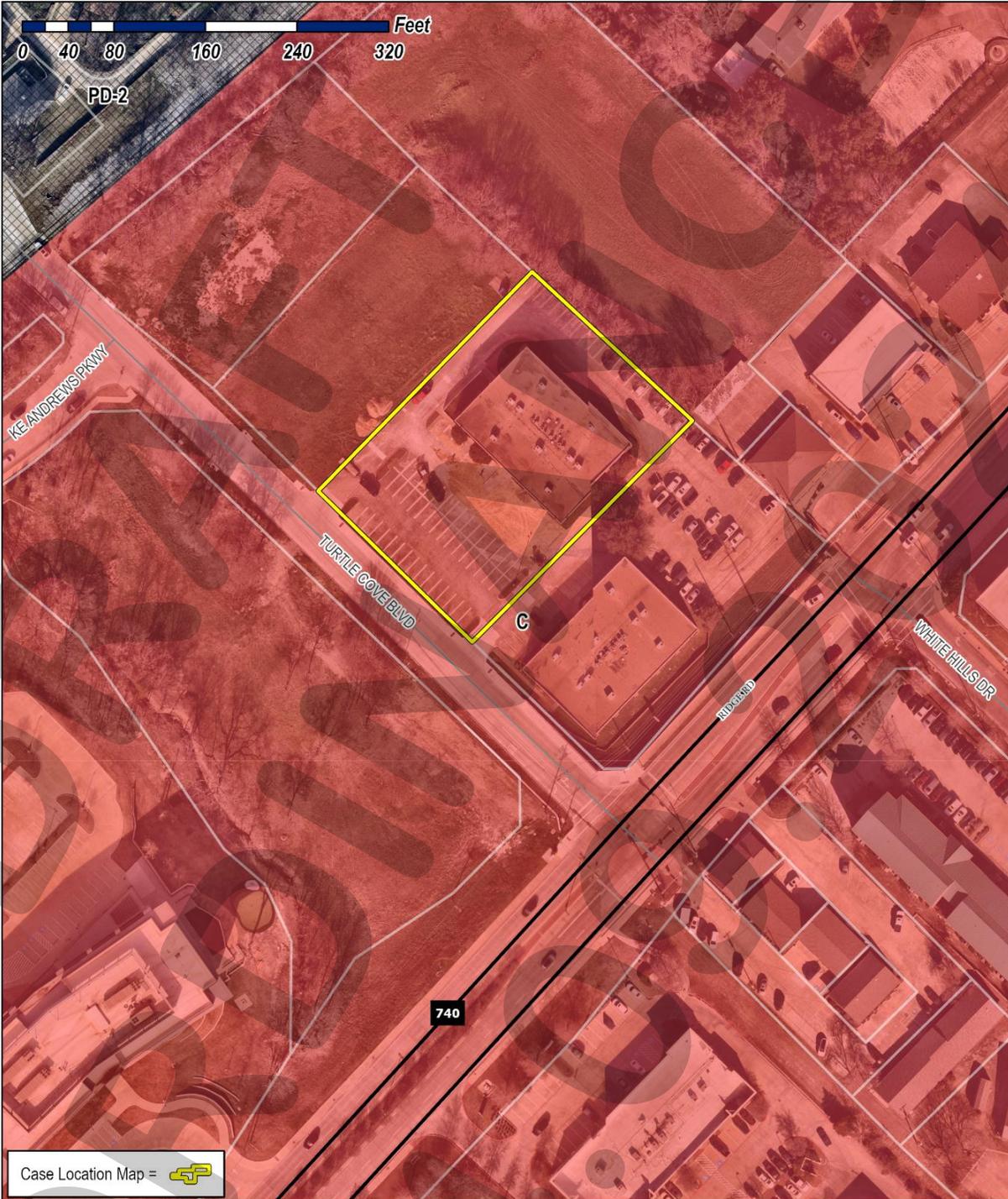
1<sup>st</sup> Reading: April 15, 2024

2<sup>nd</sup> Reading: May 6, 2024

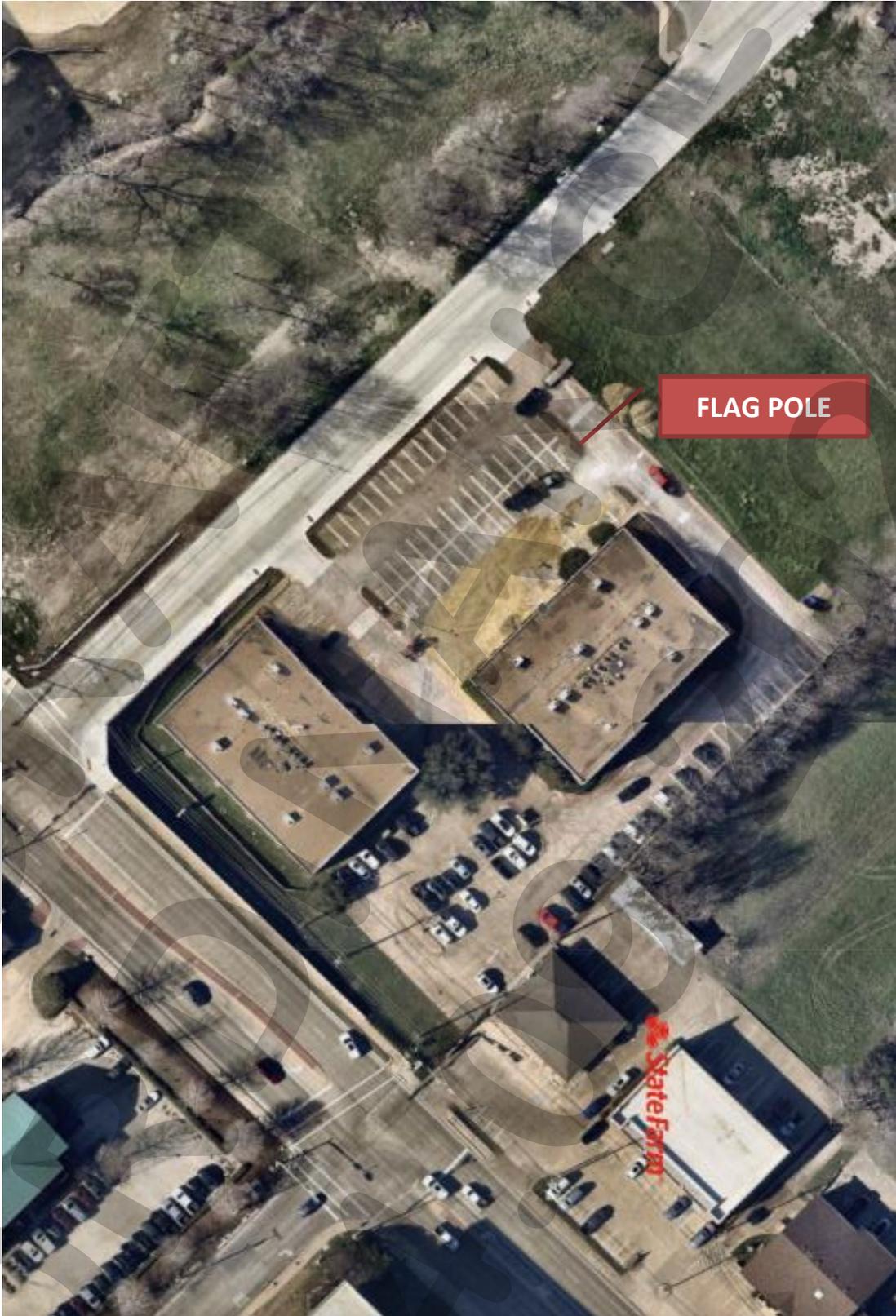
**Exhibit 'A'**  
**Location Map and Survey**

Address: 510 Turtle Cove Boulevard

Legal Description: Lot 2, Block A, Rockwall Executive Center Addition



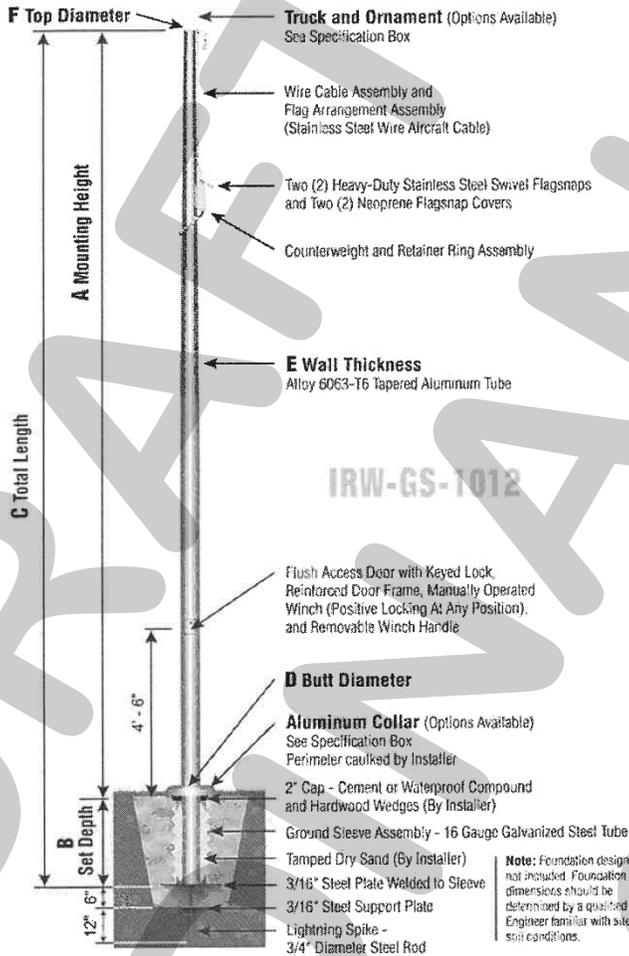
**Exhibit 'B':**  
*Concept Plan*



**Exhibit 'C':**  
*Flag Pole Elevations*



**Independence Series**  
IRW - Internal with Winch  
Wire Halyard  
Ground Set Installation



**IRW60D13 - SAT**



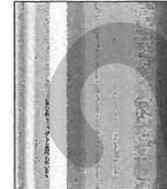
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**COL1-A10S**  
FC-11 Spun Alum  
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**SAT**  
Satin Finish



