



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
- ☐ 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 950 Sids Road, Rockwall 75032

SUBDIVISION _____

LOT _____

BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Mixed (Heavy Commercial, Commercial, PD)

CURRENT USE Electric Utility / Offices / Warehouse / Storage

PROPOSED ZONING Planned Development

PROPOSED USE Electric Utility, Offices, Warehouse, Storage, Recreation

ACREAGE 95

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 Rayburn Electric Cooperative

☐ APPLICANT _____

CONTACT PERSON David Naylor

CONTACT PERSON _____

ADDRESS 950 Sids Road

ADDRESS _____

CITY, STATE & ZIP Rockwall, TX 75032

CITY, STATE & ZIP _____

PHONE 469.402.2118

PHONE _____

E-MAIL dnaylor@rayburnelectric.com

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

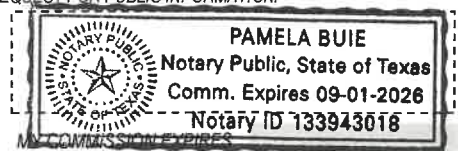
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED David A. Naylor [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 1,625.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 10th DAY OF June, 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 10 DAY OF June, 2024

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____





Rayburn Electric Cooperative Inc.
P.O. Box 37 | Rockwall, TX 75087
950 Sids Rd. | Rockwall, TX 75032
Phone 469-402-2100
<http://www.rayburnelectric.com>

June 10, 2024

Ryan C. Miller, AICP
Director of Planning & Zoning, Planning & Zoning Division, City of Rockwall
972.722.6441 Office
RMiller@rockwall.com
385 S. Goliad Street
Rockwall, TX 75087

Cc: Mary Smith, City Manager; Msmith@rockwall.com

Rayburn Electric Cooperative (Rayburn) submits the attached zoning application request and proposed planned development ordinance for our property bounded by Sids Road, Mims Road, and State Highway 205. As you are aware, Rayburn has recently acquired additional tracts (e.g., TransAm Trucking and Fuji Dental Lab) adjacent to our current headquarters. These additions have provided Rayburn with the ability to consider the overall use of our property. As a result, we would like to adjust the zoning on the overall property to ensure consistency with our current use as well as utilize portions of the property to benefit the community (e.g., soccer fields and other recreational use) and our employees. Rayburn was chosen by the Dallas Morning News as the #5 Top Small Business Workplace in the DFW Metroplex (#1 in Employee Benefits), and we view the requested changes as the next step in our continued effort to enhance our cooperative and Rockwall community. I welcome the City staff and Council members to tour our campus as an indication of what we are constructing here.

The attached ordinance reflects this request. Rayburn looks forward to working with the City of Rockwall and improving our overall community.

Thank you,

A handwritten signature in blue ink, appearing to read 'David A. Naylor', is written over the typed name.

David A. Naylor

Enclosed: Zoning Application Request



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
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CONTACT PERSON _____

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CITY, STATE & ZIP Rockwall, TX 75032

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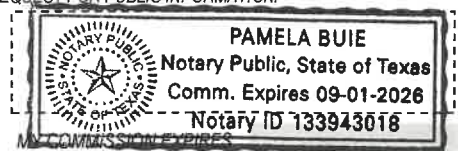
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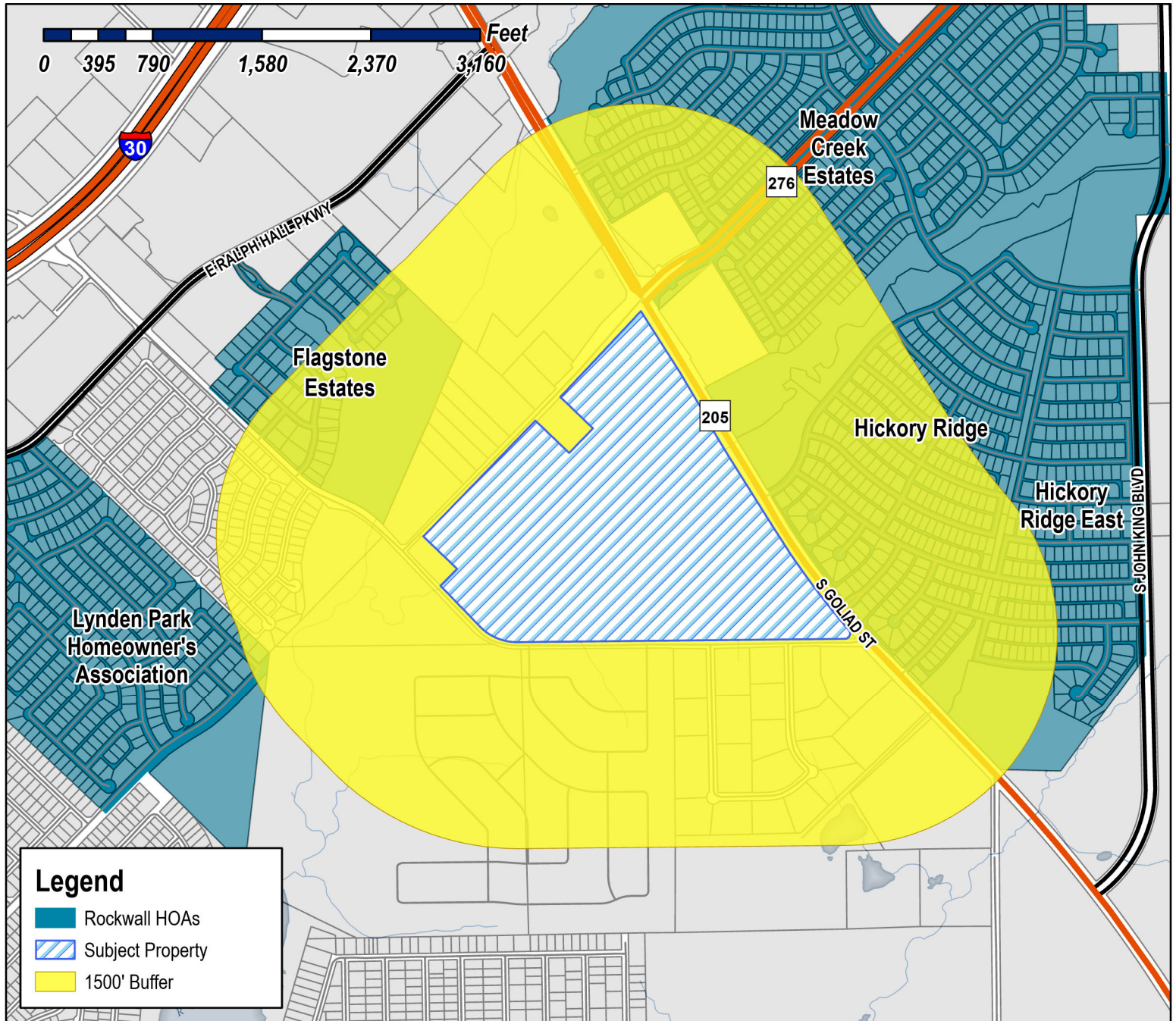
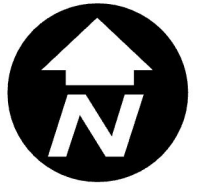




