



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

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
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- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1&2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 172 ZOLLNER ROAD

SUBDIVISION J. H. BAILEY

LOT

BLOCK

GENERAL LOCATION ZOLLNER ? SH 276

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG

CURRENT USE

PROPOSED ZONING SFE 1.5 ? LI

PROPOSED USE

ACREAGE 9.44

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

OWNER ANTONIO BORJAS

APPLICANT

CONTACT PERSON ANTONIO BORJAS

CONTACT PERSON

ADDRESS 172 ZOLLNER ROAD

ADDRESS

CITY, STATE & ZIP ROUSE CITY, TX 75189

CITY, STATE & ZIP

PHONE 214-926-7934

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

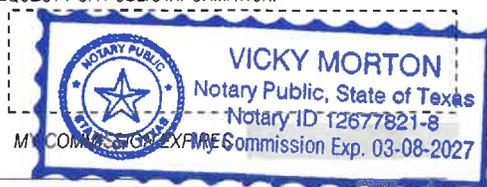
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Antonio Borjas [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

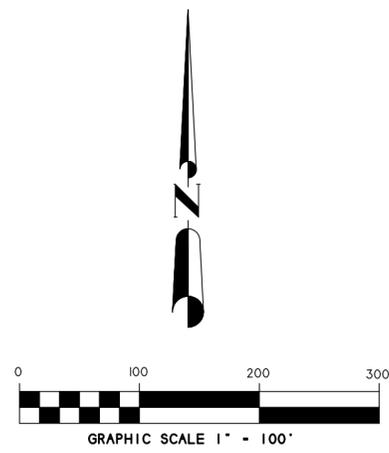
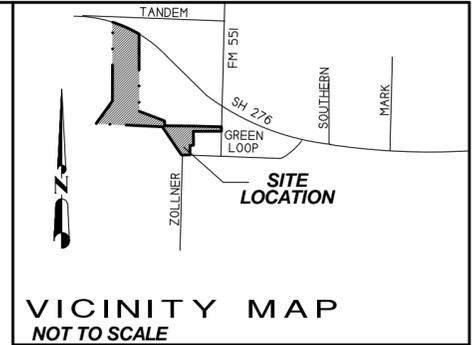
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF April, 2024 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 DAY OF April, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



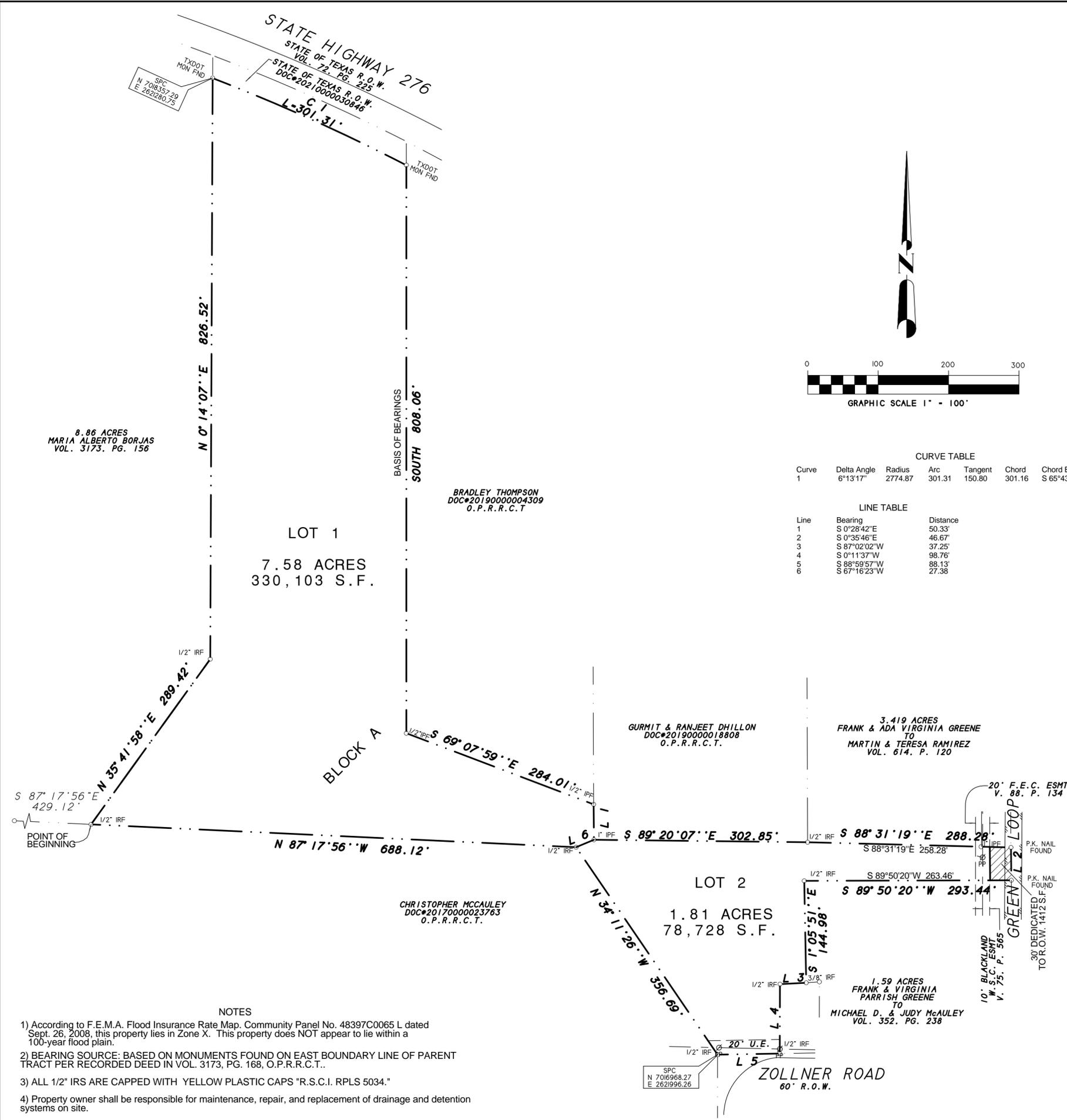


CURVE TABLE

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	6°13'17"	2774.87	301.31	150.80	301.16	S 65°43'08"E

LINE TABLE

Line	Bearing	Distance
1	S 0°28'42"E	50.33'
2	S 0°35'46"E	46.67'
3	S 87°02'02"W	37.25'
4	S 0°11'37"W	98.76'
5	S 88°59'57"W	88.13'
6	S 67°16'23"W	27.38'



CONVEYANCE PLAT
BORJAS ADDITION
LOT 1 & LOT 2, BLOCK A
 CONTAINING A TOTAL OF
 9.42 ACRES/410,243 S.F.
 (2 LOTS)
 J.H. BAILEY SURVEY, A-45
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

- NOTES**
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0065 L dated Sept. 26, 2008, this property lies in Zone X. This property does NOT appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: BASED ON MONUMENTS FOUND ON EAST BOUNDARY LINE OF PARENT TRACT PER RECORDED DEED IN VOL. 3173, PG. 168, O.P.R.R.C.T..
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."
 - 4) Property owner shall be responsible for maintenance, repair, and replacement of drainage and detention systems on site.

OWNER:
 ANTONIO BORJAS
 172 ZOLLNER ROAD
 ROCKWALL, TEXAS 75032

SHEET 1 OF 2

SYMBOL LEGEND	
TV	TELEVISION CABLE
GAS	GAS METER
TEL	TEL POSE
PH	PHONE ROSE
FI	FIRE HYDRANT
PP	POWER POLE
ELEC	ELECTRIC METER
BOX	ELECTRIC METER BOX
W	WATER METER
LP	L.P. GAS METER
LF	LIGHT POLE
1/2" IRS	1/2" IRF FOUND
1/4" IRS	1/4" IRF FOUND
1" IRS	1" IRF FOUND
30'	30' DEDICATED EASEMENT
10'	10' BLACKLAND W.S.C. ESMT
20'	20' F.E.C. ESMT
P.K.	P.K. NAIL FOUND
EXP	EXISTENT LINE
PROP	PROPOSED LINE
AN	AN. CORNER
PROP	PROPOSED

SURVEY DATE: FEBRUARY 16, 2024
 SCALE: 1" = 100' FILE #20031589-P
 CLIENT: BORJAS GF # NONE

H.D. Fetty Land Surveyor, LLC
 Firm Registration no. 10150900
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, ANTONIO BORJAS, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the JOHN H. BAILEY SURVEY, ABSTRACT NO. 45, City of Rockwall, Rockwall County, Texas, and being a part of that 28.79 acres Tract 2 as described in a Warranty deed from Robert Smith and Lawrence Jones and wife, Sue Jones, dated July 29, 1970 and being recorded in Volume 92, Page 29 of the Real Property Records of Rockwall County, Texas, and being a part of that tract of land as described in a Warranty deed to Antonio Borjas, as recorded in Volume 3173, Page 168 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner in the South boundary line of said 28.79 acres tract, said point being S. 87 deg. 17 min. 56 sec. E., 429.12 feet from a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner at the base of a fence corner post at the Southwest corner of said 28.79 acres tract of land;

THENCE N. 35 deg. 41 min. 58 sec. E., a distance of 289.42 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE N. 00 deg. 14 min. 07 sec. E., a distance of 826.52 feet to a TXDOT monument found for corner in the South right-of-way line of State Highway 276;

THENCE in a Southeasterly direction along a curve to the left having a central angle of 06 deg. 13 min. 17 sec., a radius of 2744.87 feet, a tangent of 150.80 feet, a chord of S. 65 deg. 43 min. 08 sec. E., 301.16 feet along said right-of-way line, an arc distance of 301.31 feet to a TXDOT monument found for corner in the east line of Borjas tract;

THENCE SOUTH along the East line of said Borjas tract, a distance of 808.06 feet to a 1/2" iron pipe found for corner at the Southeast corner of same;

THENCE S. 69 deg. 07 min. 59 sec. E. a distance of 284.01 feet to a 1/2" iron rod pipe found for corner;

THENCE S. 00 deg. 28 min. 42 sec. E. a distance of 50.33 feet to a 1" iron pipe found for corner;

THENCE S. 89 deg. 20 min. 07 sec. E. a distance of 302.85 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner at the Southwest corner of a 3.419 acres tract of land as described in a Deed to Martin and Teresa Ramirez, as recorded in Volume 614, Page 120 of the Real Property Records of Rockwall County, Texas;

THENCE S. 88 deg. 31 min. 19 sec. E. along the South line of said 3.419 acres tract, a distance of 288.28 feet to a P-K Nail for corner in the center of Green Loop;

THENCE S. 00 deg. 35 min. 46 sec. E. along the center of said road, a distance of 46.67 feet to a P-K nail for corner at the Northeast corner of a 1.59 acres tract of land as described in a Deed to Michael D. and Judy McAuley, as recorded in Volume 352, Page 238 of the Real Property Records of Rockwall County, Texas;

THENCE S. 89 deg. 50 min. 20 sec. W. along the North line of said 1.59 acres tract, a distance of 293.44 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner at the Northwest corner of same;

THENCE S. 01 deg. 05 min. 51 sec. E. a distance of 144.98 feet to a 3/8" iron rod found for corner;

THENCE S. 87 deg. 02 min. 02 sec. W. a distance of 37.25 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE S. 00 deg. 11 min. 37 sec. W. a distance of 98.76 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the North line of Zollner Road;

THENCE S. 88 deg. 59 min. 57 sec. W. along the North line of Zollner Road, a distance of 88.13 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE N. 34 deg. 11 min. 26 sec. W. along the South line of said 28.79 acres tract, a distance of 356.69 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE N. 87 deg. 17 min. 56 sec. W. along the South line of said 28.79 acres tract, a distance of 688.12 feet to the POINT OF BEGINNING and containing 410,243 square feet or 9.42 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as BORJAS ADDITION, LOT 1 & LOT 2, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in BORJAS ADDITION, LOT 1 & LOT 2, BLOCK A, have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

I also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

ANTONIO BORJAS

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared ANTONIO BORJAS known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, _____.

Notary Public in and for the State of Texas

My Commission Expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.



Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED

I hereby certify that the above and foregoing plat of BORJAS ADDITION, LOT 1 & LOT 2, BLOCK A an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, _____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____, _____.