**IRW - WINCH**  
Reinforced Welded  
Door Frame

| Specifications   |           |
|--|-----------|
| A. Mounting Height:                                    | 60'       |
| B. Set Depth:  | 6'-0"     |
| C. Total Length:                                       | 66'-0"    |
| D. Butt Diameter:                                      | 10"       |
| E. Wall Thickness:                                     | .188"     |
| F. Top Diameter:                                       | 4"        |
| Flagpole Sections:                                     | 3         |
| Shaft Weight:  | 501 lbs.  |
| Hardware Weight:                                       | 52 lbs.   |
| Ground Sleeve Weight:                                  | 90 lbs.   |
| * Max Flag Size:                                       | 12' x 18' |
| * Max Wind Speed w/Nylon Flag:                         | 86 mph    |
| * Max Wind Speed No Flag:                              | 118 mph   |
| * Wind Speed Specifications from ANSI/NAAMM FP 1001-07 |           |

|                                   |                    |
|-----------------------------------|--------------------|
| Customer Name: Texas Specialty    |                    |
| Dealer: Epic Eagle                | Qty: 1             |
| Project: 60' Rockwall Turtle Cove | Location: Rockwall |
| Notes:                            |                    |

IRW60D13G-TAZ-O0F-C2C-FSA

CAFP\_010819\_1pg



# 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:** April 15, 2024  
**APPLICANT:** Alan Wyatt  
**CASE NUMBER:** Z2024-011; *Specific Use Permit (SUP) for a Flag Pole at 510 Turtle Cove Boulevard*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Alan Wyatt on behalf of PSB Indemnity Family, LTD PTRN for the approval of a *Specific Use Permit (SUP)* to allow a *structure in excess of 36-feet in the Scenic Overlay (SOV) District* to allow the construction of a flag pole on a 1.158-acre parcel of land identified as a Lot 2, Block A, Rockwall Executive Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 510 Turtle Cove Boulevard, and take any action necessary.

### BACKGROUND

The subject property was annexed into the City of Rockwall on September 5, 1960 by *Ordinance No. 60-02 (i.e. Case No. A1960-002)*. At the time of annexation, the subject property was zoned Agricultural (AG) District. Based on the City's *Historic Zoning Maps* the subject has been zoned Commercial (C) District since January 3, 1972. On July 26, 1984, the subject property was established as Lot 2, Block A, Rockwall Executive Center Addition. According to the Rockwall Central Appraisal District (RCAD), there is a 49,479 SF commercial office building situated on the subject property that was constructed in 1985. The subject property has remained unchanged since this building was established.

### PURPOSE

The applicant -- *Alan Wyatt* -- is requesting the approval of a *Specific Use Permit (SUP)* to allow a *structure in excess of 36-feet* in the Scenic Overlay (OV) District for the purpose of constructing a flag pole on the subject property.

### ADJACENT LAND USES AND ACCESS

The subject property is located at 510 Turtle Cove Boulevard. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 2.187-acre tract of land (*which is part of a larger 2.681-acre tract of land identified as Tract 22 of the E.P.G. Survey, Abstract No. 64*). Beyond this, is a house of worship (*i.e. Great Faith Church*) which sits on a 2.95-acre parcel of land. Both of these properties are zoned Commercial (C) District. North of this is the right-of-way for the Union Pacific/Dallas Garland NE Railroad.

South: Directly south of the subject property is a 1.049-acre parcel of land (*i.e. Lot 1, Block A, Rockwall Executive Center Addition*) zoned Commercial (C) District. Beyond this is Turtle Cove Boulevard, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OUR Hometown Vision 2040 Comprehensive Plan. South of this is a vacant parcel of land (*i.e. Lot 5, Block A, MTA Andrews Addition*) zoned Commercial (C) District.

East: Directly east of the subject property is a 2.187-acre tract of land (*which is part of a larger 2.681-acre tract of land identified as Tract 22 of the E.P.G. Survey, Abstract No. 64*). Beyond this is a 0.434-acre parcel of land (*i.e. Lot 1, Ridge Road Office Park*) with several commercial businesses (*i.e. State Farm and Spillman Family Dental*). East of this is Ridge Road, which is identified as an A4D (*i.e. arterial, four (4) lane, divided roadway*) on the Master Thoroughfare Plan contained in the OUR Hometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is Turtle Cove Boulevard, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OUR Hometown Vision 2040 Comprehensive Plan. Beyond this is a 2.1994-acre vacant tract of land (*i.e. Lot 5, Block A, MTA Andrews Addition*) that is zoned Commercial (C) District.

## **CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES**

According to Subsection 07.03, *Non-Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the maximum height for a structure in a Commercial (C) District is 60-feet; however, the City Council may grant a Specific Use Permit (SUP) for a structure up to 240-feet through a Specific Use Permit (SUP). In this case, the subject property is zoned Commercial (C) District and is situated within the Scenic Overlay (SOV) District. According to the *Special Use Standards* in Subsection 06.02 (B), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "...development within the Scenic Overlay (SOV) District... shall comply with the *Land Use Schedule* contained in Article 04, *Permissible Uses*, of this Unified Development Code (UDC)..."; however, the following land uses may be considered on a *case-by case* basis through a Specific Use Permit: (A) Retail Store with Gasoline Sales (*Any Number of Dispensers or Vehicles*), (B) Car Wash, or (C) Structures Over 36-Feet in Height. In this case, the applicant is requesting a structure (*i.e. flag pole*) with an overall height of 60-feet which will require a Specific Use Permit (SUP). Staff should note that the proposed flag pole shall meet all of the required setbacks stipulated by Subsection 07.03, *Non-Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC).

## **STAFF ANALYSIS**

In this case, the proposed flag pole does not appear to negatively impact any of the adjacent properties nor does it appear to create a visibility issue within the Scenic Overlay (SOV) District; however, the approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

## **NOTIFICATIONS**

On March 22, 2024, staff mailed 44 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Turtle Cove and Lakeside Village Homeowner Associations which are the only Homeowner Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program to notify. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any notices back regarding the applicant's request.

## **CONDITIONS OF APPROVAL**

If City Council chooses to approve of the applicant's request for a Specific Use Permit (SUP) to allow a *structure in excess of 36-feet in height in the Scenic Overlay (SOV) District*, 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) Development of the *Flag Pole* shall generally conform to the Concept Plan as depicted in *Exhibit 'B'* of the draft ordinance.
  - (b) Construction of a flag pole on the *Subject Property* shall generally conform to the Flag Pole Elevations depicted in *Exhibit 'C'* of the draft ordinance;
  - (c) The proposed flag pole shall not exceed a maximum overall height of 60-feet as measured from the grade; and,
  - (d) The flag shall be maintained in good condition, free of tears, rips, fraying, or fading.
- (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 April 9, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 7-0.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

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

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

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

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

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

### NOTES:

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

## PROPERTY INFORMATION [PLEASE PRINT]

|                  |                           |       |   |
|------------------|---------------------------|-------|---|
| ADDRESS          | 510 Turtle Cove #200      |       |   |
| SUBDIVISION      | Rockwall Executive Center | LOT   | 2 |
|                  |                           | BLOCK | A |
| GENERAL LOCATION | 510 Turtle Cove Blvd      |       |   |

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

|                 |            |                |                 |
|-----------------|------------|----------------|-----------------|
| CURRENT ZONING  | Commercial | CURRENT USE    | Commercial      |
| PROPOSED ZONING | Commercial | PROPOSED USE   | Commercial      |
| ACREAGE         | 1.158      | LOTS [CURRENT] | LOTS [PROPOSED] |

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z 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]

|                                |                               |   |                      |
|--------------------------------|-------------------------------|---|----------------------|
| <input type="checkbox"/> OWNER | PSB Indemnity Family Ltd Ptrn | <input checked="" type="checkbox"/> APPLICANT | Alan Wyatt           |
| CONTACT PERSON                 | Alan Wyatt                    | CONTACT PERSON                                | Alan Wyatt           |
| ADDRESS                        | 510 Turtle Cove Blvd #200     | ADDRESS                                       | 510 Turtle Cove Blvd |
| CITY, STATE & ZIP              | Rockwall Texas 75087          | CITY, STATE & ZIP                             | Rockwall Texas 75087 |
| PHONE                          | 972-670-1309                  | PHONE   | 972-670-1309         |
| E-MAIL                         | edwinwade@gmail.com           | E-MAIL  | edwinwade@gmail.com  |

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Alan Wyatt [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 \$ March, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS 14th DAY OF March, 2024 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (ITS CITY CLERK) 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."