City of Rockwall

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

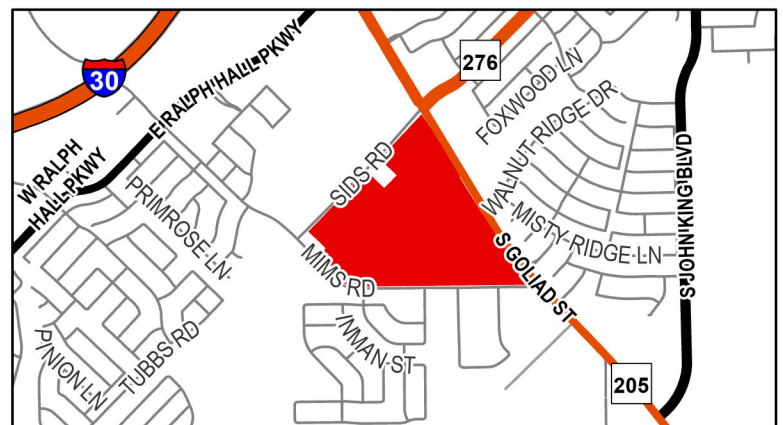
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2024-028
Case Name: Amendment to PD-44
Case Type: Zoning
Zoning: Heavy Commercial (HC) District
Case Address: 950 Sids Road