Mayor, City of Rockwall _____ City Secretary City of Rockwall _____

City Engineer _____ Date _____

CONVEYANCE PLAT

BORJAS ADDITION
LOT 1 & LOT 2, BLOCK A

CONTAINING A TOTAL OF
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(2 LOTS)

J.H. BAILEY SURVEY, A-45
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND											
TV	GAS	TEL	PH	PP							
TELEPHONE	METER	METER	METER	POWER							
CABLE RISER	WATER	WATER	HYDRANT	POLE							
ELEC	ELEC	WATER	LP	1/2" BF							
ELECTRIC	BOX	WATER	METER	FOR AND FOUND							
METER	SUBSURFACE	JUNCTION	BOX	1" CORNER							
-*	---	---	---	---							
FENCE	EASEMENT LINE	AIR COND. UNIT	PROPANE TANK								

OWNER:
ANTONIO BORJAS
172 ZOLLNER ROAD
ROCKWALL, TEXAS 75032

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE FEBRUARY 16, 2024
SCALE 1" = 100' FILE #20031589-P
CLIENT BORJAS GF # NONE



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
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STAFF USE ONLY

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BLOCK

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PROPOSED ZONING SFE 1.5 ? LI

PROPOSED USE

ACREAGE 9.44

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LOTS [PROPOSED]

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APPLICANT

CONTACT PERSON ANTONIO BORJAS

CONTACT PERSON

ADDRESS 172 ZOLLNER ROAD

ADDRESS

CITY, STATE & ZIP ROUSE CITY, TX 75189

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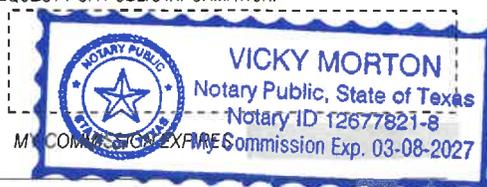
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OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Z2024-020: Zoning Change from Agricultural (AG) District to Single-Family Estate 1.5 (SFE-1.5) District and Light Industrial (LI) District

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.

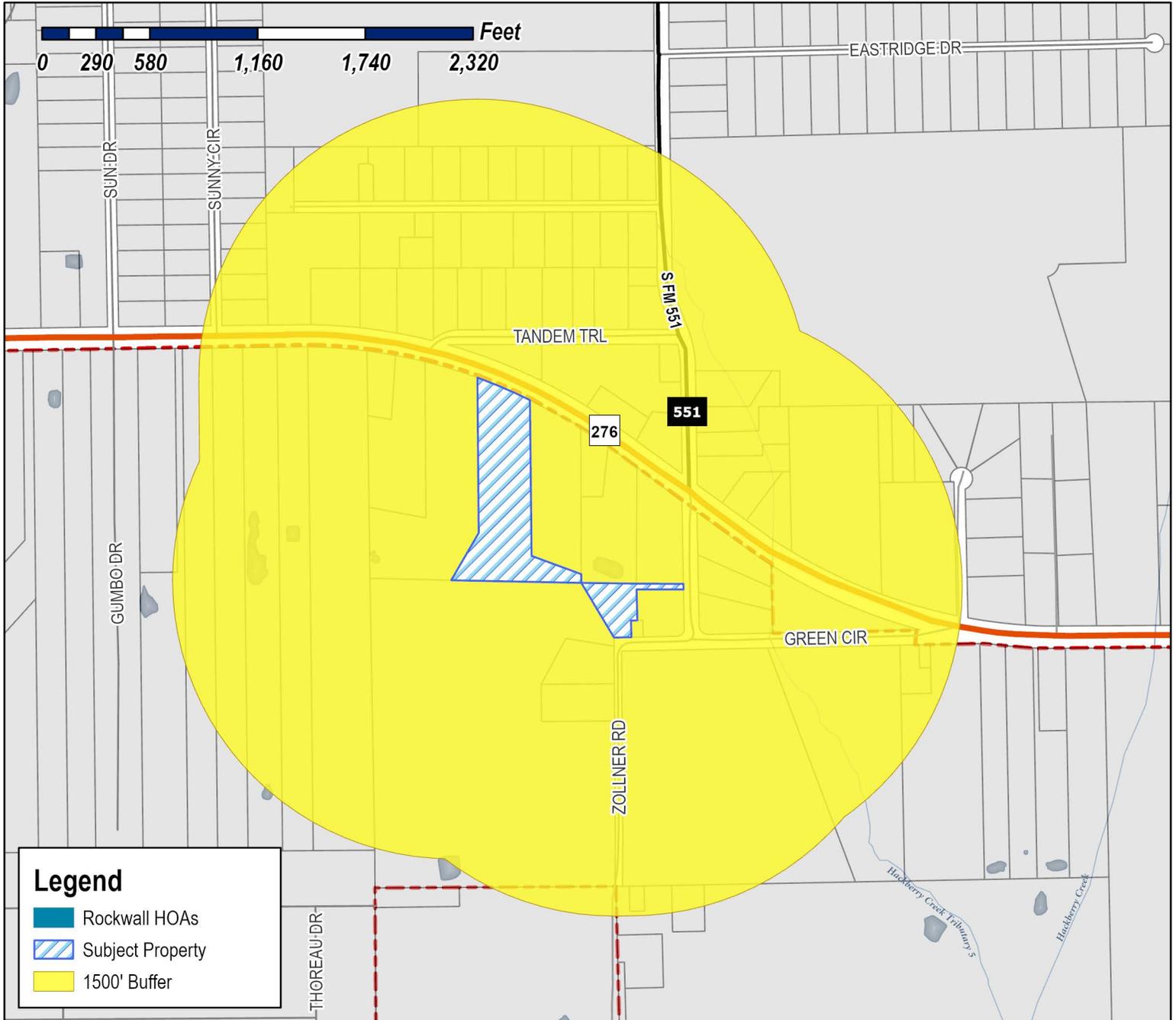




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Case Number: Z2024-020
Case Name: Zoning Change from AG to SFE-1.5 & LI
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 172 Zollner Road



Date Saved: 4/18/2024

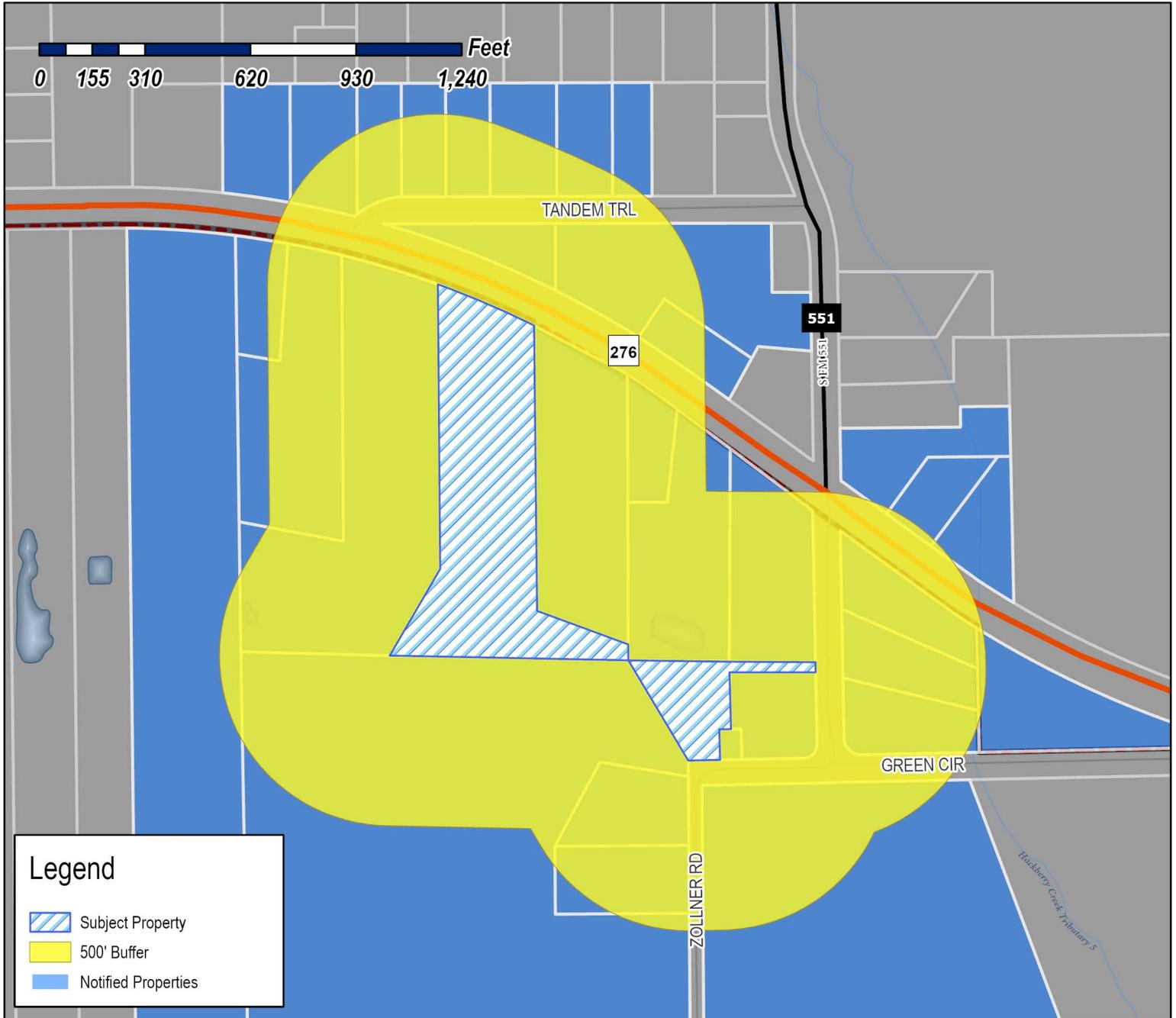
For Questions on this Case Call (972) 771-7745



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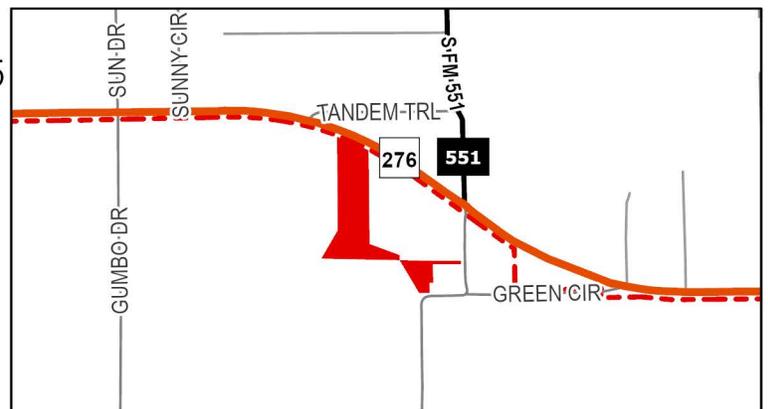
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Case Number: Z2024-020
Case Name: Zoning Change from AG To SFE-1.5 & LI
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 172 Zollner Road

Date Saved: 4/18/2024

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



GONZALEZ OSCAR
1010 LAKESHORE BLVD
OAK POINT, TX 75068

RESIDENT
105 ZOLLNER RD
ROYSE CITY, TX 75189

RAMIREZ MARTIN & TERESA
11582 HWY 205
LAVON, TX 75166

DHILLON GURMIT AND RANJEET K
1512 RIDGETOP CT
ROCKWALL, TX 75032

RESIDENT
161 GREEN CIR
ROYSE CITY, TX 75189

BORJAS ANTONIO
172 ZOLLNER RD
ROYSE CITY, TX 75189

RESIDENT
186 ZOLLNER RD
ROYSE CITY, TX 75189

RESIDENT
201 GREEN CIR
ROYSE CITY, TX 75189

MCAULEY CHRISTOPHER ROSS
254 ZOLLNER
ROYSE CITY, TX 75189

FULLER DONALD J
261 GREEN CIR
ROYSE CITY, TX 75189

RESIDENT
264 GREEN CIR
ROYSE CITY, TX 75189

BRANTON NORA JANE
345 EL RIO DR
MESQUITE, TX 75150

METRO REALEDGE LLC
3620 WHITE BIRCH WAY
EULESS, TX 76040

MCAULEY MICHAEL D & JUDY
444 ZOLLNER RD
ROYSE CITY, TX 75189

MCAULEY JUDY LYNN
444 ZOLLNER ROAD
ROYSE CITY, TX 75189

SZOBOSZLAY TOM
4827 STATE HIGHWAY 276
ROCKWALL, TX 75189

RESIDENT
4891 HWY276
ROYSE CITY, TX 75189

EDGEMON TONY L AND REGINA A
4947 STATE HIGHWAY 276
ROYSE CITY, TX 75189

THOMPSON BRADLEY
5095 STATE HWY 276
ROYSE CITY, TX 75189

MEDINA LIGNA SARDON AND MARVIN JOSUE
MEDINA ANARIBA
5143 STATE HIGHWAY 276
ROYSE CITY, TX 75189

BORJAS MARIO ALBERTO
647 TUBBS ROAD
ROCKWALL, TX 75032

CALVILLO MICHELLE ANN
8119 SAMUELS ROAD
TERRELL, TX 75160

WHITE TIMOTHY E
9104 PRIVATE ROAD 2325
TERRELL, TX 75160

JONES LARRY JAY
P.O. BOX 92
WESTON, CO 81091

PROJECT COMMENTS



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

DATE: 4/24/2024

PROJECT NUMBER: Z2024-020
PROJECT NAME: Zoning Change from AG to SFE 1.5 & LI
SITE ADDRESS/LOCATIONS: 172 ZOLLNER RD, ROCKWALL, 75189

CASE CAPTION: Hold a public hearing to discuss and consider a request by Antonio Borjas for the approval of a Zoning Change from an Agricultural (AG) District to a Single-Family Estate 1.5 (SFE-1.5) District and a Light Industrial (LI) District for a 9.4411-acre tract of land identified as Tract 3-4 of the J. H. Bailey Survey, Abstract No. 45, City of Rockwall, Rockwall, Texas, zoned Agricultural (AG) District, situated in the SH-276 Overlay (SH-276 OV) District, addressed 172 Zollner Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	04/24/2024	Approved w/ Comments

04/24/2024: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Zoning Change from an Agricultural (AG) District to a Single-Family Estate 1.5 (SFE-1.5) District and a Light Industrial (LI) District for a 9.4411-acre tract of land identified as Tract 3-4 of the J. H. Bailey Survey, Abstract No. 45, City of Rockwall, Rockwall, Texas, zoned Agricultural (AG) District, situated in the SH-276 Overlay (SH-276 OV) District, addressed 172 Zollner Road.