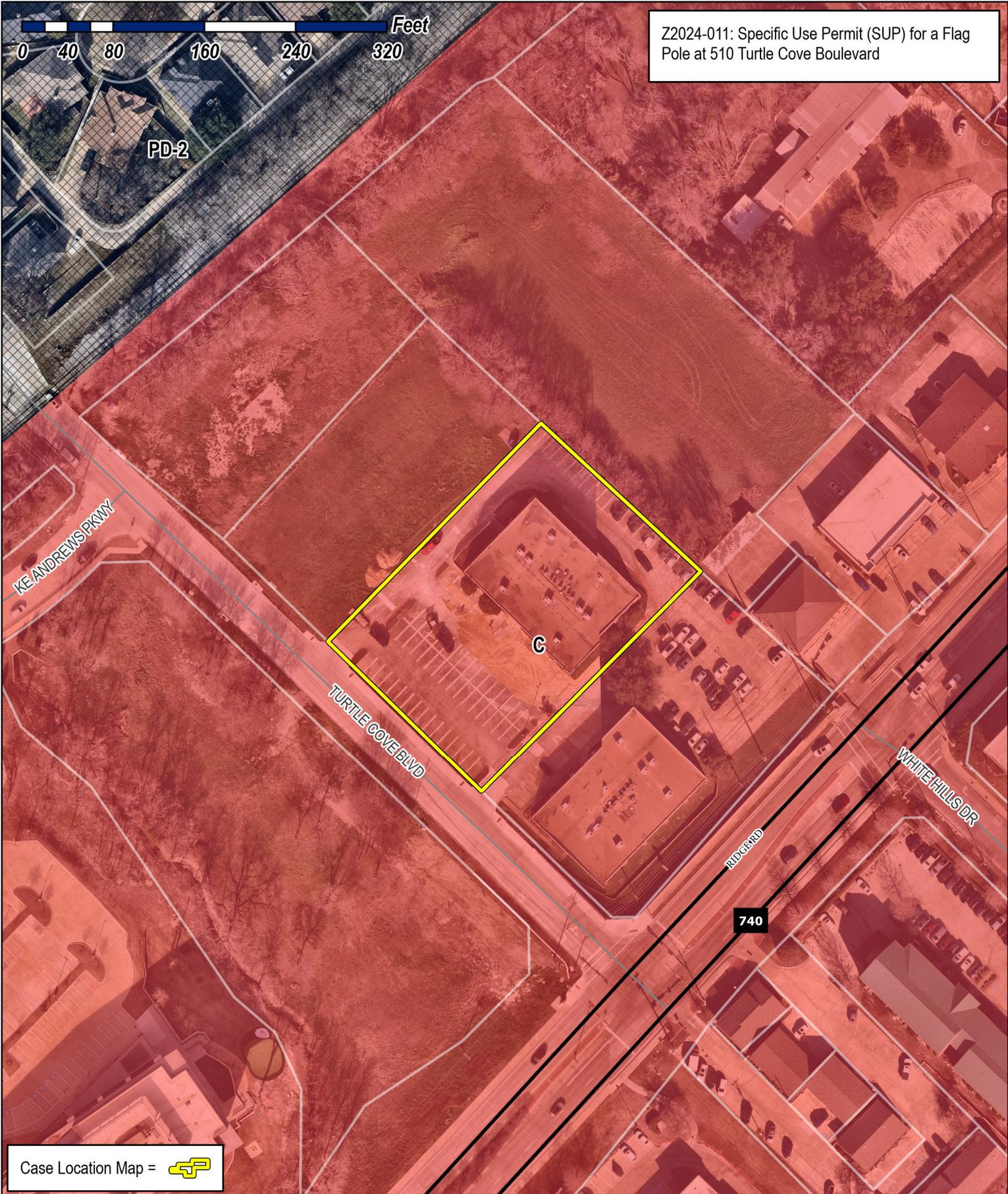
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF March, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Rockwell*





Z2024-011: Specific Use Permit (SUP) for a Flag Pole at 510 Turtle Cove Boulevard

Case Location Map = 



# 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.

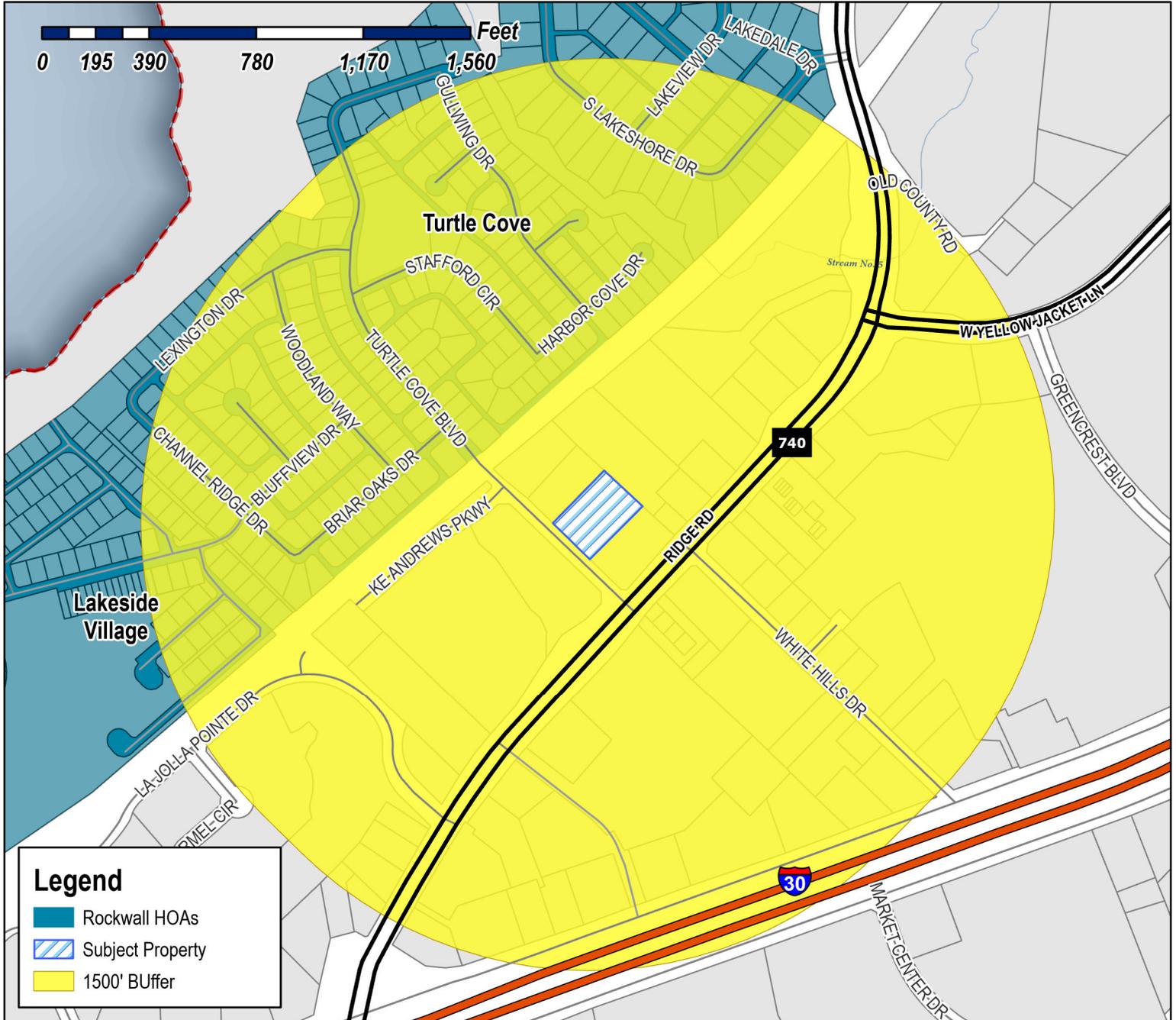




# City of Rockwall

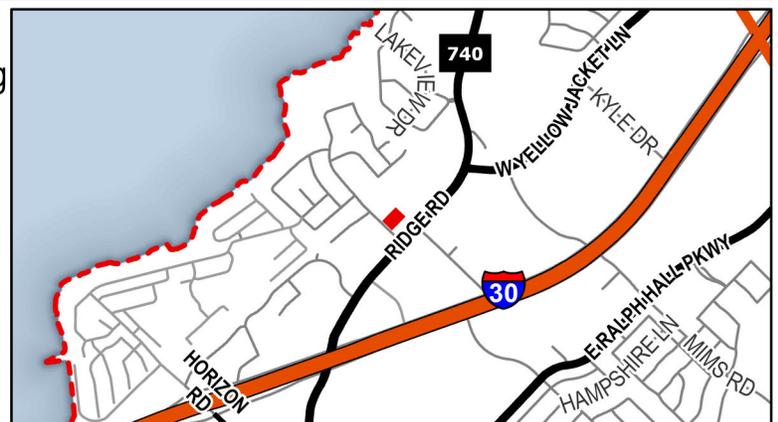
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**Case Number:** Z2024-011  
**Case Name:** Specific Use Permit (SUP) for a Flag Pole at 510 Turtle Cove Boulevard  
**Case Type:** Zoning  
**Zoning:** Commercial (C) District  
**Case Address:** 510 Turtle Cove Suite 200