Date Saved: 6/14/2024

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

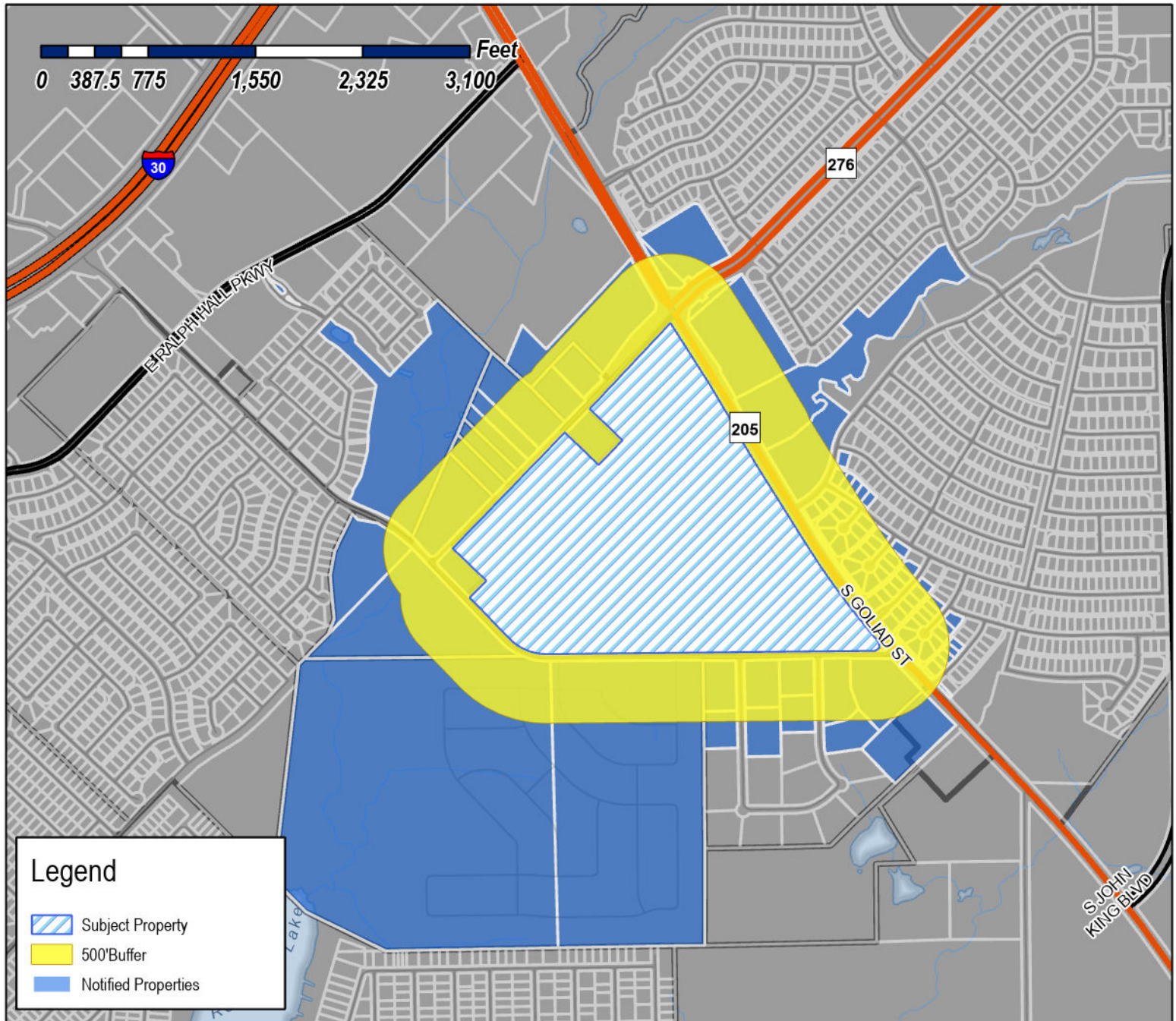




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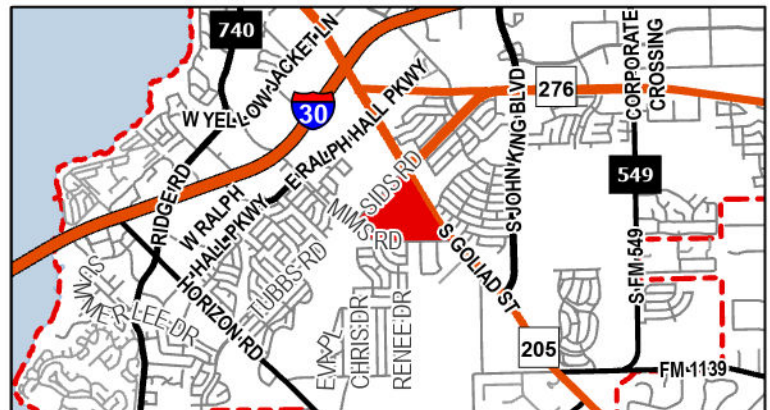
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RESIDENT
100 NATIONAL DR
ROCKWALL, TX 75032