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

I.3 According to the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the South-Central Estates District and is scheduled for Technology/Employment Center and Commercial/Retail land uses. The proposed change in zoning from Agricultural (AG) District to a Light Industrial (LI) District is consistent with the OURHometown Vision 2040 Comprehensive Plan; however, the change from Agricultural (AG) District to Single-Family Estate 1.5 (SFE-1.5) District is not consistent. With this being said, the zoning change to SFE-1.5 is consistent with the current use of the land, and can be considered to be an interim step that brings the land closer to conforming with the future designation of Commercial/Retail.

I.4 Please note that regardless of the submitted request -- if this zoning case is approved -- any development on the subject property will be required to adhere to all applicable requirements of the Unified Development Code (UDC) for a property that is zoned Light Industrial (LI) District and Single-Family Estate 1.5 (SFE-1.5) District.

M.5 Please review the attached Draft Ordinance prior to the April 30, 2024 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than May 7, 2024.

I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on May 7, 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 May 14, 2024 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on April 30, 2024.

I.7 The projected City Council meeting dates for this case will be May 20, 2024 (1st Reading) and June 3, 2024 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	04/23/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Henry Lee	04/24/2024	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/22/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/22/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/19/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/22/2024	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) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 172 ZOLLNER ROAD

SUBDIVISION J. H. BAILEY

LOT

BLOCK

GENERAL LOCATION ZOLLNER ? SH 276

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG

CURRENT USE

PROPOSED ZONING SFE 1.5 ? LI

PROPOSED USE

ACREAGE 9.44

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

OWNER ANTONIO BORJAS

APPLICANT

CONTACT PERSON ANTONIO BORJAS

CONTACT PERSON

ADDRESS 172 ZOLLNER ROAD

ADDRESS

CITY, STATE & ZIP ROUSE CITY, TX 75189

CITY, STATE & ZIP

PHONE 214-926-7934

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF April, 2024 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 DAY OF April, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Z2024-020: Zoning Change from Agricultural (AG) District to Single-Family Estate 1.5 (SFE-1.5) District and Light Industrial (LI) District

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.

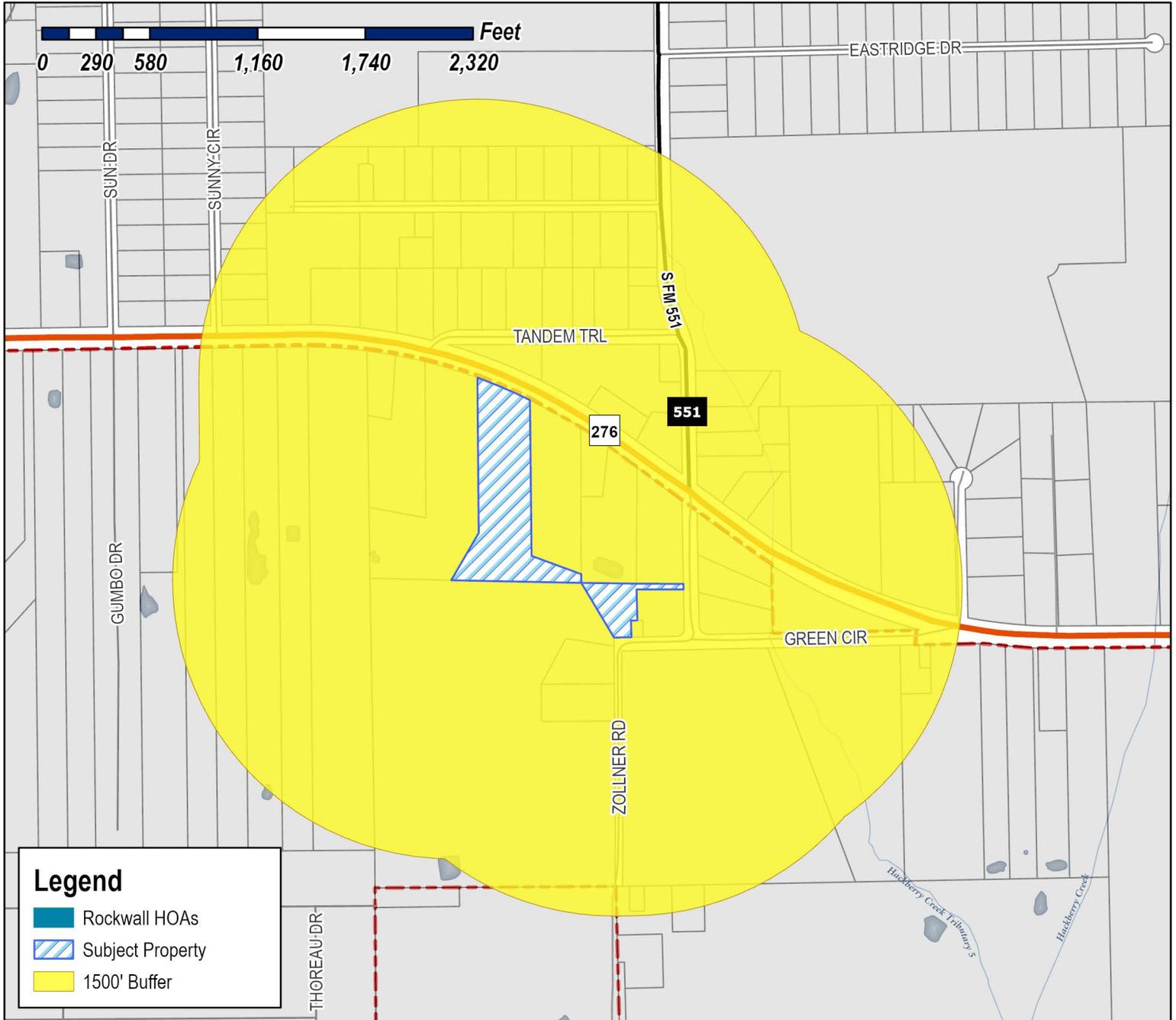




City of Rockwall

Planning & Zoning Department
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Case Number: Z2024-020
Case Name: Zoning Change from AG to SFE-1.5 & LI
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 172 Zollner Road



Date Saved: 4/18/2024

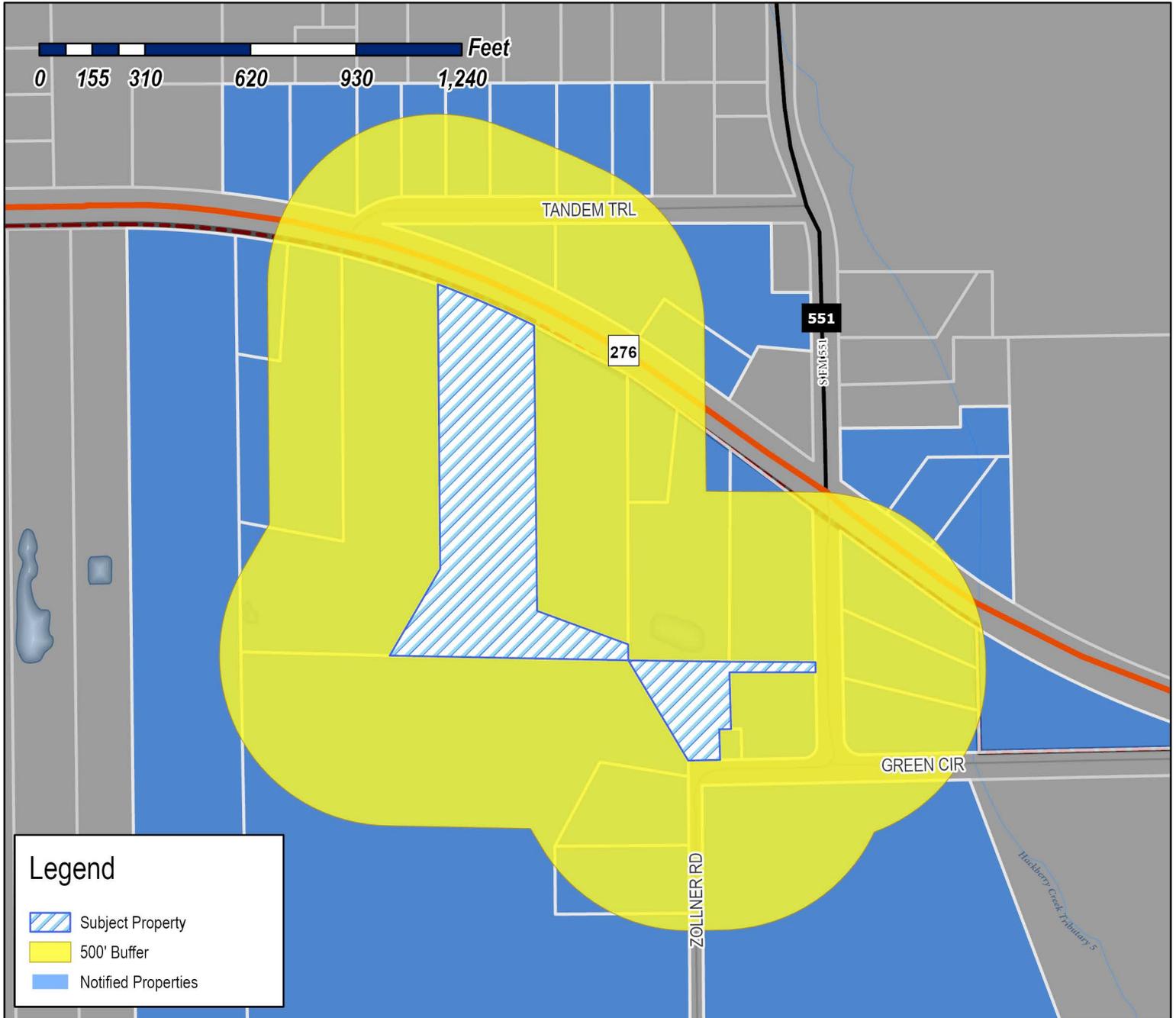
For Questions on this Case Call (972) 771-7745



City of Rockwall

Planning & Zoning Department
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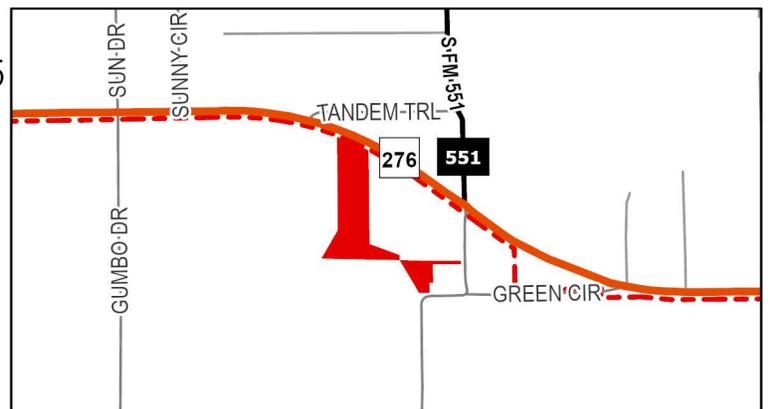
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Case Number: Z2024-020
Case Name: Zoning Change from AG To SFE-1.5 & LI
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 172 Zollner Road