**Date Saved:** 3/14/2024  
 For Questions on this Case Call (972) 771-7745



**From:** [Zavala, Melanie](#)  
**Cc:** [Miller, Ryan](#); [Ross, Bethany](#); [Guevara, Angelica](#); [Lee, Henry](#)  
**Subject:** Neighborhood Notification Program [Z2024-011}  
**Date:** Tuesday, March 19, 2024 10:59:30 AM  
**Attachments:** [Public Notice \(P&Z\) \(03.15.2024\).pdf](#)  
[HOA Map \(3.14.2024\).pdf](#)

---

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [Friday March 22, 2024](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, April 9, 2024 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, April 15, 2024 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2024-011: SUP for a Flagpole

Hold a public hearing to discuss and consider a request by Alan Wyatt on behalf of PSB Indemnity Family, LTD PTRN for the approval of a [Specific Use Permit \(SUP\)](#) to all a structure in excess of 36-feet in the Scenic Overlay (SOV) District to allow the construction of a flag pole on a 1.158-acre parcel of land identified as a Lot 2, Block A, Rockwall Executive Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 510 Turtle Cove Boulevard, and take any action necessary.

*Melanie Zavala*

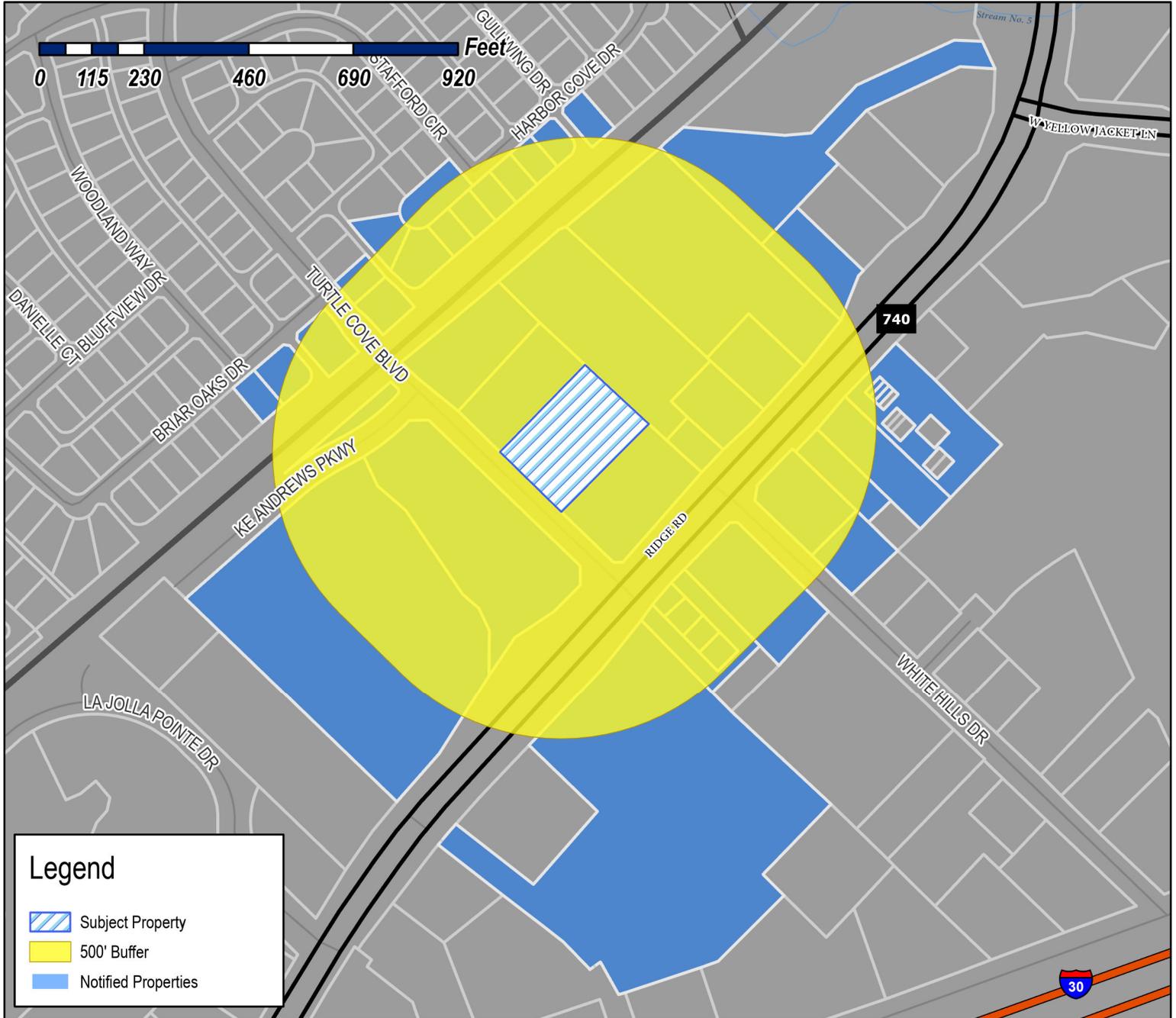
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087  
<http://www.rockwall.com/>  
972-771-7745 Ext. 6568



# City of Rockwall

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

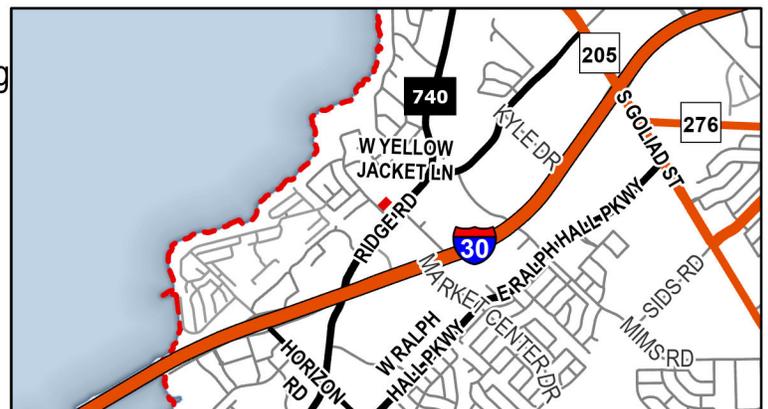
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



**Case Number:** Z2024-011  
**Case Name:** Specific Use Permit (SUP) for a Flag Pole at 510 Turtle Cove Boulevard  
**Case Type:** Zoning  
**Zoning:** Commercial (C) District  
**Case Address:** 510 Turtle Cove Suite 200

**Date Saved:** 3/14/2024

For Questions on this Case Call: (972) 771-7746



TURTLE COVE RESIDENTIAL ASSOC  
C/O NEIGHBORHOOD MANAGEMENT  
1024 S GREENVILLE AVE SUITE 230  
ALLEN, TX 75002

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

JARA PARTNERS LTD  
1425 HUNTERS GLEN  
ROYSE CITY, TX 75189

MOURIER LAND INVESTMENT CORPORATION  
1430 BLUE OAKS BLVD STE 190  
ROSEVILLE, CA 95747

LAKEWOOD PROPERTIES LLC  
1864 MCDONALD RD  
ROCKWALL, TX 75032

RESIDENT  
2230 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
2231 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
2245 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
2251 RIDGE RD  
ROCKWALL, TX 75087

MMF INVESTMENTS LLC  
2255 RIDGE RD SUITE 333  
ROCKWALL, TX 75087

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

RESIDENT  
2305 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
2306 RIDGE RD  
ROCKWALL, TX 75087

SPILLMAN DENTAL PROPERTIES LLC  
2308 RIDGE RD STE B  
ROCKWALL, TX 75087

RESIDENT  
2310 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
2313 RIDGE RD  
ROCKWALL, TX 75087