RESIDENT
1005 SIDS RD
ROCKWALL, TX 75032

RESIDENT
101 NATIONAL DR
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
103 GROSS RD BLDG A
MESQUITE, TX 75149

ROCKWALL ISD
1050 WILLIAMS ST
ROCKWALL, TX 75087

ROCKWALL ISD
1050 WILLIAMS ST
ROCKWALL, TX 75087

DEAN ANN W
106 STANDING OAK DR
GEORGETOWN, TX 78633

RESIDENT
118 NATIONAL DR
ROCKWALL, TX 75032

RESIDENT
125 NATIONAL DR
ROCKWALL, TX 75032

MOORE LEE OSCAR & SHERYL ANN
1251 MARLIN AVENUE
SEAL BEACH, CA 90740

ROCKWALL HICKORY RIDGE HOMEOWNERS
ASSOC INC
C/O SBB MANAGEMENT COMPANY
12801 N CENTRAL EXPY STE 1401
DALLAS, TX 75243

DING CHENG LIANG AND LUH LUH TING
1406 ROSALIA AVE
SAN JOSE, CA 95130

MCH SFR PROPERTY OWNER 4 LLC
14355 COMMERCE WAY
MIAMI LAKES, FL 33016

QUALICO DEVELOPMENTS (US), INC
14400 THE LAKES BLVD BUILDING C, SUITE 200
AUSTIN, TX 78660

RESIDENT
1441 FOXWOOD LN
ROCKWALL, TX 75032

MCSWAIN BILLY
148 NATIONAL DR
ROCKWALL, TX 75032

REYES JULIO CESAR & URANIA S
1491 FIELDSTONE DR
ROCKWALL, TX 75032

RESIDENT
1500 WESTFIELD LN
ROCKWALL, TX 75032

ENGLESTAD HOPE ELIZABETH AND WILLIAM
MCELROY
1500 RICHFIELD CT
ROCKWALL, TX 75032

PEWICK JAMES & SHANNA PEWICK
1500 RIDGETOP CT
ROCKWALL, TX 75032

LUSK DERRICK L
1500 TIMBER RIDGE DR
ROCKWALL, TX 75032

NICKERSON TELISA A
1501 FIELDSTONE DR
ROCKWALL, TX 75032

BYRD THEODORE ZACHARY
1501 RICHFIELD CT
ROCKWALL, TX 75032

CONFIDENTIAL
1501 RIDGETOP COURT
ROCKWALL, TX 75032

SAHLOU WALIYE BESHAI
1501 TIMBER RIDGE DRIVE
ROCKWALL, TX 75032

COURSEY JOE MICHAEL
1501 WALNUT RIDGE DR
ROCKWALL, TX 75032

JONES MYRON D
1501 WESTFIELD LN
ROCKWALL, TX 75032

WILK MICHELLE R AND VICTOR
1506 RICHFIELD COURT
ROCKWALL, TX 75032

TATOM DANNY & TRACI
1506 RIDGETOP CT
ROCKWALL, TX 75032

GARDNER AALIYAH DEJANE TRUST NUMBER
TWO
AMBER GARDNER & HER SUCCESSORS TRUSTEE
1506 TIMBER RIDGE
ROCKWALL, TX 75032

HOGAN CHAD & STEFANIE
1506 WESTFIELD LN
ROCKWALL, TX 75032

RESIDENT
1507 FIELDSTONE DR
ROCKWALL, TX 75032

RESIDENT
1507 TIMBER RIDGE DR
ROCKWALL, TX 75032

RESIDENT
1507 WALNUT RIDGE DR
ROCKWALL, TX 75032

HOYL ROBERT & DARLA
1507 RICHFIELD CT
ROCKWALL, TX 75032

ERVIN CHRISTOPHER SCOTT AND SEON
BEATROUS
1507 RIDGETOP CT
ROCKWALL, TX 75032

MORITZ GREG AND BIANCA MARTINEZ
1507 WESTFIELD LN
ROCKWALL, TX 75032

RESIDENT
1512 TIMBER RIDGE DR
ROCKWALL, TX 75032

CONFIDENTIAL
1512 RICHFIELD CT
ROCKWALL, TX 75032

CONFIDENTIAL
1512 RICHFIELD CT
ROCKWALL, TX 75032

DHILLON RANJEET K AND GURMIT S
1512 RIDGETOP COURT
ROCKWALL, TX 75032

KROUCH MONY
1512 WESTFIELD LN
ROCKWALL, TX 75032

RESIDENT
1513 TIMBER RIDGE DR
ROCKWALL, TX 75032

MACFOY THEODORE P & EASTERLINE V
1513 FIELDSTONE DR
ROCKWALL, TX 75032

UNDERWOOD STEPHEN GREGORY AMANDA
BETH RYAN
1513 RICHFIELD COURT
ROCKWALL, TX 75032

HROMATKA EDWARD J & MARIA L
1513 RIDGETOP CT
ROCKWALL, TX 75032

BOSCO MIGUEL ADOLFO RODRIGUEZ AND
VERNOICA ANDREINA ZAMORA HIDALGO
1513 WALNUT RIDGE DR
ROCKWALL, TX 75032

PEREZ ELIZABETH
1513 WESTFIELD LN
ROCKWALL, TX 75032

ATTARDI JENNIFER LEIGH
1516 TIMBER RIDGE DRIVE
ROCKWALL, TX 75032

RESIDENT
1518 RIDGETOP CT
ROCKWALL, TX 75032

JIMENEZ SANTIAGO & MARIA D
1518 RICHFIELD CT
ROCKWALL, TX 75032

KORDI KIOMARS AND ELICIA
1518 TIMBER RIDGE DR
ROCKWALL, TX 75032

GRAEF DAVID R & DIANE J
1518 WESTFIELD LN
ROCKWALL, TX 75032

RESIDENT
1519 TIMBER RIDGE DR
ROCKWALL, TX 75032

RESIDENT
1519 WESTFIELD LN
ROCKWALL, TX 75032

ACOSTA CORAZON
1519 FIELDSTONE DR
ROCKWALL, TX 75032

JACKSON SHANNON D AND
VANCE R EKQUIST
1519 RICHFIELD CT
ROCKWALL, TX 75032

THOMAS BROOKE M
1519 RIDGETOP CT
ROCKWALL, TX 75032

RESIDENT
1524 TIMBER RIDGE DR
ROCKWALL, TX 75032

GAKWAYA BLAISE AND LOUISE
1524 RICHFIELD COURT
ROCKWALL, TX 75032

WINSTON CRAIG S AND LACETIA D
1524 WESTFIELD LN
ROCKWALL, TX 75032

RESIDENT
1525 WESTFIELD LN
ROCKWALL, TX 75032

PATRICK RICHARD & BRANDY
1525 RICHFIELD CT
ROCKWALL, TX 75032

DUNCAN JOSHUA LEE
1525 TIMBER RIDGE DRIVE
ROCKWALL, TX 75032

RESIDENT
1530 TIMBER RIDGE DR
ROCKWALL, TX 75032

RESIDENT
1530 WESTFIELD LN
ROCKWALL, TX 75032

DO SON & NGA HUYNH
1530 RICHFIELD CT
ROCKWALL, TX 75032

RESIDENT
1531 TIMBER RIDGE DR
ROCKWALL, TX 75032

RESIDENT
1531 WESTFIELD LN
ROCKWALL, TX 75032

TRANSAM TRUCKING
A MISSOURI CORP
15910 S 169 HWY
OLATHE, KS 66062

BURKS GLEN
1612 AMESBURY LN
ROCKWALL, TX 75087

LEMMOND BRENTON & KIMBERLY
175 E INTERSTATE 30
GARLAND, TX 75043

HICKORY RIDGE EAST HOMEOWNERS ASSOC
1800 PRESTON PARK BLVD STE 101
PLANO, TX 75093

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1800 PRESTON PARK BLVD STE 101
PLANO, TX 75093