Date Saved: 4/18/2024

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



GONZALEZ OSCAR
1010 LAKESHORE BLVD
OAK POINT, TX 75068

RESIDENT
105 ZOLLNER RD
ROYSE CITY, TX 75189

RAMIREZ MARTIN & TERESA
11582 HWY 205
LAVON, TX 75166

DHILLON GURMIT AND RANJEET K
1512 RIDGETOP CT
ROCKWALL, TX 75032

RESIDENT
161 GREEN CIR
ROYSE CITY, TX 75189

BORJAS ANTONIO
172 ZOLLNER RD
ROYSE CITY, TX 75189

RESIDENT
186 ZOLLNER RD
ROYSE CITY, TX 75189

RESIDENT
201 GREEN CIR
ROYSE CITY, TX 75189

MCAULEY CHRISTOPHER ROSS
254 ZOLLNER
ROYSE CITY, TX 75189

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RESIDENT
264 GREEN CIR
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BRANTON NORA JANE
345 EL RIO DR
MESQUITE, TX 75150

METRO REALEEDGE LLC
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4827 STATE HIGHWAY 276
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RESIDENT
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WHITE TIMOTHY E
9104 PRIVATE ROAD 2325
TERRELL, TX 75160

JONES LARRY JAY
P.O. BOX 92
WESTON, CO 81091

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:

Z2024-020: Zoning Change from AG to SFE-1.5 & LI

Hold a public hearing to discuss and consider a request by Renee Ward, PE of Weir & Associates, Inc. on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a Specific Use Permit (SUP) for a Residence Hotel on a 2.915-acre portion of a larger 4.767-acre parcel of land identified as Lot 6, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located east of the intersection of FM-549 and Fit Sport Life Boulevard, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, May 14, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 20, 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:

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

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

Your comments must be received by Monday, May 20 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. Z2024-020: Zoning Change from AG to SFE-1.5 & LI

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.

Four horizontal grey bars for providing reasons for support or opposition.

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

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, ANTONIO BORJAS, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the JOHN H. BAILEY SURVEY, ABSTRACT NO. 45, City of Rockwall, Rockwall County, Texas, and being a part of that 28.79 acres Tract 2 as described in a Warranty deed from Robert Smith and Lawrence Jones and wife, Sue Jones, dated July 29, 1970 and being recorded in Volume 92, Page 29 of the Real Property Records of Rockwall County, Texas, and being a part of that tract of land as described in a Warranty deed to Antonio Borjas, as recorded in Volume 3173, Page 168 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner in the South boundary line of said 28.79 acres tract, said point being S. 87 deg. 17 min. 56 sec. E., 429.12 feet from a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner at the base of a fence corner post at the Southwest corner of said 28.79 acres tract of land;

THENCE N. 35 deg. 41 min. 58 sec. E., a distance of 289.42 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE N. 00 deg. 14 min. 07 sec. E., a distance of 826.52 feet to a TXDOT monument found for corner in the South right-of-way line of State Highway 276;

THENCE in a Southeasterly direction along a curve to the left having a central angle of 06 deg. 13 min. 17 sec., a radius of 2744.87 feet, a tangent of 150.80 feet, a chord of S. 65 deg. 43 min. 08 sec. E., 301.16 feet along said right-of-way line, an arc distance of 301.31 feet to a TXDOT monument found for corner in the east line of Borjas tract;

THENCE SOUTH along the East line of said Borjas tract, a distance of 808.06 feet to a 1/2" iron pipe found for corner at the Southeast corner of same;

THENCE S. 69 deg. 07 min. 59 sec. E. a distance of 284.01 feet to a 1/2" iron rod pipe found for corner;

THENCE S. 00 deg. 28 min. 42 sec. E. a distance of 50.33 feet to a 1" iron pipe found for corner;

THENCE S. 89 deg. 20 min. 07 sec. E. a distance of 302.85 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner at the Southwest corner of a 3.419 acres tract of land as described in a Deed to Martin and Teresa Ramirez, as recorded in Volume 614, Page 120 of the Real Property Records of Rockwall County, Texas;

THENCE S. 88 deg. 31 min. 19 sec. E. along the South line of said 3.419 acres tract, a distance of 288.28 feet to a P-K Nail for corner in the center of Green Loop;

THENCE S. 00 deg. 35 min. 46 sec. E. along the center of said road, a distance of 46.67 feet to a P-K nail for corner at the Northeast corner of a 1.59 acres tract of land as described in a Deed to Michael D. and Judy McAuley, as recorded in Volume 352, Page 238 of the Real Property Records of Rockwall County, Texas;

THENCE S. 89 deg. 50 min. 20 sec. W. along the North line of said 1.59 acres tract, a distance of 293.44 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner at the Northwest corner of same;

THENCE S. 01 deg. 05 min. 51 sec. E. a distance of 144.98 feet to a 3/8" iron rod found for corner;

THENCE S. 87 deg. 02 min. 02 sec. W. a distance of 37.25 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE S. 00 deg. 11 min. 37 sec. W. a distance of 98.76 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the North line of Zollner Road;

THENCE S. 88 deg. 59 min. 57 sec. W. along the North line of Zollner Road, a distance of 88.13 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE N. 34 deg. 11 min. 26 sec. W. along the South line of said 28.79 acres tract, a distance of 356.69 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE N. 87 deg. 17 min. 56 sec. W. along the South line of said 28.79 acres tract, a distance of 688.12 feet to the POINT OF BEGINNING and containing 410,243 square feet or 9.42 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as BORJAS ADDITION, LOT 1 & LOT 2, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in BORJAS ADDITION, LOT 1 & LOT 2, BLOCK A, have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

I also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

ANTONIO BORJAS

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared ANTONIO BORJAS known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, _____.

Notary Public in and for the State of Texas

My Commission Expires: _____

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.



Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED

I hereby certify that the above and foregoing plat of BORJAS ADDITION, LOT 1 & LOT 2, BLOCK A an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, _____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____, _____.

Mayor, City of Rockwall _____ City Secretary City of Rockwall _____

City Engineer _____ Date _____

CONVEYANCE PLAT
BORJAS ADDITION
LOT 1 & LOT 2, BLOCK A

CONTAINING A TOTAL OF
9.42 ACRES/410,243 S.F.
(2 LOTS)

J.H. BAILEY SURVEY, A-45
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND											
TV	GAS	TEL	PH	PP							
TELEPHONE	TELEPHONE	TELEPHONE	TELEPHONE	TELEPHONE							
CABLE RISER	METER	METER	METER	METER							
▲	▲	▲	▲	▲							
ELEC	ELEC	ELEC	ELEC	ELEC							
ELECTRIC	ELECTRIC	ELECTRIC	ELECTRIC	ELECTRIC							
METER	METER	METER	METER	METER							
□	□	□	□	□							
BOX	BOX	BOX	BOX	BOX							
SUBSURFACE	SUBSURFACE	SUBSURFACE	SUBSURFACE	SUBSURFACE							
JUNCTION	JUNCTION	JUNCTION	JUNCTION	JUNCTION							
BOX	BOX	BOX	BOX	BOX							
WATER	WATER	WATER	WATER	WATER							
METER	METER	METER	METER	METER							
○	○	○	○	○							
LP	LP	LP	LP	LP							
POLE	POLE	POLE	POLE	POLE							
1/2" BF											
FOR AND FOUND											
○	○	○	○	○							
CORNER	CORNER	CORNER	CORNER	CORNER							
○	○	○	○	○							
PROXIMATE	PROXIMATE	PROXIMATE	PROXIMATE	PROXIMATE							
LINE	LINE	LINE	LINE	LINE							
---	---	---	---	---							
PROXIMATE	PROXIMATE	PROXIMATE	PROXIMATE	PROXIMATE							
UNIT	UNIT	UNIT	UNIT	UNIT							
PROXIMATE	PROXIMATE	PROXIMATE	PROXIMATE	PROXIMATE							
LINE	LINE	LINE	LINE	LINE							

OWNER:
ANTONIO BORJAS
172 ZOLLNER ROAD
ROCKWALL, TEXAS 75032

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE FEBRUARY 16, 2024
SCALE 1" = 100' FILE #20031589-P
CLIENT BORJAS GF # NONE

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO SINGLE-FAMILY ESTATE 1.5 (SFE-1.5) DISTRICT AND LIGHT INDUSTRIAL (LI) DISTRICT FOR A 9.4411-ACRE TRACT OF LAND IDENTIFIED AS TRACT 3-4 OF THE J. H. BAILEY SURVEY, ABSTRACT NO. 45, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'B' 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 Antonio Borjas for the approval of a Zoning Change from an Agricultural (AG) District to Single-Family Estate 1.5 (SFE-1.5) District and Light Industrial (LI) District on a 9.4411-acre tract of land identified as Tract 3-4 of the J. H. Bailey Survey, Abstract No. 45, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, and more fully described and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from Agricultural (AG) District to Single-Family Estate 1.5 (SFE-1.5) District and Light Industrial (LI) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a Single-Family Estate 1.5 (SFE-1.5) District and a Light Industrial (LI) District as stipulated in Section 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses* and Section 03.01, *General Residential District Standards*; Section 03.02, *Single-Family Estate 1.5 (SFE-1.5) District*; Section 05.01, *General Industrial District Standards*; Section 05.02, *Light Industrial (LI) District*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and

as maybe amended in the future;

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

SECTION 4. 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 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code (UDC) of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable; and

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with 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 6th DAY OF MAY, 2024.**

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: May 20, 2024

2nd Reading: June 3, 2024

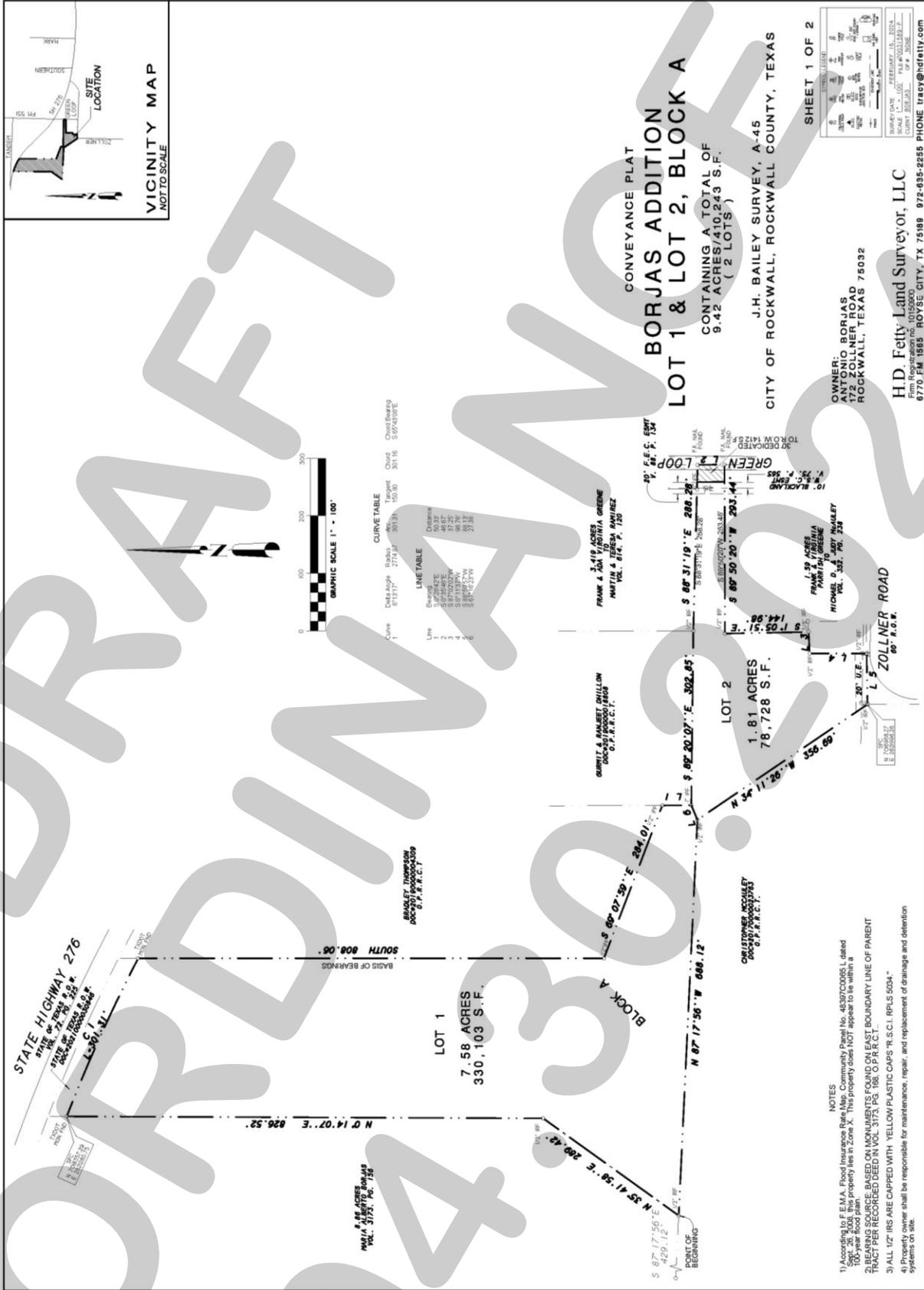
Exhibit 'A'
Location Map

Address: 172 Zollner Road

Legal Description: Tract 3-4 of the J. H. Bailey Survey, Abstract No. 45



Exhibit 'B'
Zoning Exhibit





CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
DATE: May 14, 2024
APPLICANT: Antonio Borjas
CASE NUMBER: Z2024-020; *Zoning Change (AG to SFE-1.5 & LI)*

SUMMARY

Hold a public hearing to discuss and consider a request by Antonio Borjas for the approval of a *Zoning Change* from an Agricultural (AG) District to a Single-Family Estate 1.5 (SFE-1.5) District and a Light Industrial (LI) District for a 9.4411-acre tract of land identified as Tract 3-4 of the J. H. Bailey Survey, Abstract No. 45, City of Rockwall, Rockwall, Texas, zoned Agricultural (AG) District, situated in the SH-276 Overlay (SH-276 OV) District, addressed 172 Zollner Road, and take any action necessary.