2424 MTA REALTY LLC  
2424 RIDGE ROAD  
ROCKWALL, TX 75087

RESIDENT  
2455 RIDGE RD  
ROCKWALL, TX 75087

2455 RIDGE LLC  
2701 CUSTER PARKWAY SUITE 706  
RICHARDSON, TX 75080

2251 RIDGE ROAD LLC  
4131 N CENTRAL EXPRESSWAY SUITE 450  
DALLAS, TX 75204

RESIDENT  
500 TURTLE COVE BLVD  
ROCKWALL, TX 75087

PSB INDEMNITY FAMILY LTD PTRN  
510 TURTLE COVE BLVD STE 200  
ROCKWALL, TX 75087

RICE CARINE  
545 BEDFORD FALLS  
ROCKWALL, TX 75087

PACHECO ENRIQUE AND JOANN T  
5788 W SKY HAWK TRL  
ROYSE CITY, TX 75189

RESIDENT  
600 TURTLE COVE BLVD  
ROCKWALL, TX 75087

SEAY KENNETH WAYNE & ELIZABETH CAUFIELD  
623 HARBOR COVE DRIVE  
ROCKWALL, TX 75087

LITHERLAND LORILEE  
627 HARBOR COVE DR  
ROCKWALL, TX 75087

RESIDENT  
629 HARBOR COVE DR  
ROCKWALL, TX 75087

ONTIVEROS NADINE MARGARET & ALFREDO  
JOSE  
631 HARBOR COVE DRIVE  
ROCKWALL, TX 75087

BARROW KYLE  
633 HARBOR COVE DR  
ROCKWALL, TX 75087

JIMMIE AND BARBARA ALFORD REVOCABLE  
TRUST  
JIMMIE LEE ALFORD AND BARBARA EDWARDS  
ALFORD-COTRUSTEES  
635 STAFFORD CIR  
ROCKWALL, TX 75087

RESIDENT  
637 STAFFORD CIR  
ROCKWALL, TX 75087

GARRISON KIMBERLY RAE AND JOHN  
638 TURTLE COVE BLVD  
ROCKWALL, TX 75087

HAYS FAMILY TRUST  
JOAN AVOY HAYS - TRUSTEE  
639 STAFFORD CIR  
ROCKWALL, TX 75087

GOODWIN HEATHER  
641 STAFFORD CIR  
ROCKWALL, TX 75087

SMITH RICHARD G EBERLE  
642 TURTLE COVE BLVD  
ROCKWALL, TX 75087

ROCKWALL ALIGNED REI LP  
8637 FREDERICKSBURG RD SUITE 360  
SAN ANTONIO, TX 78240

GAY-SEVITS MORIAH E  
920 BRIAR OAK  
ROCKWALL, TX 75087

BISHOP MICHAEL F  
926 BRIAR OAK DR  
ROCKWALL, TX 75087

HUGHES NICHOLAS AND AMY  
930 BRIAR OAKS DR  
ROCKWALL, TX 75087

CENTERS FOR PEACE AND MERCY, INC  
P.O. BOX 615  
ROCKWALL, TX 75087

DAIKER PARTNERS LTD.  
PO BOX 1059  
ROCKWALL, TX 75087

GLOBAL ADVANCE INC  
PO BOX 742077  
DALLAS, TX 75374

ALMLAM REAL ESTATE LLC  
PO BOX 755  
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:

**Z2024-011: SUP for a Flagpole**

*Hold a public hearing to discuss and consider a request by Alan Wyatt on behalf of PSB Indemnity Family, LTD PTRN for the approval of a Specific Use Permit (SUP) to all a structure in excess of 36-feet in the Scenic Overlay (SOV) District to allow the construction of a flag pole on a 1.158-acre parcel of land identified as a Lot 2, Block A, Rockwall Executive Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 510 Turtle Cove 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, April 9, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 15, 2024 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:

**Angelica Guevara**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

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

Your comments must be received by Monday, April 15, 2024 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

**Case No. Z2024-011: SUP for a Flagpole**

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:

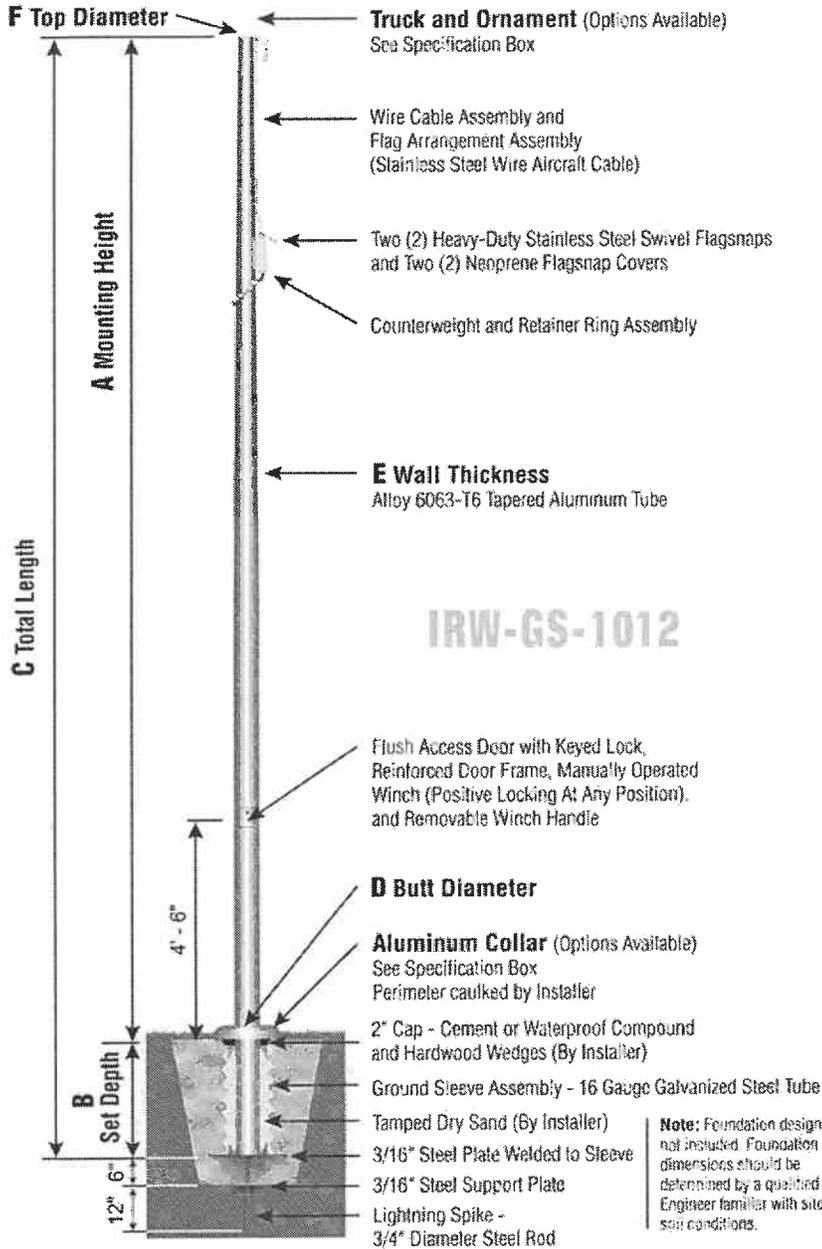
*Tex. Loc. Gov. Code, Sec. 211.006 (d)* If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be 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



## Independence Series

IRW - Internal with Winch  
Wire Halyard  
Ground Set Installation



IRW-GS-1012

IRW60D13

SAT



**TRK-9800-58**  
Int. Revolving Truck  
Sealed Bearings



**BAL-1058-GLD**  
HD Gold Anodized  
Aluminum Ball



**COL1-A10S**  
FC-11 Spun Alum  
1-Piece



**SAT**  
Satin Finish



**IRW - WINCH**  
Reinforced Welded  
Door Frame

### Specifications

A. Mounting Height: 60'

B. Set Depth: 6'-0"

C. Total Length: 66'-0"

D. Butt Diameter: 10"

E. Wall Thickness: .188"

F. Top Diameter: 4"

Flagpole Sections: 3

Shaft Weight: 501 lbs.

Hardware Weight: 52 lbs.

Ground Sleeve Weight: 90 lbs.

\* Max Flag Size: 12' x 18'

\* Max Wind Speed w/Nylon Flag: 86 mph

\* Max Wind Speed No Flag: 118 mph

\* Wind Speed Specifications from  
ANSI/NAAMM FP 1001-07

Customer Name: Texas Specialty

Dealer: Epic Eagle

Qty: 1

Project: 60' Rockwall Turtle Cove

Location: Rockwall

Notes:

IRW60D13G-TAZ-O0F-C2C-FSA



↑ North

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *STRUCTURE IN EXCESS OF 36-FEET IN HEIGHT IN THE SCENIC OVERLAY (SOV) DISTRICT* TO ALLOW THE CONSTRUCTION OF A FLAG POLE ON A 1.158-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK A, ROCKWALL EXECUTIVE CENTER ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Alan Wyatt for the approval of a Specific Use Permit (SUP) to allow a *structure in excess of 36-feet in height in the Scenic Overlay (SOV) District* to allow the construction of a flag pole on a 1.158-acre parcel of land being described as Lot 2, Block A, Rockwall Executive Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 510 Turtle Cove Boulevard, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*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 (UDC) [*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) to allow a *structure in excess of 36-feet in height in the Scenic Overlay (SOV) District* to allow the construction of a flag pole in accordance with Article 04, *Permissible Uses*, and Article 05, *District Development Standards*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in

Subsection 03.04, *Flag Poles*, of Article 04, *Permissible Uses*, and Subsection 07.03, *Non-Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction and continued operation of a flag pole on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of a flag pole on the *Subject Property* shall generally conform to the Concept Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a flag pole on the *Subject Property* shall generally conform to the Flag Pole Elevations depicted in *Exhibit 'C'* of this ordinance.
- 3) The proposed flag pole shall not exceed a maximum overall height of 60-feet as measured from grade.
- 4) The flag shall be maintained in good condition free of tears, rips, fraying, or fading.