RESIDENT
182 NATIONAL DR
ROCKWALL, TX 75032

ABARCA CARLOS ALBERTO RIVERS AND TATIANA
CHAMORRO GARCIA
1892 PONTCHARTRAIN DR
ROCKWALL, TX 75087

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

LM LEASING LLC
2091 FM 1139
ROCKWALL, TX 75032

RESIDENT
227 NATIONAL DR
ROCKWALL, TX 75032

HOWELL MTN RE LLC
2560 TECHNOLOGY DRIVE SUITE 100
PLANO, TX 75074

RESIDENT
2655 S GOLIAD
ROCKWALL, TX 75032

RESIDENT
2670 S GOLIAD
ROCKWALL, TX 75032

RESIDENT
2686 S HWY205
ROCKWALL, TX 75032

RESIDENT
2800 MISTY RIDGE LN
ROCKWALL, TX 75032

PATINO TRACY AND
SUZANNE LANE
2801 WILD OAK LANE
ROCKWALL, TX 75032

GRANGER MATTHEW P AND LEAH K
2806 MISTY RIDGE LN
ROCKWALL, TX 75032

TOMAJ ENGIELL AND LAURA
2812 MISTY RIDGE LANE
ROCKWALL, TX 75032

HARKLESS ADAM AND
CYNTHIA WOMACK
2818 MISTY RIDGE LANE
ROCKWALL, TX 75032

DABNEY TERESA AND
WILBERT HANEY
2824 MISTY RIDGE LN
ROCKWALL, TX 75032

RESIDENT
2890 S GOLIAD
ROCKWALL, TX 75032

RACK HOLDINGS LLC- 125 NATIONAL SERIES
3021 RIDGE ROAD SUITE A-131
ROCKWALL, TX 75032

MAH JEFFERY
305 BLANCO CIR
SOUTHLAKE, TX 76092

EPES TRANSPORT SYSTEM LLC
3400 EDGEFIELD CT
GREENSBORO, NC 27408

HPLI LLC
3820 AZURE LN
ADDISON, TX 75001

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

ISSAC PARAMPOTTIL T & LEELAMMA
4215 EDMONDSON AVENUE
HIGHLAND PARK, TX 75205

MEBRATU GEZI
46 WINDSOR DR
ROCKWALL, TX 75032

GREENOAKS PROPERTIES INC
512 SUNSTONE DR
IRVING, TX 75060

USMAN ASIM & HUMA RASHID
5140 BEAR CLAW LN
ROCKWALL, TX 75032

WU CHUN Y
518 ALLENTOWN RD
PARSIPPANY, NJ 7054

SCOTTFREE INVESTMENTS LP
519 E INTERSTATE 30 #511
ROCKWALL, TX 75087

RESIDENT
626 NATIONAL DR
ROCKWALL, TX 75032

RESIDENT
627 NATIONAL DR
ROCKWALL, TX 75032

TWO RAIDER VENTURES LLC
708 AGAPE CIRCLE
ROCKWALL, TX 75087

TRI-TEX CONSTRUCTION INC
797 N GROVE RD
RICHARDSON, TX 75081

ROCKWALL I S D
801 E WASHINGTON ST
ROCKWALL, TX 75087

205 AND 276 PARTNERS
8750 N CENTRAL EXPY SUITE 1735
DALLAS, TX 75231

RESIDENT
900 SIDS RD
ROCKWALL, TX 75032

JS CUSTOM HOMES LLC
9091 FM 2728
TERRELL, TX 75161

RESIDENT
950 SIDS RD
ROCKWALL, TX 75032

RESIDENT
955 SIDS RD
ROCKWALL, TX 75032

RESIDENT
960 SIDS RD
ROCKWALL, TX 75032

RESIDENT
965 SIDS RD
ROCKWALL, TX 75032

RESIDENT
980 SIDS RD
ROCKWALL, TX 75032

RESIDENT
981 SIDS RD
ROCKWALL, TX 75032

SRYGLEY JAMES G
992 SIDS RD
ROCKWALL, TX 75032

RESIDENT
995 SIDS RD
ROCKWALL, TX 75032

RS RENTAL I LLC
ATTN AVENUE ONE, 11TH FL, 31 HUDSON
YARDS
NEW YORK, NY 10001

AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT 23975
PARK SORRENTO, SUITE 300
CALABASAS, CA 91302

SLAUGHTER RICHARD E JR
PO BOX 1717
ROCKWALL, TX 75087

ESTEP KIP
PO BOX 2
ROCKWALL, TX 75087

RODD HANNA'S AIR PERFORMANCE
HEATING & A/C INC
PO BOX 208
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC CORP INC
PO BOX 37
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC CORP INC
PO BOX 37
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC CORP INC
PO BOX 37
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC COOPERATIVE
INC
PO BOX 37
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC COOPERATIVE
INC
PO BOX 37
ROCKWALL, TX 75087

D & A REAL ESTATE PARTNERS LTD
PO BOX 850
ROCKWALL, TX 75087



Rayburn Electric Cooperative Inc.
P.O. Box 37 | Rockwall, TX 75087
950 Sids Rd. | Rockwall, TX 75032
Phone 469-402-2100
<http://www.rayburnelectric.com>

June 10, 2024

Ryan C. Miller, AICP
Director of Planning & Zoning, Planning & Zoning Division, City of Rockwall
972.722.6441 Office
RMiller@rockwall.com
385 S. Goliad Street
Rockwall, TX 75087

Cc: Mary Smith, City Manager; Msmith@rockwall.com

Rayburn Electric Cooperative (Rayburn) submits the attached zoning application request and proposed planned development ordinance for our property bounded by Sids Road, Mims Road, and State Highway 205. As you are aware, Rayburn has recently acquired additional tracts (e.g., TransAm Trucking and Fuji Dental Lab) adjacent to our current headquarters. These additions have provided Rayburn with the ability to consider the overall use of our property. As a result, we would like to adjust the zoning on the overall property to ensure consistency with our current use as well as utilize portions of the property to benefit the community (e.g., soccer fields and other recreational use) and our employees. Rayburn was chosen by the Dallas Morning News as the #5 Top Small Business Workplace in the DFW Metroplex (#1 in Employee Benefits), and we view the requested changes as the next step in our continued effort to enhance our cooperative and Rockwall community. I welcome the City staff and Council members to tour our campus as an indication of what we are constructing here.

The attached ordinance reflects this request. Rayburn looks forward to working with the City of Rockwall and improving our overall community.

Thank you,

A handwritten signature in blue ink, appearing to read 'David A. Naylor', is written over a circular stamp or seal.

David A. Naylor

Enclosed: Zoning Application Request

City of
Rockwall

205
TEXAS

276
TEXAS

SH276

S GOLIAD ST

SIDS RD

(TransAm
Trucking)

(Fuji
Dental)