BACKGROUND

According to the Rockwall Central Appraisal District (RCAD) a 2,814 SF single-family home was constructed on the subject property in 2006. The subject property was annexed by the City Council on December 22, 2008 by *Ordinance No. 08-65 [Case No. A2008-003]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. Staff should note that the applicant had previously submitted this zoning case (*i.e. Case No. Z2024-009*); however, on March 18, 2024, the City Council denied this case without prejudice due to the applicant's failure to attend the City Council public hearing meeting.

PURPOSE

On April 19, 2024, the applicant – *Antonio Borjas*-- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Single-Family Estate 1.5 (SFE-1.5) and Light Industrial (LI) District. The purpose of this request is to facilitate the future conveyance of a portion of the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed 172 Zollner Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are the corporate limits of the City of Rockwall. Beyond this is SH-276, which is identified as a P6D (*i.e. primary arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are properties located within the City of Rockwall's Extraterritorial Jurisdiction (ETJ).

South: Directly south of the subject property is a vacant ~44.50-acre tract of land (*i.e. Tract 5-01 of the J. H. Bailey Survey, Abstract No. 45*) zoned Agricultural (AG) District. Beyond this are the corporate limits of the City of Rockwall.

East: Directly east of the subject property are four (4) tracts of land (*i.e. Tracts 1 & 3-5 of the J. H. Bailey Survey, Abstract No. 45; Lots 1 & 2, Block A, Mendez Addition*) developed with single-family homes. Beyond this is Green Circle, which is identified as an M4U (*i.e. major arterial, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this roadway are three (3) tracts of land (*i.e. Tracts 1, 2, & 3 of the R. Dickens Survey, Abstract No. 73*) developed with single-family homes. All of these properties are zoned Agricultural (AG) District.

West: Directly west of the subject property is a vacant 8.8621-acre tract of land (*i.e. Tract 3-3 of the J. H. Bailey Survey, Abstract No. 45*). Beyond this are two (2) tracts of land, one (1) tract is developed with an *Auto Repair Garage (i.e.*

Tract 3-2 of the J. H. Bailey Survey, Abstract No. 45), and the other tract is developed with a single-family home (i.e. Tract 4, of the J. H. Bailey Survey, Abstract No. 45). Following this is a 19.8327-acre tract of land (i.e. Tract 5 of the J. H. Bailey Survey, Abstract No. 45) developed with a single-family home. All of these properties are zoned Agricultural (AG) District.

CONFORMANCE TO THE CITY’S CODES

According to Subsection 05.02, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(t)he Light Industrial (LI) District is a zoning district intended to create a limited industrial zone that provides for modern types of industrial land uses... Limitations have been placed on the uses in this district to significantly restrict outside activities and the storage of materials, noise, vibration, smoke, pollution, fire and explosive hazards, glare and any other potentially adverse externalities.” In addition, the Light Industrial (LI) District is intended for industrial parks and larger, cleaner types of industries. In this case, the applicant has stated that the property is being rezoned to facilitate the future sale of a portion of the subject property. According to Article 05, *District Development Standards*, of the Unified Development Code (UDC), the following is a summary of the density and dimensional requirements of the Light Industrial (LI) District:

TABLE 1: LIGHT INDUSTRIAL (LI) DISTRICT STANDARDS

MINIMUM LOT AREA	12,500 SF
MINIMUM LOT WIDTH	100'
MINIMUM LOT DEPTH	125'
MINIMUM FRONT YARD SETBACK ⁽¹⁾	25'
MINIMUM SIDE YARD SETBACK ⁽²⁾	15'
MINIMUM REAR YARD SETBACK ⁽²⁾	10'
MINIMUM BETWEEN BUILDINGS ⁽²⁾	15'
MAXIMUM BUILDING HEIGHT ⁽³⁾	60'
MAXIMUM LOT COVERAGE	90-95%
MINIMUM LANDSCAPING	15%

GENERAL NOTES:

- 1: FROM FUTURE RIGHT-OF-WAY AS SHOWN ON THE ADOPTED MASTER THOROUGHFARE PLAN OR AS ACTUALLY EXISTS, WHICHEVER IS GREATER.
- 2: THE SETBACK CAN BE REDUCED TO ZERO (0) FEET WITH A FIRE RATED WALL.
- 3: BUILDING HEIGHT MAY BE INCREASED UP TO 240-FEET IF APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.

If this zoning change is approved, the portion of the subject property being rezoned to a Light Industrial (LI) District will be subject to the standards stipulated by the Unified Development Code (UDC) and which are show in *Table 1* above. As previously stated, the applicant is proposing to rezone the subject property for the purpose of subdividing the subject property into two (2) parcels of land to facilitate the sale of the portion of the subject property being rezoned to a Light Industrial (LI) District. Since this would leave a remainder tract that is less than ten (10) acres with a single-family home situated on it, the applicant is proposing to rezone the remainder of the subject property in accordance with the properties current land use. The most appropriate zoning for this tract of land is Single-Family Estate 1.5 (SFE-1.5) District. According to Subsection 03.02, *Single-Family Estate 1.5 (SFE-1.5) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(t)he Single-Family Estate 1.5 (SFE-1.5) District is the proper zoning classification for rural, estate lots that are a minimum of 1½-acres in size. These lots are typically in areas that are located in the City’s hinterland...” According to Article 05, *District Development Standards*, of the Unified Development Code (UDC), the following is a summary of the density and dimensional requirements of the Single-Family Estate 1.5 (SFE-1.5) District:

TABLE 2: SINGLE -FAMILY ESTATE 1.5 (SFE-1.5) DISTRICT STANDARDS

MINIMUM LOT AREA	63,340 SF
MINIMUM LOT WIDTH	150'
MINIMUM LOT DEPTH	250'
MINIMUM FRONT YARD SETBACK	50'
MINIMUM SIDE YARD SETBACK	25'
MINIMUM REAR YARD SETBACK	10'

MINIMUM BETWEEN BUILDINGS	10'
MAXIMUM BUILDING HEIGHT	36'
MAXIMUM LOT COVERAGE	35%

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the South Central Estates District, which -- based on the *District Description for the South Central Estates District* -- "...has the potential to have a mixture of land uses, but is currently relatively undeveloped." The *Land Use Plan* for this district designates the portion of the subject property that fronts SH-276 for Technology/Employment land uses, which is "...characterized by employment-oriented businesses, which are generally situated in larger centers (i.e. Rockwall Technology Park) with access to key transportation networks." In addition, the Light Industrial (LI) District is one (1) of the two (2) zoning districts permitted under this *Land Use Plan Designation*. The remaining portion of the property where the single-family home is situated, is designated as Commercial/Retail based on the *Land Use Plan*. In this case, the applicant is requesting this portion of the subject property to be zoned Single-Family Estate 1.5 (SFE-1.5) District, which is not consistent with the *Land Use Plan*; however, it is consistent with the current land use on the subject property. Furthermore, the area has not started to transition as expected and the proposed zoning does appear to be appropriate with the current use of the subject property and adjacent land. It is staff's opinion that the *Land Use Plan*, does not need to be changed if the proposed zoning is approved, and that the Commercial/Retail land use designation is still an appropriate designation for the future development of the area. Based on this, the applicant's request to change the zoning of the subject property from Agricultural (AG) District to a Single-Family Estate 1.5 (SFE-1.5) District and Light Industrial (LI) District appears to conform to the Comprehensive Plan.

INFRASTRUCTURE

Based on the proposed request, the following infrastructure is required to be constructed to provide adequate public services for the development of the subject property:

- (1) Roadways. At the time of development, the developer shall verify the right-of-way width of SH-276 to ensure that the right-of-way meets the Texas Department of Transportation's (TXDOT's) requirements.
- (2) Water. The subject property is located within the Blackland Water Supply Corporation's Certificate of Convenience and Necessity (CCN). Based on this -- *at the time of development* -- the City will need a *Will Serve* letter from the Blackland Water Supply Corporation stating that they have the ability to serve the subject property and provide the necessary fire flows required by the City of Rockwall.
- (3) Wastewater. There is currently no wastewater infrastructure within 100-feet of the subject property. At the time of development, the developer shall confirm if they will be utilizing an *On-Site Sewage Facility (OSSF)* in accordance with Division 5, *On-Site Sewage Facility*, of the Municipal Code of Ordinances. This will be required to be reviewed and permitted through Rockwall County.
- (4) Drainage. Detention will be required and need to be sized per *Manning's C-Value* for the zoning designation.

NOTIFICATIONS

On February 22, 2024, staff mailed 24 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any returned notices in regard to the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the subject property from an Agricultural (AG) District to a Single-Family Estate 1.5 (SFE-1.5) District and Light Industrial (LI) District, then staff would propose the following conditions of approval:

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



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 172 ZOLLNER ROAD

SUBDIVISION J. H. BAILEY

LOT

BLOCK

GENERAL LOCATION ZOLLNER ? SH 276

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG

CURRENT USE

PROPOSED ZONING SFE 1.5 ? LI

PROPOSED USE

ACREAGE 9.44

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

OWNER ANTONIO BORJAS

APPLICANT

CONTACT PERSON ANTONIO BORJAS

CONTACT PERSON

ADDRESS 172 ZOLLNER ROAD

ADDRESS

CITY, STATE & ZIP ROUSE CITY, TX 75189

CITY, STATE & ZIP

PHONE 214-926-7934

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF April, 2024 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 DAY OF April, 2024