## 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 *Building Permit*, should the contractor 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 Revision 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 6<sup>th</sup> DAY OF MAY, 2024.**

\_\_\_\_\_  
Trace Johannessen, *Mayor*

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

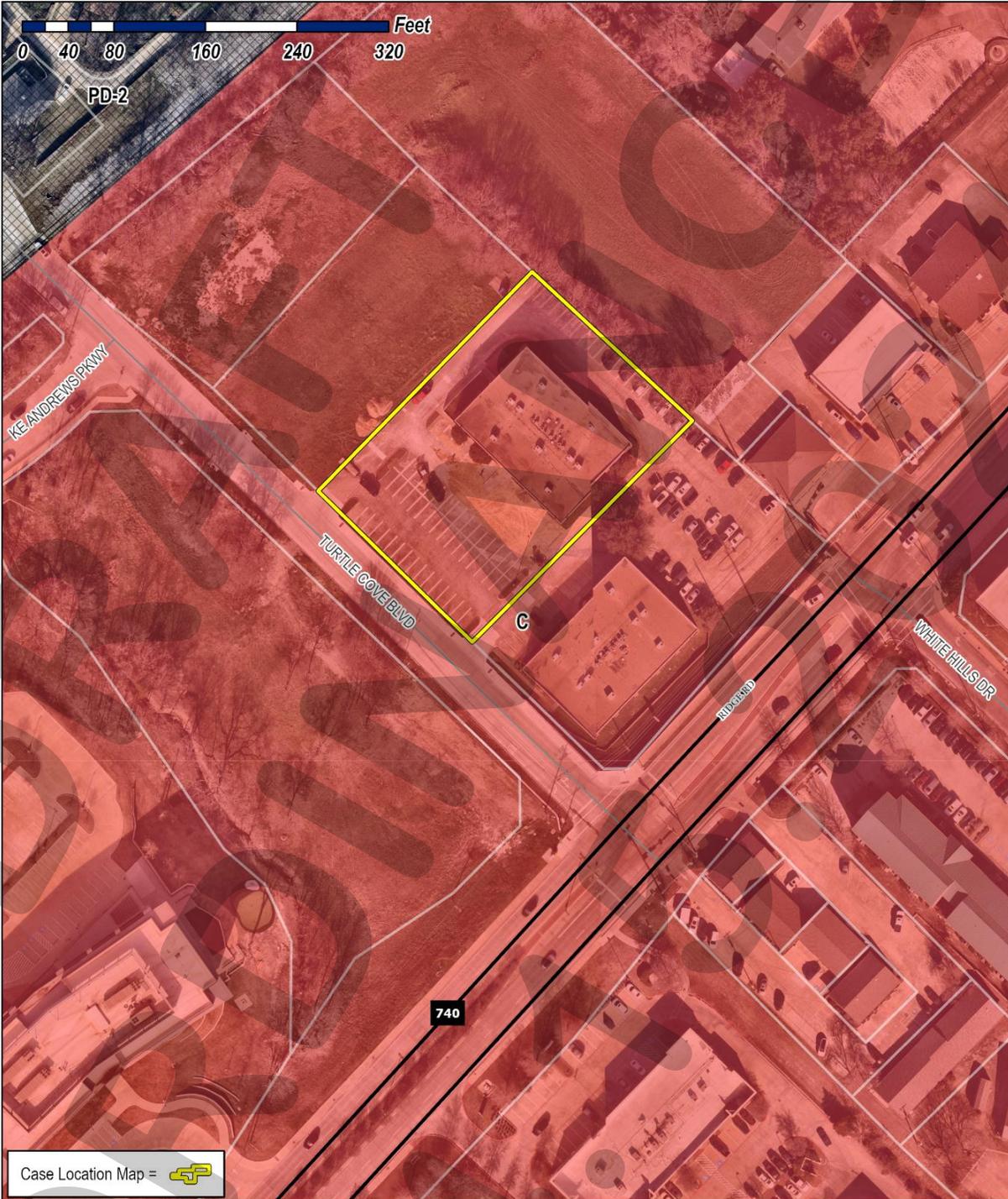
1<sup>st</sup> Reading: April 15, 2024

2<sup>nd</sup> Reading: May 6, 2024

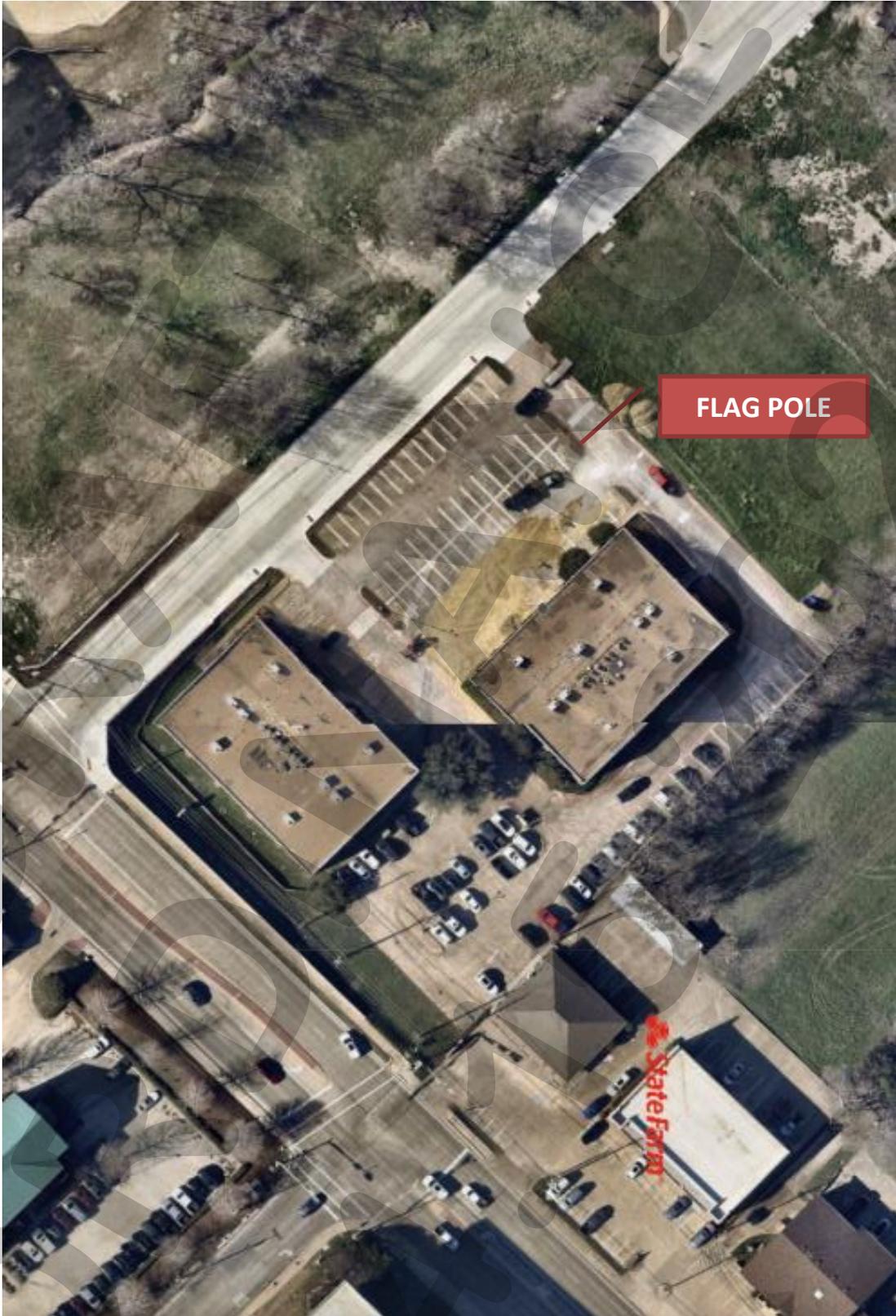
**Exhibit 'A'**  
**Location Map and Survey**