Meadowcreek
Park

Rayburn Electric
Cooperative

90.37 AC
(3,936,502.92 SF)

POB

Pristine
Cast
Stone

MIMS RD

Peachtree Meadows
Subdivision



City of
Rockwall



0 500 Feet
Date: 6/10/2024

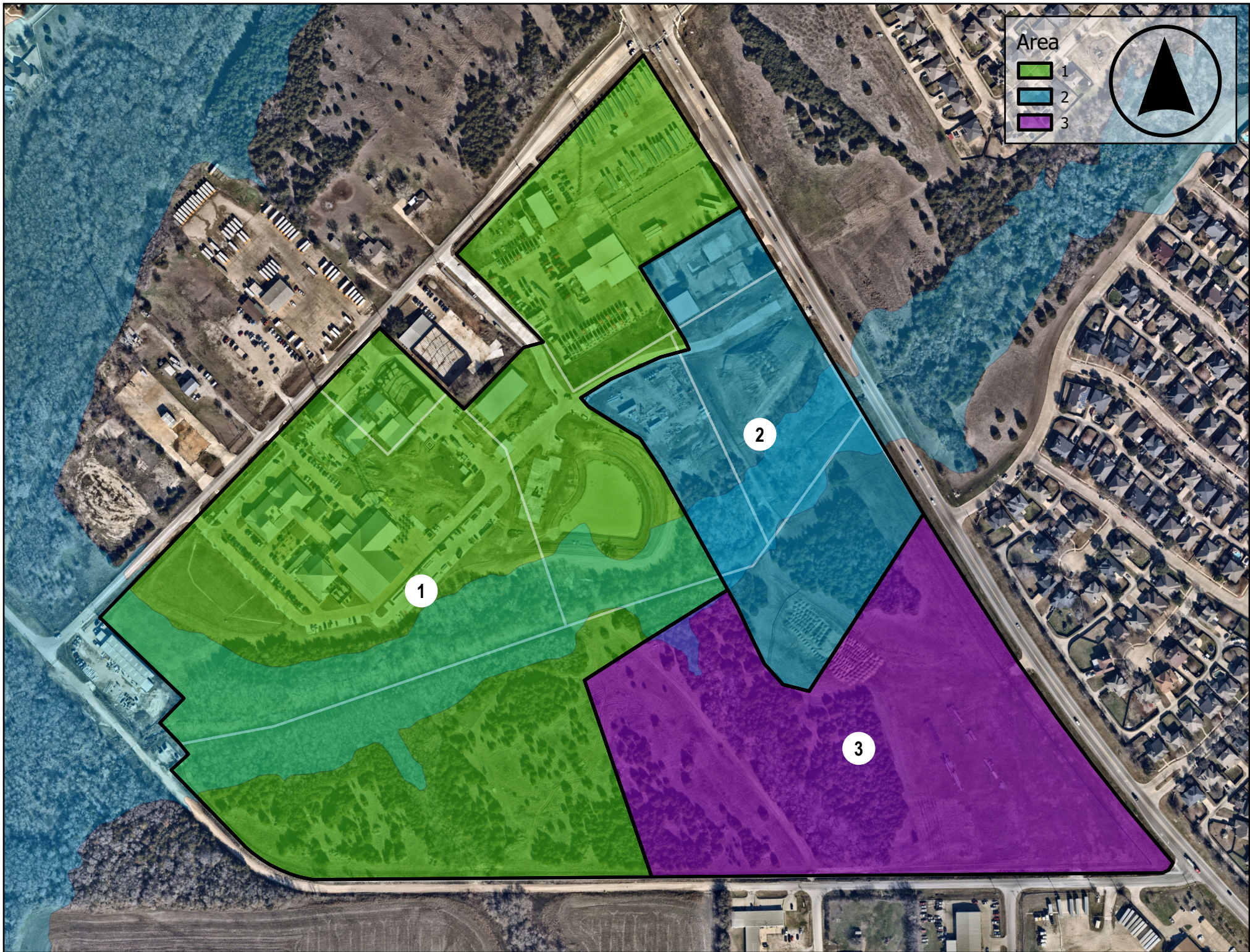
RAYBURN ELECTRIC COOPERATIVE

Rayburn Electric Cooperative

BEING 90.37 acres of land situated in Abstract 26, William N. Barnes Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at the Westernmost corner of the Rayburn Country Addition, Block A, Lot 9 (2019), *NAD83 Texas State Plane GPS Coordinate (Grid): E 2598018.94, N 7014699.27 Feet*;

- 1 **THENCE** North 45°-09'-40" East, along the Southern Right of Way of Sids Road, a distance of 1166.39 feet to a corner;
- 2 **THENCE** South 45°-09'-07" East, following the boundary of the Pott Shrigley Addition (RCAD Account # 47004), a distance of 338.73 feet to a corner;
- 3 **THENCE** North 45°-09'-13" East, continuing along said boundary, a distance of 247.63 feet to a corner;
- 4 **THENCE** North 45°-02'-39" West, a distance of 338.69 feet to a corner;
- 5 **THENCE** North 45°-09'-41" East, a distance of 59.41 feet to a corner;
- 6 **THENCE** South 46°-05'-37" East, a distance of 10.654 feet for a corner;
- 7 **THENCE** North 44°-07'-04" East, following the boundary of the Helwig Addition (RCAD Account # 44046), a distance of 794.409 feet to a corner;
- 8 **THENCE** South 29°-54'-19" East, continuing along said boundary a distance of 734.37 feet to a corner;
- 9 **THENCE** South 30°-01'-35" East, along the West Right of Way of South Goliad St. (State Highway 205), a distance of 284.635 feet to a point;
- 10 **THENCE** South 30°-01'-35" East, continuing along said Right of Way, a distance of 297.94 feet to a point;
- 11 **THENCE** South 30°-01'-35" East, a distance of 449.71 feet to the beginning of a curve;
- 12 **THENCE** along said curve to the left having an angle of 09°-34'-15" and a radius of 5789.71 feet with a chord distance of 966.01 feet and a chord bearing of South 34°-48'-42" East, to the beginning of a curve;
- 13 **THENCE** along said curve to the right having an angle of 129°-16'-39" and a radius of 40.00 feet with a chord distance of 72.29 feet and a chord bearing of South 25°-02'-31" West, to a point;
- 14 **THENCE** South 89°-40'-52" West, along the North Right of Way of Mims Rd, a distance of 366.51 feet to a point;
- 15 **THENCE** South 89°-40'-52" West, continuing along said Right of Way, a distance of 849.66 feet to a point;
- 16 **THENCE** North 88°-36'-16" West, a distance of 1129.63 feet to the beginning of a curve;
- 17 **THENCE** along said curve to the right having an angle of 46°-17'-43" and a radius of 417.50 feet with a chord distance of 328.24 feet and a chord bearing of North 65°-27'-24" West, to a point;
- 18 **THENCE** North 42°-18'-34" West, a distance of 364.963 feet to a corner;
- 19 **THENCE** North 43°-30'-55" East, following the boundary of Abstract 26, Tract 3-7, a 1.5-acre tract (RCAD Account # 26918), a distance of 70.203 feet to a point;
- 20 **THENCE** North 45°-33'-50" East, continuing along said boundary, a distance of 99.73 feet to a corner;
- 21 **THENCE** North 45°-07'-43" West, a distance of 338.235 feet, to the POINT OF BEGINNING AND CONTAINING 90.37 acres of land (3,936,502.92 square feet) more or less.