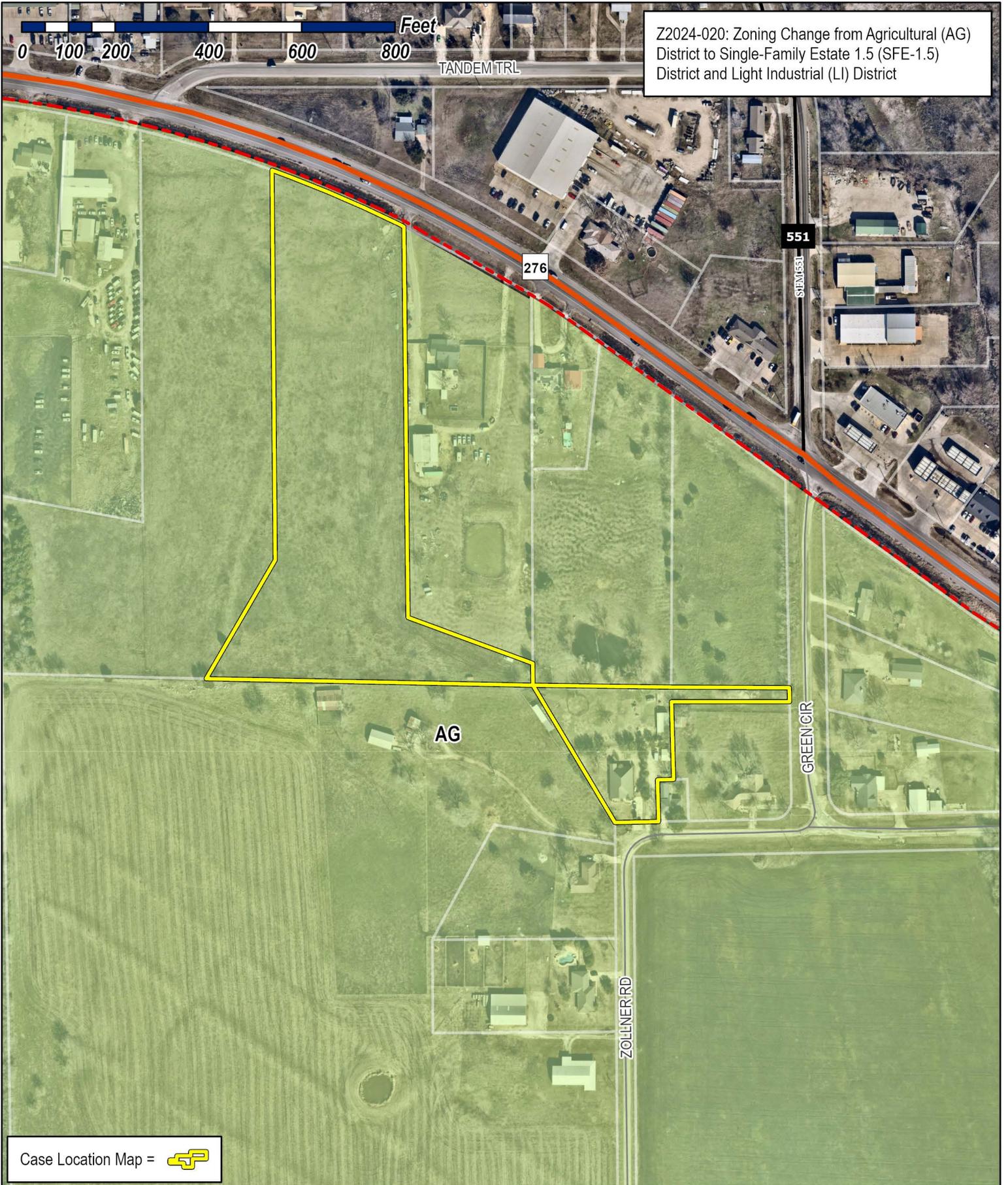
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Antonio Borjas

Vicky Morton





Z2024-020: Zoning Change from Agricultural (AG) District to Single-Family Estate 1.5 (SFE-1.5) District and Light Industrial (LI) District

AG

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.

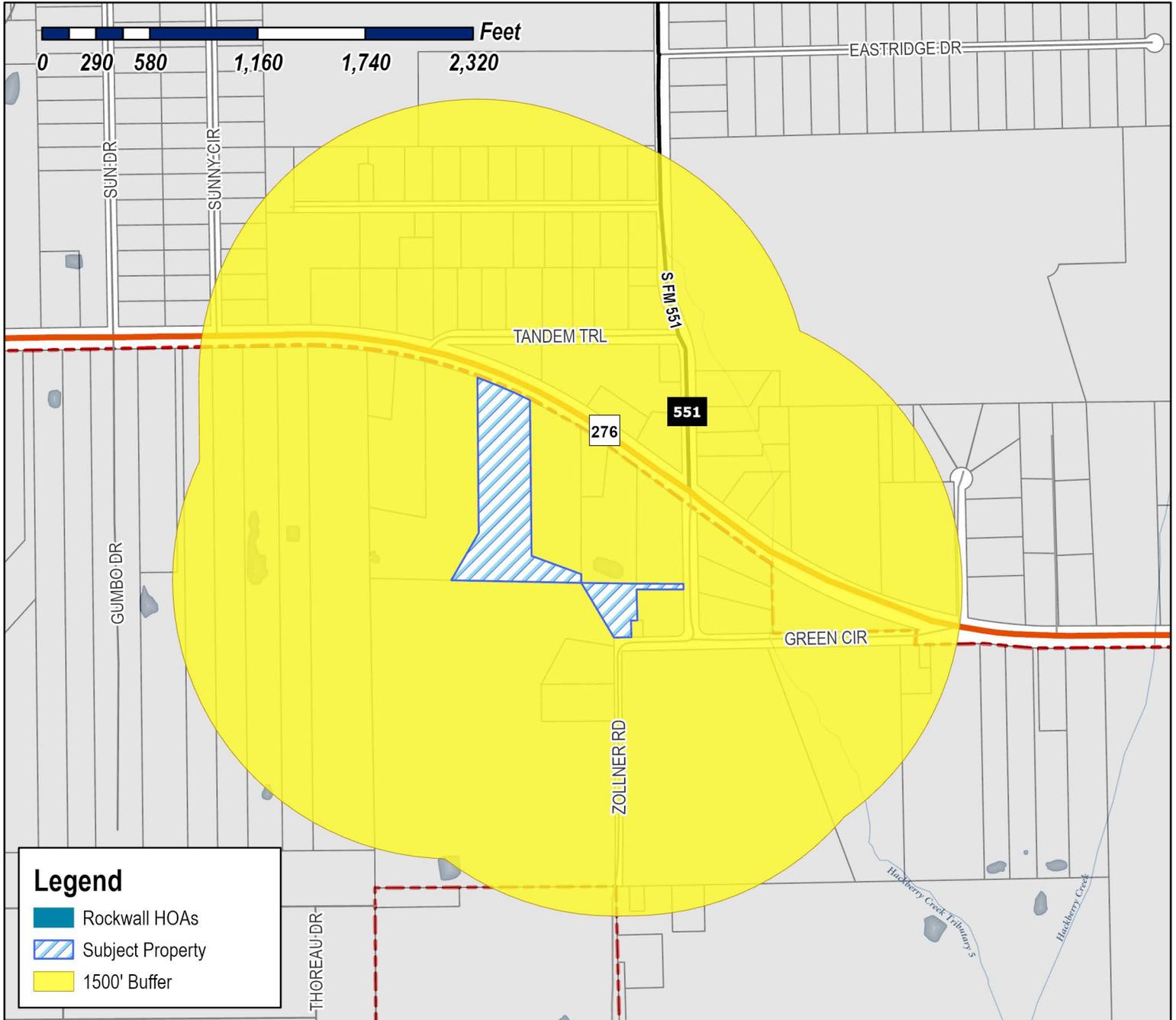




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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Case Number: Z2024-020
Case Name: Zoning Change from AG to SFE-1.5 & LI
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 172 Zollner Road



Date Saved: 4/18/2024

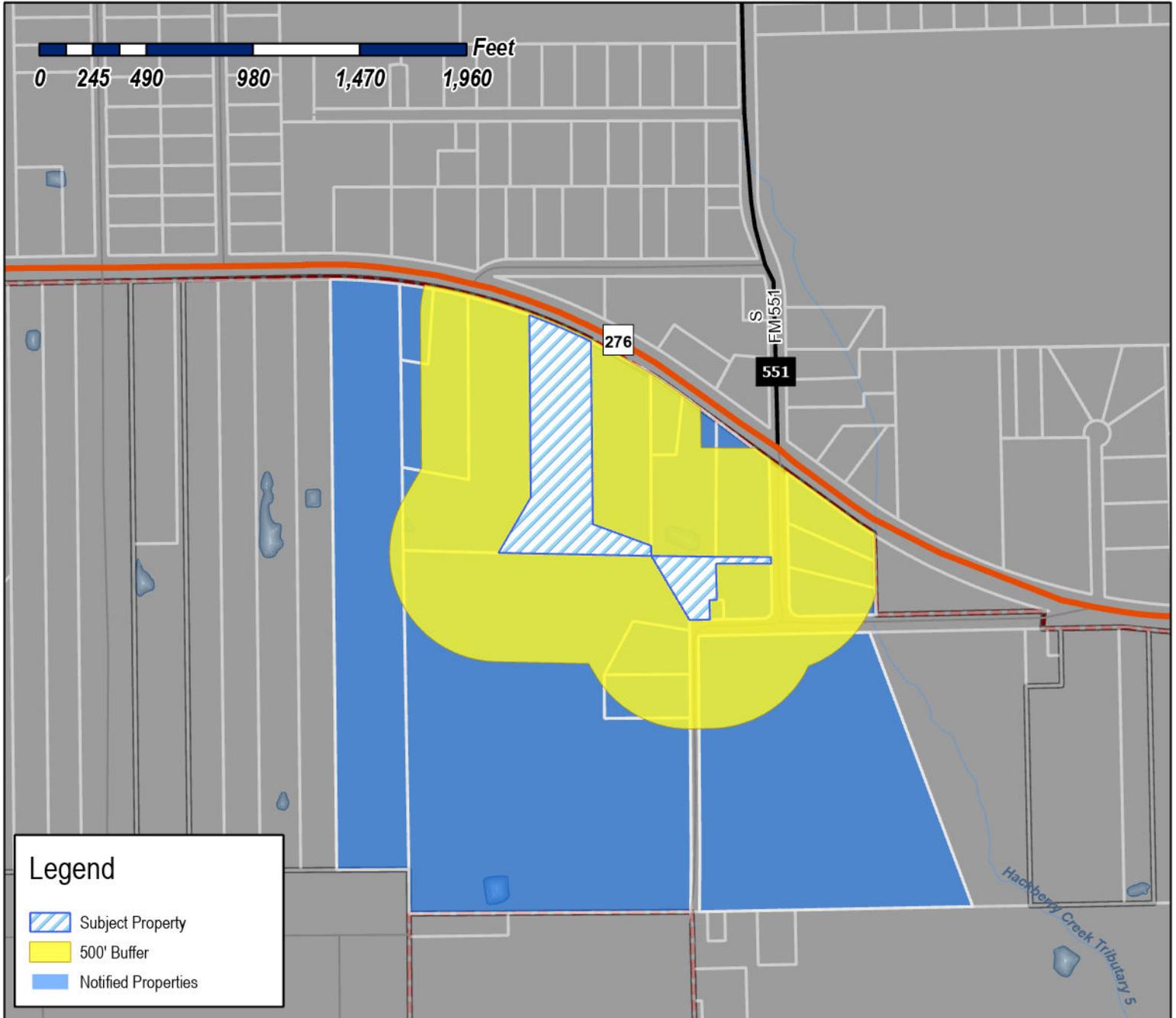
For Questions on this Case Call (972) 771-7745



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2024-020
Case Name: Zoning Change from AG To SFE-1.5 & LI
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 172 Zollner Road

Date Saved: 4/24/2024

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



GONZALEZ OSCAR
1010 LAKESHORE BLVD
OAK POINT, TX 75068

RESIDENT
105 ZOLLNER RD
ROYSE CITY, TX 75189

RAMIREZ MARTIN & TERESA
11582 HWY 205
LAVON, TX 75166

DHILLON GURMIT AND RANJEET K
1512 RIDGETOP CT
ROCKWALL, TX 75032

RESIDENT
161 GREEN CIR
ROYSE CITY, TX 75189

BORJAS ANTONIO
172 ZOLLNER RD
ROYSE CITY, TX 75189

RESIDENT
186 ZOLLNER RD
ROYSE CITY, TX 75189

RESIDENT
201 GREEN CIR
ROYSE CITY, TX 75189

MCAULEY CHRISTOPHER ROSS
254 ZOLLNER
ROYSE CITY, TX 75189

FULLER DONALD J
261 GREEN CIR
ROYSE CITY, TX 75189

RESIDENT
264 GREEN CIR
ROYSE CITY, TX 75189

BRANTON NORA JANE
345 EL RIO DR
MESQUITE, TX 75150

METRO REALEEDGE LLC
3620 WHITE BIRCH WAY
EULESS, TX 76040

MCAULEY MICHAEL D & JUDY
444 ZOLLNER RD
ROYSE CITY, TX 75189

MCAULEY JUDY LYNN
444 ZOLLNER ROAD
ROYSE CITY, TX 75189

SZOBOSZLAY TOM
4827 STATE HIGHWAY 276
ROCKWALL, TX 75189

RESIDENT
4891 HWY276
ROYSE CITY, TX 75189

EDGEMON TONY L AND REGINA A
4947 STATE HIGHWAY 276
ROYSE CITY, TX 75189

THOMPSON BRADLEY
5095 STATE HWY 276
ROYSE CITY, TX 75189

MEDINA LIGNA SARDON AND MARVIN JOSUE
MEDINA ANARIBA
5143 STATE HIGHWAY 276
ROYSE CITY, TX 75189

BORJAS MARIO ALBERTO
647 TUBBS ROAD
ROCKWALL, TX 75032

CALVILLO MICHELLE ANN
8119 SAMUELS ROAD
TERRELL, TX 75160

WHITE TIMOTHY E
9104 PRIVATE ROAD 2325
TERRELL, TX 75160

JONES LARRY JAY
P.O. BOX 92
WESTON, CO 81091

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:

Z2024-020: Zoning Change from AG to SFE-1.5 & LI

Hold a public hearing to discuss and consider a request by Renee Ward, PE of Weir & Associates, Inc. on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a Specific Use Permit (SUP) for a Residence Hotel on a 2.915-acre portion of a larger 4.767-acre parcel of land identified as Lot 6, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located east of the intersection of FM-549 and Fit Sport Life Boulevard, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, May 14, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 20, 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:

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

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

Your comments must be received by Monday, May 20 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. Z2024-020: Zoning Change from AG to SFE-1.5 & LI

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.