Address: 510 Turtle Cove Boulevard

Legal Description: Lot 2, Block A, Rockwall Executive Center Addition



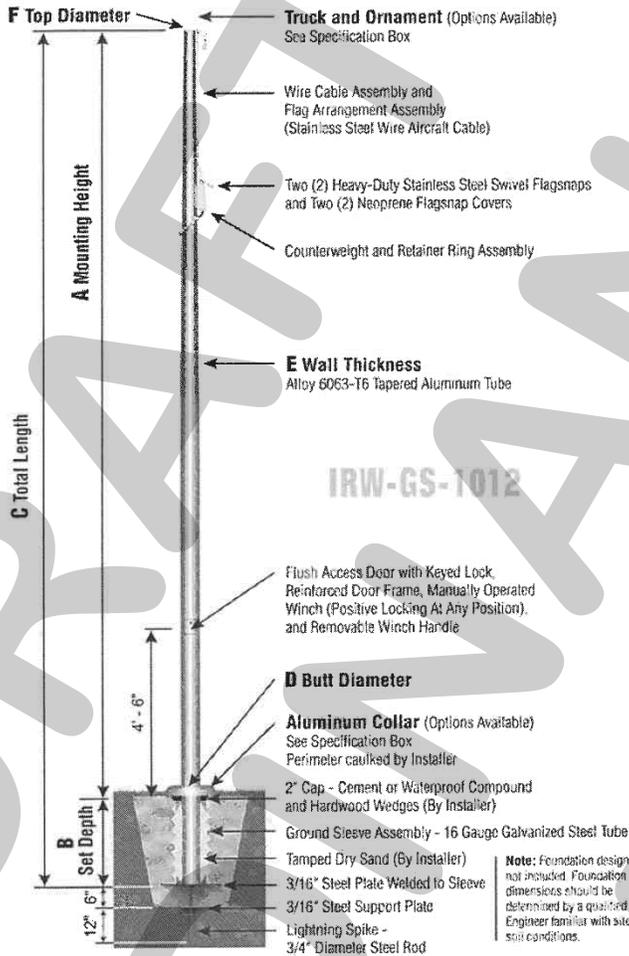
**Exhibit 'B':**  
*Concept Plan*



**Exhibit 'C':**  
*Flag Pole Elevations*



**Independence Series**  
IRW - Internal with Winch  
Wire Halyard  
Ground Set Installation



**IRW60D13 - SAT**



**TRK-9800-58**  
Int. Revolving Truck  
Sealed Bearings



**BAL-1058-GLD**  
HD Gold Anodized  
Aluminum Ball



**COL1-A10S**  
FC-11 Spun Alum  
1-Piece



**SAT**  
Satin Finish



**IRW - WINCH**  
Reinforced Welded  
Door Frame

| Specifications  |           |
|---|-----------|
| A. Mounting Height:                                       | 60'       |
| B. Set Depth:   | 6'-0"     |
| C. Total Length:  | 66'-0"    |
| D. Butt Diameter:   | 10"       |
| E. Wall Thickness:  | .188"     |
| F. Top Diameter:  | 4"        |
| Flagpole Sections:  | 3         |
| Shaft Weight:   | 501 lbs.  |
| Hardware Weight:  | 52 lbs.   |
| Ground Sleeve Weight:                                     | 90 lbs.   |
| * Max Flag Size:  | 12' x 18' |
| * Max Wind Speed w/Nylon Flag:                            | 86 mph    |
| * Max Wind Speed No Flag:                                 | 118 mph   |
| * Wind Speed Specifications from<br>ANSI/NAAMM FP 1001-07 |           |

|                                   |                    |
|-----------------------------------|--------------------|
| Customer Name: Texas Specialty    |                    |
| Dealer: Epic Eagle                | Qty: 1             |
| Project: 60' Rockwall Turtle Cove | Location: Rockwall |
| Notes:                            |                    |

IRW60D13G-TAZ-O0F-C2C-FSA

CAFP\_010819\_1pg



DATE: May 16, 2024

TO: Alan Wyatt  
510 Turtle Cove Boulevard, #200  
Rockwall, TX 75087

FROM: Angelica Guevara  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

SUBJECT: Z2024-011; *Specific Use Permit (SUP) for a Flag Pole at 510 Turtle Cove Boulevard*

Mr. Wyatt:

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on May 6, 2024. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) The applicant is 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 of a flag pole on the *Subject Property* shall generally conform to the Concept Plan as depicted in *Exhibit 'B'* of this ordinance.
  - (b) The construction of a flag pole on the *Subject Property* shall generally conform to the Flag Pole Elevations depicted in *Exhibit 'C'* of this ordinance.
  - (c) The proposed flag pole shall not exceed a maximum overall height of 60-feet as measured from grade.
  - (d) The flag shall be maintained in good condition free of tears, rips, fraying, or fading.

Planning and Zoning Commission

On April 9, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 7-0.

City Council

On April 15, 2024, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 7-0.

On May 6, 2024, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 6-0, with Council Member Lewis absent.

Included with this letter is a copy of Ordinance No. 24-14, S-329, 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) 772-6438.

Sincerely,



Angelica Guevara, *Planning Technician*  
City of Rockwall Planning and Zoning Department

CITY OF ROCKWALL

ORDINANCE NO. 24-14

SPECIFIC USE PERMIT NO. S-329

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *STRUCTURE IN EXCESS OF 36-FEET IN HEIGHT IN THE SCENIC OVERLAY (SOV) DISTRICT* TO ALLOW THE CONSTRUCTION OF A FLAG POLE ON A 1.158-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK A, ROCKWALL EXECUTIVE CENTER ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Alan Wyatt for the approval of a Specific Use Permit (SUP) to allow a *structure in excess of 36-feet in height in the Scenic Overlay (SOV) District* to allow the construction of a flag pole on a 1.158-acre parcel of land being described as Lot 2, Block A, Rockwall Executive Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 510 Turtle Cove Boulevard, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*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 (UDC) [*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) to allow a *structure in excess of 36-feet in height in the Scenic Overlay (SOV) District* to allow the construction of a flag pole in accordance with Article 04, *Permissible Uses*, and Article 05, *District Development Standards*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in

Subsection 03.04, *Flag Poles*, of Article 04, *Permissible Uses*, and Subsection 07.03, *Non-Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction and continued operation of a flag pole on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of a flag pole on the *Subject Property* shall generally conform to the Concept Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a flag pole on the *Subject Property* shall generally conform to the Flag Pole Elevations depicted in *Exhibit 'C'* of this ordinance.
- 3) The proposed flag pole shall not exceed a maximum overall height of 60-feet as measured from grade.
- 4) The flag shall be maintained in good condition free of tears, rips, fraying, or fading.

## 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 *Building Permit*, should the contractor 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 Revision 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 6<sup>th</sup> DAY OF MAY, 2024.**