ORDINANCE NO. 97-28

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO CHANGE THE ZONING ON A TRACT OF LAND WHICH IS MORE FULLY DESCRIBED HEREIN FROM "C" COMMERCIAL AND "HC" HEAVY COMMERCIAL CLASSIFICATION TO PLANNED DEVELOPMENT ZONING "PD- 44 PLANNED DEVELOPMENT NUMBER 44; CORRECTING THE OFFICIAL ZONING MAP; 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; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a change in the classification of a zoning district has been requested by James Helwig for the property more specifically described in Exhibit "A" attached hereto; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the state of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended by amending the zoning map of the City of Rockwall so as to give "Planned Development District No.44 classification to the tract of land described in Exhibit "A".

SECTION 2. That the property described in Exhibit "A" shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future. The granting of this zoning classification for the property as described in Exhibit "A" is subject to the following special conditions:

A. The use of the property shall be regulated by the following requirements:

1. The uses, area requirements and development standards of the Commercial zoning category of the Comprehensive Zoning ordinance as currently adopted,

or as revised in the future, except as otherwise provided for in this ordinance and the following additional permitted uses:

- a. Commercial Trucking Operation
- b. Outdoor Storage of Vehicles used in association with the trucking operation

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

SECTION 4. Any person, firm or corporation violating any of the provisions of this ordinance shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

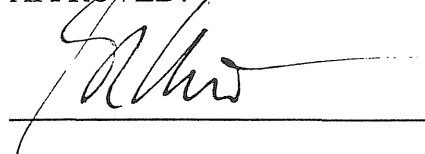
SECTION 5. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance 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 of this ordinance shall remain in full force and effect.

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 to the extent of that conflict.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 3rd day of November, 1997.

APPROVED:

 Mayor

ATTEST:

BY Cindy Kunder

1st reading 10/29/97

2nd reading 11/03/97



EXHIBIT "A"

PROPERTY DESCRIPTION

BEING a lot, tract or parcel of land situated in the City of Rockwall, Rockwall County, Texas, and being 7.51 acres out the William H. Barnes Survey, Abstract No. 26, said 7.51 acre tract being all of the Helwig Addition Lot 1, Block A recorded in Cabinet C, Slide 176, all of a 1.24 acre tract recorded in Volume 893, Page 244, and also containing part of the Pentecostal Church a 2.0 acre tract recorded in Volume 137, Page 201, part of the Gentry Plumbing a 1.0 acre tract recorded in Volume 1098, Page 164, and part of the Estep a 1.0 acre tract recorded in Volume 1098, Page 164, and being more particularly described by lines and bounds as follows:

BEGINNING at a 1½ Inch Iron rod found for corner at the intersection of the Southwest line of State Highway No. 205 (100 foot right of way) with the Southeast line of Sld's Road (40 foot right of way), said corner being the Northeast corner of the 7.51 acre tract of land and a U.S.C. & G.S. monument bears North 60 degrees 05 minutes 41 seconds East a distance of 35.0 feet and North 29 degrees 54 minutes 19 seconds East a distance of 1562.59 feet from said corner;

THENCE South 29 degrees 54 minutes 19 seconds East along the Southwest right of way line of said State Highway No. 205 a distance of 330.08 feet to a 1½ Inch Iron rod found for corner said corner being the North corner of said Pentecostal Church tract;

THENCE South 60 degrees 05 minutes 41 seconds West along the North line of said Pentecostal Church tract a distance of 337.42 feet to a 1½ Inch Iron rod found for corner;

THENCE South 29 minutes 54 seconds 19 minutes East along the West lines of said Pentecostal Church tract, said Gentry Plumbing tract, and said Estep tract, and the East line of said 1.24 acre tract, a distance of 417.42 feet to a 1½ Inch Iron rod found for corner;

THENCE South 60 degrees 08 minutes 51 seconds West along the South line of said 1.24 acre tract a distance of 351.14 feet to a 1½ Inch Iron rod found for corner;

THENCE North 30 degrees 00 minutes 00 seconds West along the West line of said 1.24 acre tract a distance of 199.67 feet to a 1½ Inch Iron rod found for corner.

THENCE North 45 degrees 04 minutes 21 seconds West a distance of 350.77 feet to a 1½ Inch Iron rod found for corner in the Southeast line of said Sld's Road;

THENCE North 45 degrees 06 minutes 36 seconds East along the Southwest line of said Sld's Road a distance of 808.15 feet to the POINT OF BEGINNING and containing 327,159.57 square feet or 7.51 acres of land.

CITY OF ROCKWALL

ORDINANCE NO. 09 - 03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL AS PREVIOUSLY AMENDED SO AS TO APPROVE A CHANGE IN ZONING FROM (C) COMMERCIAL DISTRICT TO (PD-44) PLANNED DEVELOPMENT NO. 44 DISTRICT, ON A 1.57-ACRE TRACT KNOWN AS PART OF LOT 1, BLOCK A, JAMES HELWIG ADDITION AND MORE SPECIFICALLY SHOWN IN EXHIBIT "A" ATTACHED HEREIN; 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, a zoning change from (C) Commercial district to (PD-44) Planned Development No. 44 district has been requested by John Bledsoe of Trans Am Trucking Inc., for a 1.57-acre tract known as part of Lot 1, Block A, James Helwig Addition, City and County of Rockwall, Texas, and more specifically shown in Exhibit "A" attached 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 of the City of Rockwall should be amended as follows:

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

Section 1. That the Unified Development Code (Ord. No. 04-38) 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 from (C) Commercial district to (PD-44) Planned Development No. 44 district on a 1.57-acre tract known as part of Lot 1, Block A, James Helwig Addition, City and County of Rockwall, Texas, and more specifically shown in Exhibit "A" attached herein; and

Section 2. That the property described herein shall be used only in the manner and for the purposes provided for in **Article V, Section 4.5, Commercial District** of the City of Rockwall Unified Development Code (Ord. No. 04-38) as heretofore amended and as may be amended in the future, and shall be subject to the following additional conditions:

1. As approved via Ordinance No. 97-28, the additional permitted uses shall be allowed:
 - a. Commercial Trucking Operation
 1. No Outdoor Storage/Parking of Vehicles shall be allowed on the 1.57-acre property as shown on Exhibit "B".