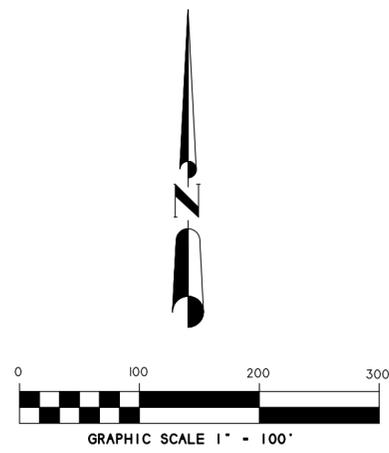
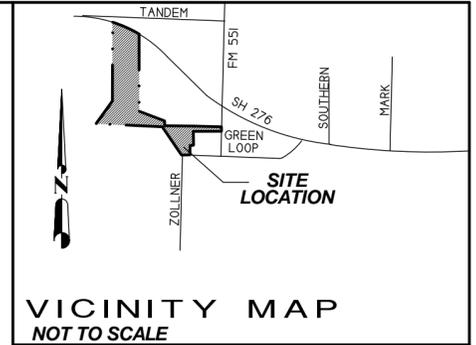
Four horizontal grey bars for providing reasons for support or opposition.

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

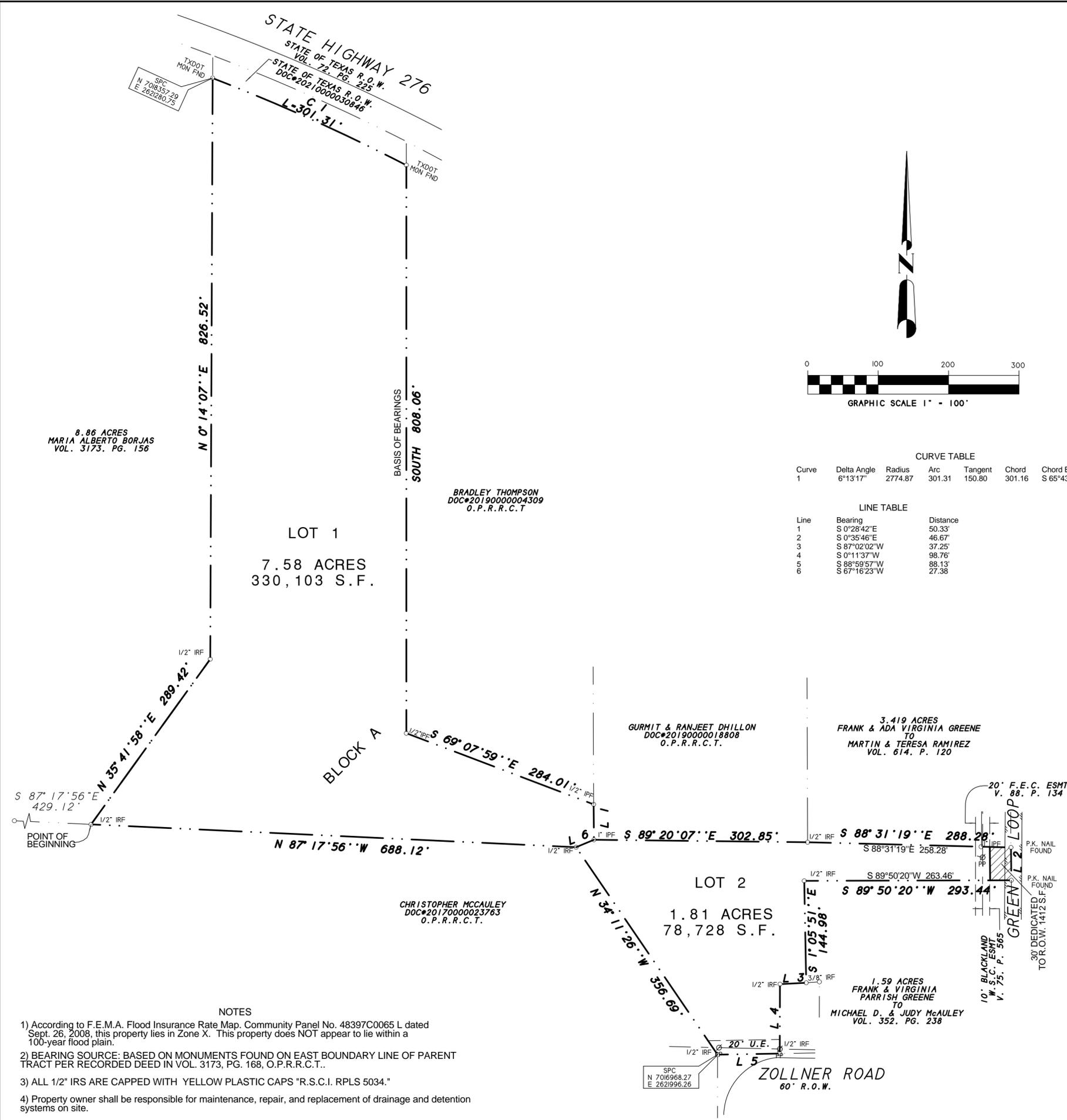


CURVE TABLE

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	6°13'17"	2774.87	301.31	150.80	301.16	S 65°43'08"E

LINE TABLE

Line	Bearing	Distance
1	S 0°28'42"E	50.33'
2	S 0°35'46"E	46.67'
3	S 87°02'02"W	37.25'
4	S 0°11'37"W	98.76'
5	S 88°59'57"W	88.13'
6	S 67°16'23"W	27.38'



CONVEYANCE PLAT
BORJAS ADDITION
LOT 1 & LOT 2, BLOCK A
 CONTAINING A TOTAL OF
 9.42 ACRES/410,243 S.F.
 (2 LOTS)
 J.H. BAILEY SURVEY, A-45
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

- NOTES**
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0065 L dated Sept. 26, 2008, this property lies in Zone X. This property does NOT appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: BASED ON MONUMENTS FOUND ON EAST BOUNDARY LINE OF PARENT TRACT PER RECORDED DEED IN VOL. 3173, PG. 168, O.P.R.R.C.T..
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."
 - 4) Property owner shall be responsible for maintenance, repair, and replacement of drainage and detention systems on site.

SHEET 1 OF 2

SYMBOL LEGEND	
TV	TELEVISION CABLE
GAS	GAS METER
TEL	TEL POSE
PH	PHONE ROSE
FI	FIRE HYDRANT
PP	POWER POLE
ELEC	ELECTRIC METER
BOX	ELECTRIC METER BOX
W	WATER METER
LP	L.P. GAS METER
LF	LIGHT POLE
1/2" IRF	1/2" IRF FOUND
1/4" IRF	1/4" IRF FOUND
1" IRF	1" IRF FOUND
30'	30' DEDICATED EASEMENT
10'	10' BLACKLAND W.S.C. ESMT
20'	20' F.E.C. ESMT
P.K.	P.K. NAIL FOUND
EXP	EXISTENT LINE
PROP	PROPOSED LINE
AN	AN. CORNER
PREP	PREPARE PLAT

SURVEY DATE: FEBRUARY 16, 2024
 SCALE: 1" = 100' FILE #20031589-P
 CLIENT: BORJAS GF # NONE

OWNER:
 ANTONIO BORJAS
 172 ZOLLNER ROAD
 ROCKWALL, TEXAS 75032

H.D. Fetty Land Surveyor, LLC
 Firm Registration no. 10150900
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, ANTONIO BORJAS, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the JOHN H. BAILEY SURVEY, ABSTRACT NO. 45, City of Rockwall, Rockwall County, Texas, and being a part of that 28.79 acres Tract 2 as described in a Warranty deed from Robert Smith and Lawrence Jones and wife, Sue Jones, dated July 29, 1970 and being recorded in Volume 92, Page 29 of the Real Property Records of Rockwall County, Texas, and being a part of that tract of land as described in a Warranty deed to Antonio Borjas, as recorded in Volume 3173, Page 168 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner in the South boundary line of said 28.79 acres tract, said point being S. 87 deg. 17 min. 56 sec. E., 429.12 feet from a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner at the base of a fence corner post at the Southwest corner of said 28.79 acres tract of land;

THENCE N. 35 deg. 41 min. 58 sec. E., a distance of 289.42 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE N. 00 deg. 14 min. 07 sec. E., a distance of 826.52 feet to a TXDOT monument found for corner in the South right-of-way line of State Highway 276;

THENCE in a Southeasterly direction along a curve to the left having a central angle of 06 deg. 13 min. 17 sec., a radius of 2744.87 feet, a tangent of 150.80 feet, a chord of S. 65 deg. 43 min. 08 sec. E., 301.16 feet along said right-of-way line, an arc distance of 301.31 feet to a TXDOT monument found for corner in the east line of Borjas tract;

THENCE SOUTH along the East line of said Borjas tract, a distance of 808.06 feet to a 1/2" iron pipe found for corner at the Southeast corner of same;

THENCE S. 69 deg. 07 min. 59 sec. E. a distance of 284.01 feet to a 1/2" iron rod pipe found for corner;

THENCE S. 00 deg. 28 min. 42 sec. E. a distance of 50.33 feet to a 1" iron pipe found for corner;

THENCE S. 89 deg. 20 min. 07 sec. E. a distance of 302.85 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner at the Southwest corner of a 3.419 acres tract of land as described in a Deed to Martin and Teresa Ramirez, as recorded in Volume 614, Page 120 of the Real Property Records of Rockwall County, Texas;

THENCE S. 88 deg. 31 min. 19 sec. E. along the South line of said 3.419 acres tract, a distance of 288.28 feet to a P-K Nail for corner in the center of Green Loop;

THENCE S. 00 deg. 35 min. 46 sec. E. along the center of said road, a distance of 46.67 feet to a P-K nail for corner at the Northeast corner of a 1.59 acres tract of land as described in a Deed to Michael D. and Judy McAuley, as recorded in Volume 352, Page 238 of the Real Property Records of Rockwall County, Texas;

THENCE S. 89 deg. 50 min. 20 sec. W. along the North line of said 1.59 acres tract, a distance of 293.44 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner at the Northwest corner of same;

THENCE S. 01 deg. 05 min. 51 sec. E. a distance of 144.98 feet to a 3/8" iron rod found for corner;

THENCE S. 87 deg. 02 min. 02 sec. W. a distance of 37.25 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE S. 00 deg. 11 min. 37 sec. W. a distance of 98.76 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the North line of Zollner Road;

THENCE S. 88 deg. 59 min. 57 sec. W. along the North line of Zollner Road, a distance of 88.13 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE N. 34 deg. 11 min. 26 sec. W. along the South line of said 28.79 acres tract, a distance of 356.69 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE N. 87 deg. 17 min. 56 sec. W. along the South line of said 28.79 acres tract, a distance of 688.12 feet to the POINT OF BEGINNING and containing 410,243 square feet or 9.42 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as BORJAS ADDITION, LOT 1 & LOT 2, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in BORJAS ADDITION, LOT 1 & LOT 2, BLOCK A, have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

I also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

ANTONIO BORJAS

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared ANTONIO BORJAS known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____.

Notary Public in and for the State of Texas

My Commission Expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.



Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED

I hereby certify that the above and foregoing plat of BORJAS ADDITION, LOT 1 & LOT 2, BLOCK A an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____.