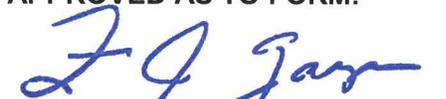


Trace Johannesen, Mayor

**ATTEST:**

  
Kristy Teague, City Secretary

**APPROVED AS TO FORM:**

  
Frank J. Garza, City Attorney

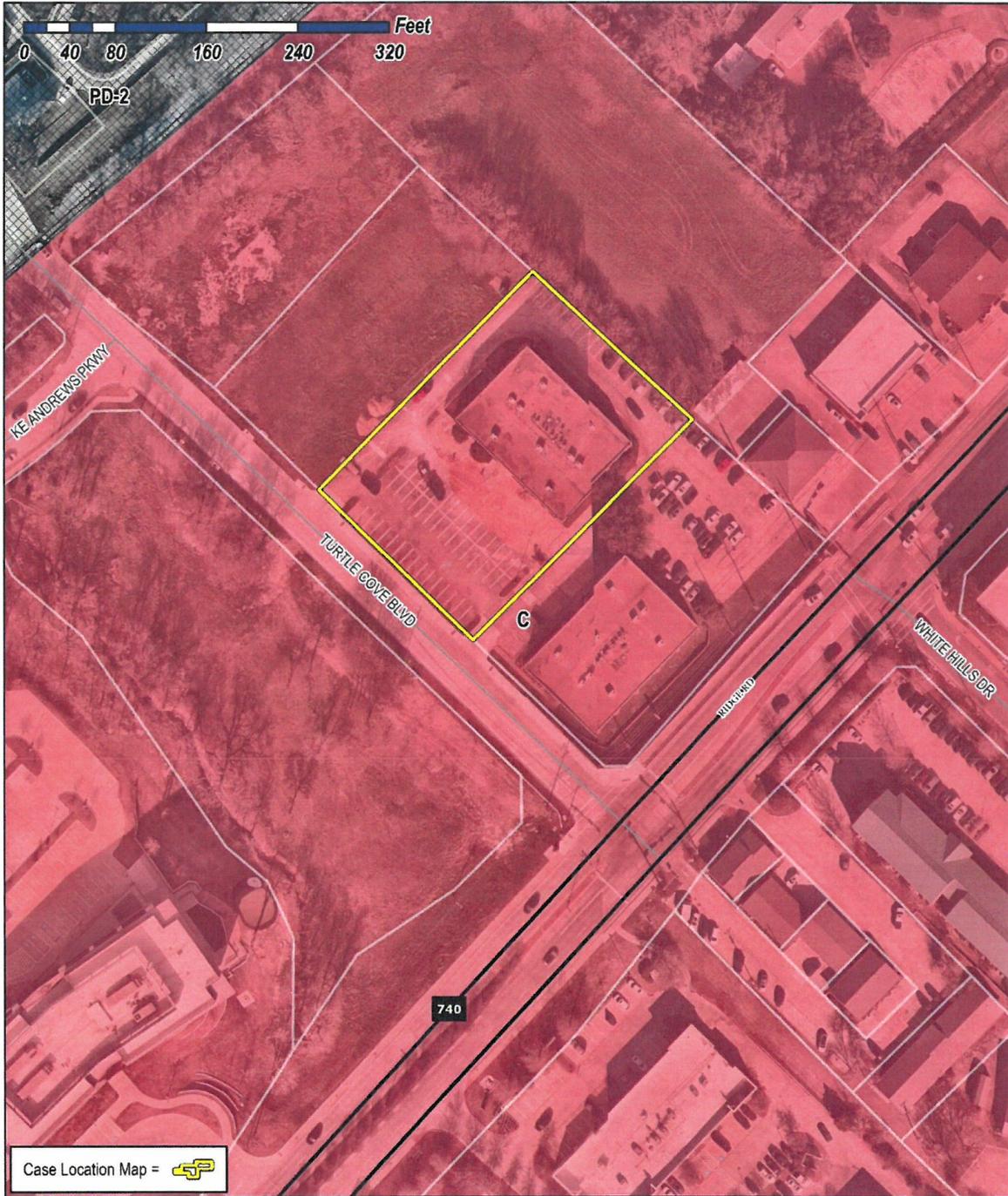
1<sup>st</sup> Reading: April 15, 2024

2<sup>nd</sup> Reading: May 6, 2024

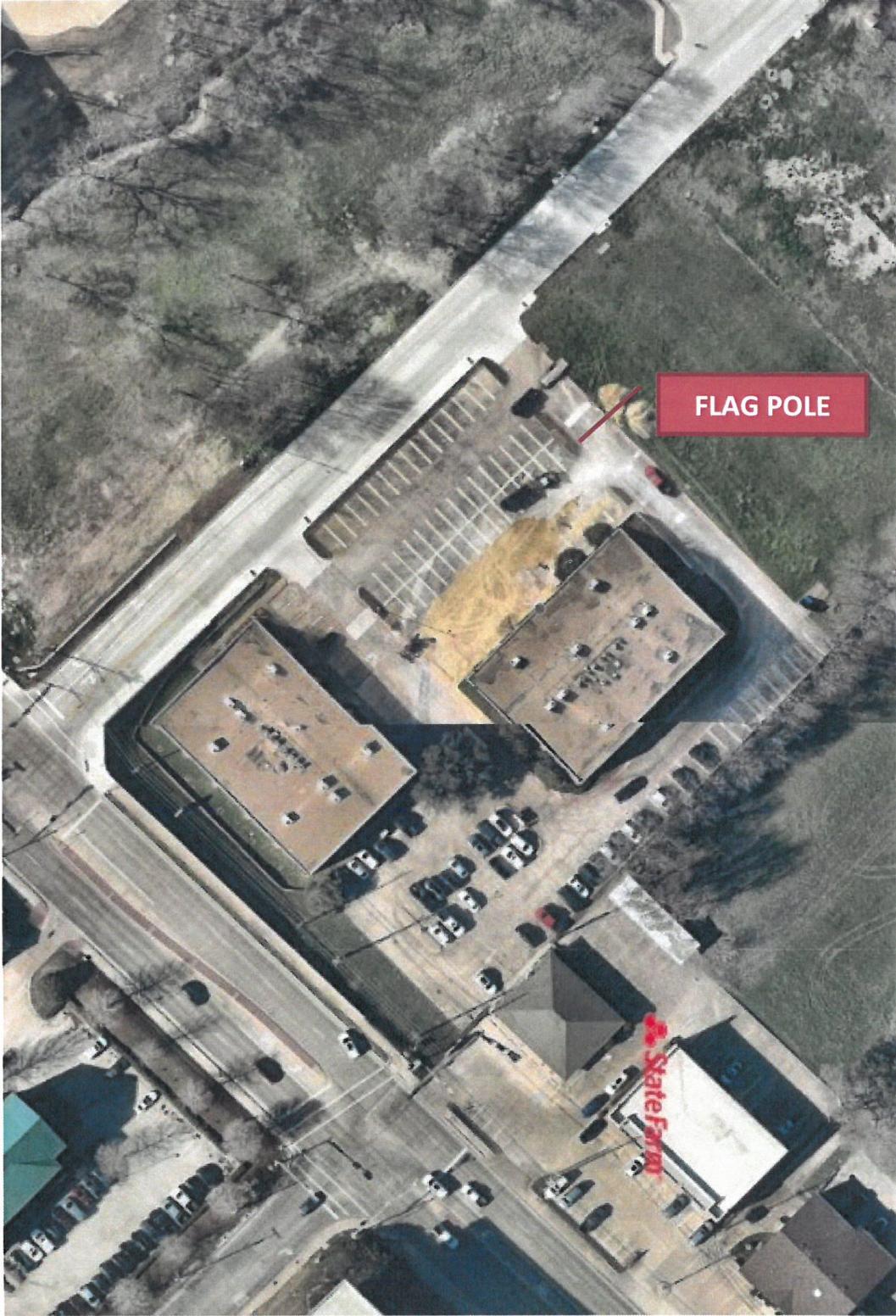
**Exhibit 'A'**  
*Location Map and Survey*

Address: 510 Turtle Cove Boulevard

Legal Description: Lot 2, Block A, Rockwall Executive Center Addition



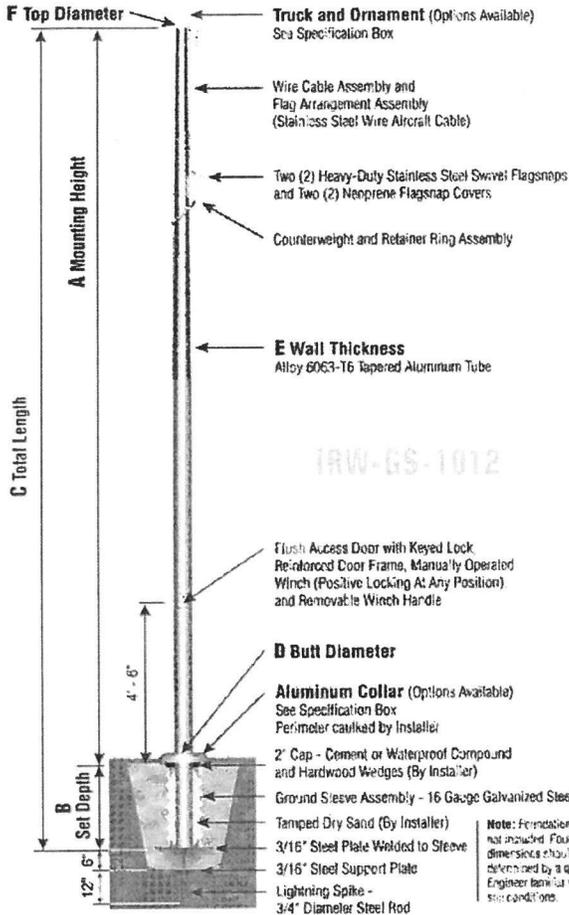
**Exhibit 'B':  
Concept Plan**



**Exhibit 'C':**  
*Flag Pole Elevations*



**Independence Series**  
IRW - Internal with Winch  
Wire Halyard  
Ground Set Installation



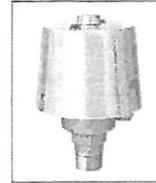
IRW-GS-1012

|                                   |                    |
|-----------------------------------|--------------------|
| Customer Name: Texas Specialty    |                    |
| Dealer: Epic Eagle                | Qty: 1             |
| Project: 60' Rockwall Turtle Cove | Location: Rockwall |
| Notes:                            |                    |

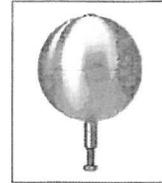
IRW60D13G-TAZ-00F-C2C-FSA

CAFP\_010819\_1pg

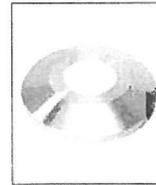
**IRW60D13 - SAT**



**TRK-9800-58**  
Int. Revolving Truck  
Sealed Bearings



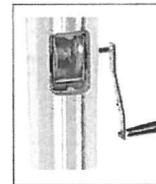
**BAL-1058-GLD**  
HD Gold Anodized  
Aluminum Ball



**COL1-A10S**  
FC-11 Spun Alum  
1-Piece



**SAT**  
Satin Finish



**IRW - WINCH**  
Reinforced Welded  
Door Frame

| Specifications  |
|---|
| <b>A. Mounting Height: 60'</b>                                |
| <b>B. Set Depth: 6'-0"</b>                                    |
| <b>C. Total Length: 66'-0"</b>                                |
| <b>D. Butt Diameter: 10"</b>                                  |
| <b>E. Wall Thickness: .188"</b>                               |
| <b>F. Top Diameter: 4"</b>                                    |
| <b>Flagpole Sections: 3</b>                                   |
| <b>Shaft Weight: 501 lbs.</b>                                 |
| <b>Hardware Weight: 52 lbs.</b>                               |
| <b>Ground Sleeve Weight: 90 lbs.</b>                          |
| <b>* Max Flag Size: 12' x 18'</b>                             |
| <b>* Max Wind Speed w/Nylon Flag: 86 mph</b>                  |
| <b>* Max Wind Speed No Flag: 118 mph</b>                      |
| <b>* Wind Speed Specifications from ANSI/NAAMM FP 1001-07</b> |

- 1 -