Mayor, City of Rockwall _____ City Secretary City of Rockwall _____

City Engineer _____ Date _____

CONVEYANCE PLAT
BORJAS ADDITION
LOT 1 & LOT 2, BLOCK A

CONTAINING A TOTAL OF
9.42 ACRES/410,243 S.F.
(2 LOTS)

J.H. BAILEY SURVEY, A-45
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND											
TV	GAS	TEL	PH	LF							
TELEPHONE	METER	METER	METER	POLE							
CABLE RISER	BOX	ELEC	WATER	1/2" BF							
ELEC	ELEC	BOX	METER	FOR AND FOUND							
ELECTRIC	BOX	ELEC	WATER	1/2" BF							
METER	SUBSURFACE	JUNCTION	POLE	CORNER							
	BOX	BOX	POLE	POLE							
-*	---	---	---	---							
FENCE	EASEMENT LINE	AIR COND. UNIT	PROPANE TANK								

OWNER:
ANTONIO BORJAS
172 ZOLLNER ROAD
ROCKWALL, TEXAS 75032

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE FEBRUARY 16, 2024
SCALE 1" = 100' FILE #20031589-P
CLIENT BORJAS GF # NONE

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO SINGLE-FAMILY ESTATE 1.5 (SFE-1.5) DISTRICT AND LIGHT INDUSTRIAL (LI) DISTRICT FOR A 9.4411-ACRE TRACT OF LAND IDENTIFIED AS TRACT 3-4 OF THE J. H. BAILEY SURVEY, ABSTRACT NO. 45, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'B' 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 Antonio Borjas for the approval of a Zoning Change from an Agricultural (AG) District to Single-Family Estate 1.5 (SFE-1.5) District and Light Industrial (LI) District on a 9.4411-acre tract of land identified as Tract 3-4 of the J. H. Bailey Survey, Abstract No. 45, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, and more fully described and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from Agricultural (AG) District to Single-Family Estate 1.5 (SFE-1.5) District and Light Industrial (LI) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a Single-Family Estate 1.5 (SFE-1.5) District and a Light Industrial (LI) District as stipulated in Section 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses* and Section 03.01, *General Residential District Standards*; Section 03.02, *Single-Family Estate 1.5 (SFE-1.5) District*; Section 05.01, *General Industrial District Standards*; Section 05.02, *Light Industrial (LI) District*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and

as maybe amended in the future;

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

SECTION 4. 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 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code (UDC) of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable; and

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with 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 3th DAY OF JUNE, 2024.

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: May 20, 2024

2nd Reading: June 3, 2024

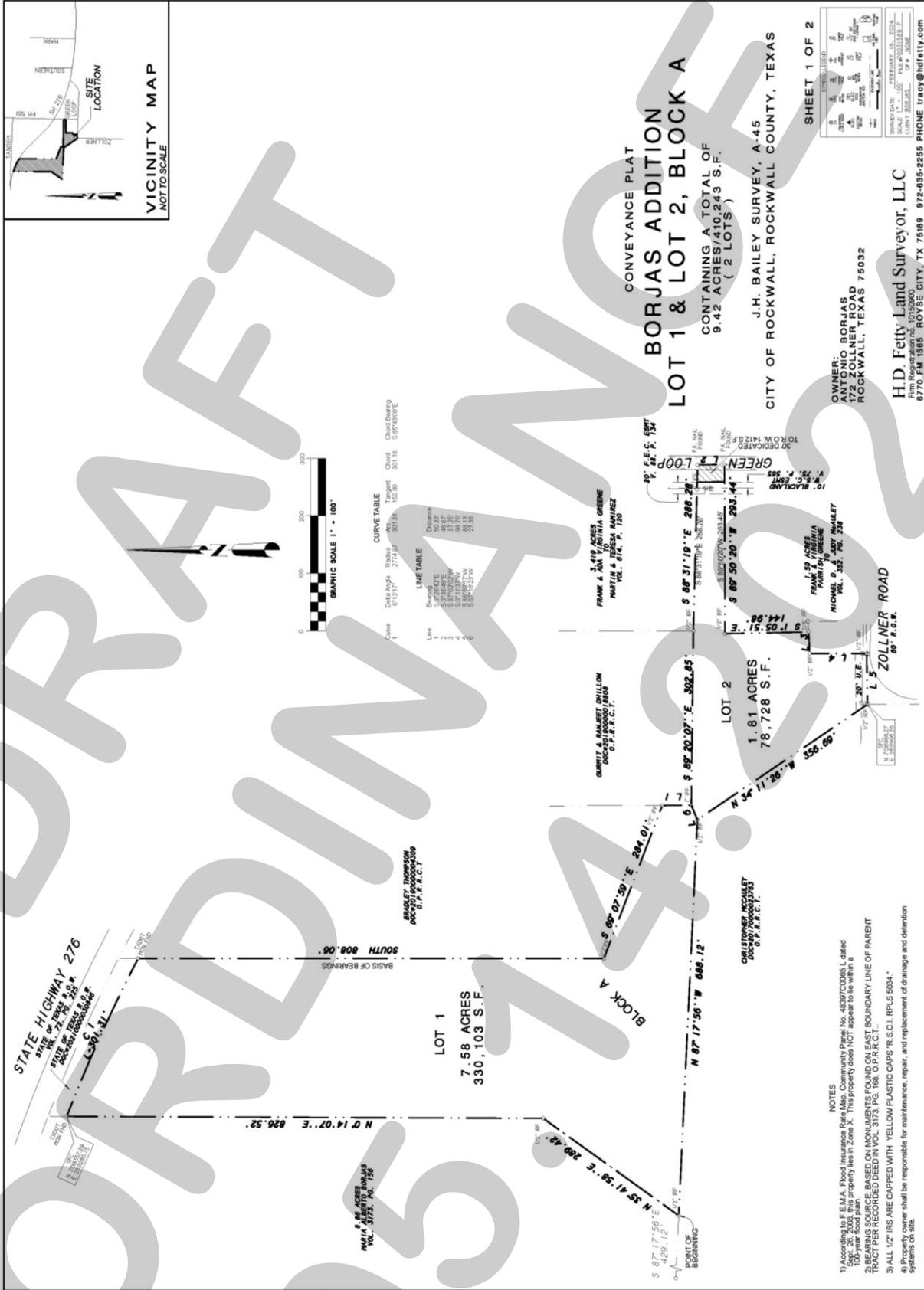
Exhibit 'A'
Location Map

Address: 172 Zollner Road

Legal Description: Tract 3-4 of the J. H. Bailey Survey, Abstract No. 45



Exhibit 'B'
Zoning Exhibit





DATE: July 5, 2024

TO: Antonio Borjas
172 Zoellner Road
Royse City, Texas 75189

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

SUBJECT: Z2024-020; Zoning Change from AG to SFE1.5 & LI

Antonio Borjas:

This letter serves to notify you that the above referenced case (*i.e. Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the City Council on June 3, 2024. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

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

Planning and Zoning Commission

On May 14, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the zoning change by a vote of 6-0, with Commissioner Deckard absent.

City Council

On May 20, 2024, the City Council approved a motion to approve the zoning change by a vote of 6-1, with Council Member McCallum dissenting.

On June 3, 2024, the City Council approved a motion to approve the Zoning Change by a vote of 4-2, with Council Members Jorif and McCallum dissenting and Council Member Campbell absent.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me at (972) 772-6434.

Sincerely,

A handwritten signature in black ink, appearing to read "Henry Lee".

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

CITY OF ROCKWALL

ORDINANCE NO. 24-24

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO SINGLE-FAMILY ESTATE 1.5 (SFE-1.5) DISTRICT AND LIGHT INDUSTRIAL (LI) DISTRICT FOR A 9.4411-ACRE TRACT OF LAND IDENTIFIED AS TRACT 3-4 OF THE J. H. BAILEY SURVEY, ABSTRACT NO. 45, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'B'* 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 Antonio Borjas for the approval of a *Zoning Change* from an Agricultural (AG) District to Single-Family Estate 1.5 (SFE-1.5) District and Light Industrial (LI) District on a 9.4411-acre tract of land identified as Tract 3-4 of the J. H. Bailey Survey, Abstract No. 45, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, and more fully described and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from Agricultural (AG) District to Single-Family Estate 1.5 (SFE-1.5) District and Light Industrial (LI) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a Single-Family Estate 1.5 (SFE-1.5) District and a Light Industrial (LI) District as stipulated in Section 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses* and Section 03.01, *General Residential District Standards*; Section 03.02, *Single-Family Estate 1.5 (SFE-1.5) District*; Section 05.01, *General Industrial District Standards*; Section 05.02, *Light Industrial (LI) District*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and

as maybe amended in the future;

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

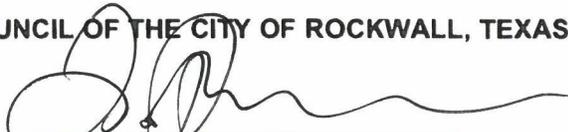
SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code (UDC) of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable; and

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect;

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

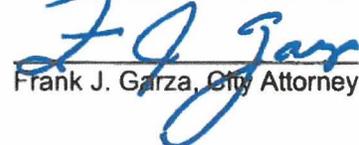
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3rd DAY OF JUNE, 2024.


Trace Johannesen, Mayor

ATTEST:


Kristy Teague, City Secretary

APPROVED AS TO FORM:


Frank J. Garza, City Attorney



1st Reading: May 20, 2024

2nd Reading: June 3, 2024

Exhibit 'A'
Location Map

Address: 172 Zollner Road

Legal Description: Tract 3-4 of the J. H. Bailey Survey, Abstract No. 45

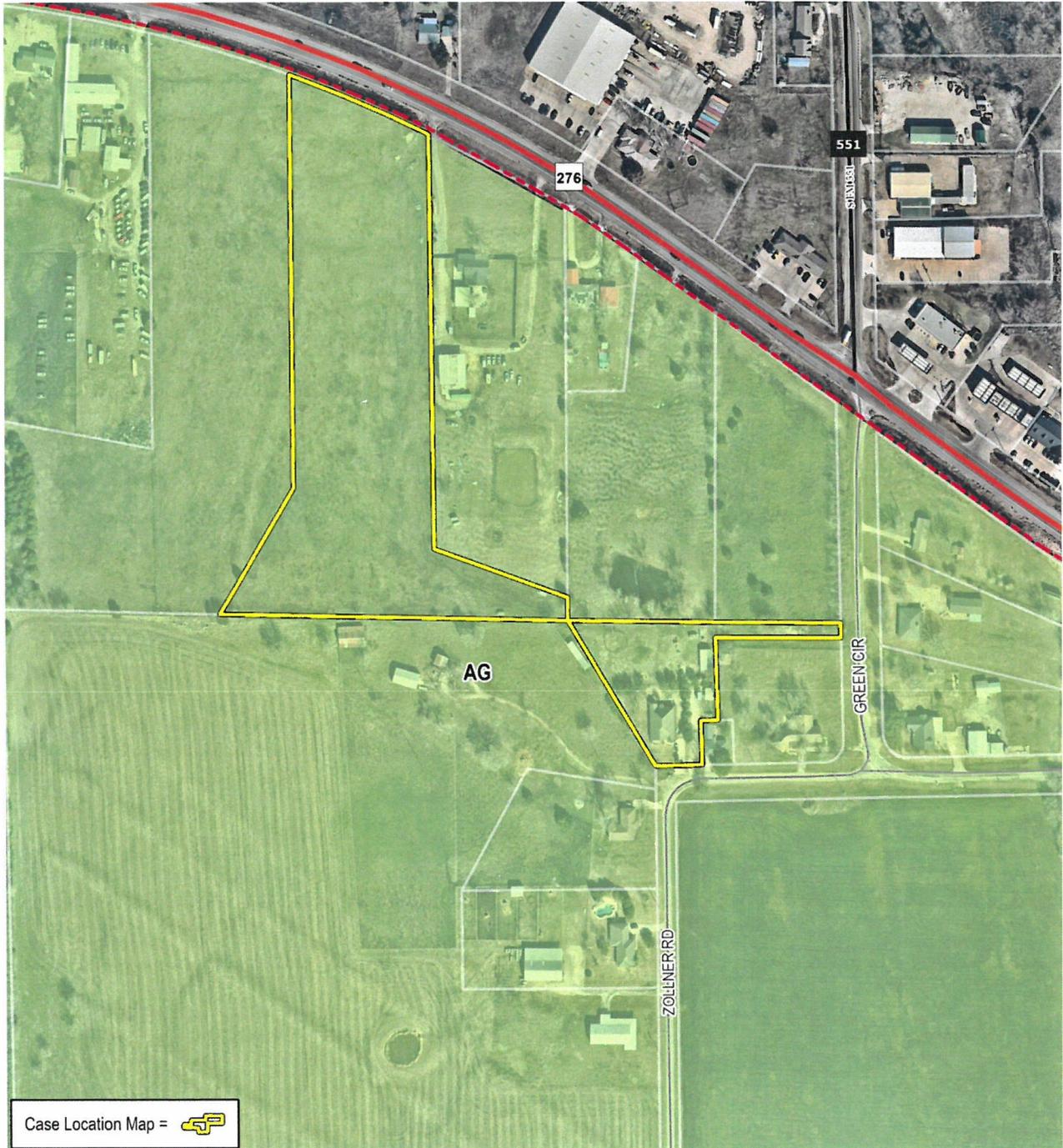


Exhibit 'B' Zoning Exhibit