2. The subject site shall be limited to "Truck Driver Training" for the adjacent Trucking Operation located on the remaining portion of Lot 1, Block A, James Helwig Addition.

2. Adherence to the approved site plan (Exhibit "B").

Section 3. That the official zoning map of the City be corrected to reflect the changes in 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 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.

Section 6. That all ordinances of the City of Rockwall in conflict with the provisions of this 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 and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 20th day of ~~January~~, 2009.

2nd February
KWA

William R. Cecil

William R. Cecil, Mayor

ATTEST:

Kristy Ashberry
Kristy Ashberry, City Secretary

APPROVED AS TO FORM:

Pete Eckert
Pete Eckert, City Attorney

1st Reading: 01-05-09

2nd Reading: 02-02-09





HELMO SUBDIVISION, SAME BEING THE WEST CORNER OF SAID LOT 1 (EAST SUBDIVISION).
THENCE NORTH 29 DEG. 24 MIN. 19 SEC. WEST, THROUGH THE INTERIOR OF SAID LOT 1 (JAMES
HELMO SUBDIVISION), A DISTANCE OF 208.61 FEET TO A POINT FOR CORNER.
THENCE NORTH 60 DEG. 06 MIN. 41 SEC. EAST, CONTINUING THROUGH THE INTERIOR OF SAID
LOT 1 (JAMES HELMO SUBDIVISION), A DISTANCE OF 227.42 FEET TO A POINT FOR CORNER, SAID
POINT BEING IN THE NORTHEAST LINE OF SAID LOT 1 (JAMES HELMO SUBDIVISION), SAME BEING
IN THE SOUTHWEST RIGHT-OF-WAY LINE OF AIRPARK BOULEVARD STREET;
THENCE SOUTH 29 DEG. 24 MIN. 19 SEC. EAST, ALONG THE COMMON LINE OF SAID LOT 1 (JAMES
HELMO SUBDIVISION), AND THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID BOULEVARD STREET, A
DISTANCE OF 208.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 88,333 SQUARE FEET
OR 1.57 ACRES OF CORPUSCULI LAND.

PURPOSE FOR REZONING:
REZONE 1.57 ACRES OF LOT 1, BLOCK A
JAMES HELMO SUBDIVISION FROM "C"
COMMERCIAL TO PD 44 TO MATCH ZONING
ON REMAINDER OF LOT 1, BLOCK A.

NO 2208 0.29

OWNER/APPLICANT:
TRANSAM TRUCKING, INC.
2870 SOUTH GOLIAD,
ROCKWALL, TEXAS 75082
PHONE: 972-722-0673
FAX: 972-961-9050

ZONING EXHIBIT

Scale: 1" = 50'
Designed by: J.L.V.
Drawn by: J.L.V.
Created by: J.L.V.
UT 20080101-02-WayVillage SH
Date: 11/14/2008
SHEET
PSP1

TRANS-AM TRUCKING
LOT 1, BLOCK A
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



Scale: 1" = 50'

Designed by J.L.V.

Drawn by J.M.W.

Checked by J.L.V.

IP 2008/440-D1/4mg/3/Disinfection.dwg

12/18/08 15:26

TRANS-AM TRUCKING
LOT 1, BLOCK A
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

TRANSAM TRUCKING, INC.
2670 SOUTH GOLAD
ROCKWALL, TEXAS 75032
PHONE: 972-722-0673
FAX: 972-961-9050

TOMDEN ENGINEERING, L.L.P.
12655 N. Central Expwy., Suite 1016
Dallas, Texas 75243
Ph. 972.386.6446 Fax: 972.386.6409
mail@tmden.com

NO	DATE	APP

PROJECT COMMENTS



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

DATE: 7/2/2024

PROJECT NUMBER: Z2024-028
PROJECT NAME: Amendment to PD-44
SITE ADDRESS/LOCATIONS: 950 SIDS RD

CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	06/12/2024	Approved w/ Comments

06/12/2024: Z2024-028; Zoning Change (PD-44, C, & HC to PD-44) for Rayburn Electric Cooperative
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Zoning Change from Planned Development District 44 (PD-44), Commercial (C) District, and Heavy Commercial (HC) District to Planned Development District 44 (PD-44) for Commercial (C) District and Heavy Commercial (HC) District land uses for a 95.00-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26; Lots 6, 7, 8, & 9, Block A, Rayburn Country Addition; Lot 1, Block 1, Helwig Addition; and Lot 1, Block A, Estep Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, Heavy Commercial (HC) District, and Planned Development District 44 (PD-44) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located in between Mims Road, Sids Road, and S. Goliad Street [SH-205], and take any action necessary.

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

M.3 For reference, include the case number (Z2024-028) in the lower right-hand corner of all pages on future submittals.

I.4 Comprehensive Plan. The subject property is located within Southwest Residential District and is designated for Commercial/Industrial land uses. The proposed zoning change appears to conform to this designation. In addition, the District Strategies for the Southwest Residential District state the following: "(t)he areas around Sids Road, National Drive, and Mims Road are some of the only areas in the City that are designated for Commercial/Industrial land uses. As a result, these areas should be protected from the encroachment of incompatible land uses (i.e. residential land uses -- higher density or otherwise). This should protect the businesses that currently exist in these areas." It is staff's opinion that the proposed Planned Development District conforms to this strategy by ensuring the preservation of Commercial/Industrial land uses on these properties.

M.5 Please review the attached draft ordinance prior to the June 25, 2024 Planning & Zoning Commission meeting, and provide staff with your markups by July 2, 2024. Please carefully read through this document as staff has incorporated changes from what was originally submitted.

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 July 2, 2024; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the July 9, 2024 Planning and Zoning Commission Public Hearing Meeting.

I.7 The projected City Council meeting dates for this case will be July 15, 2024 (1st Reading) and August 5, 2024 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	06/18/2024	Approved w/ Comments

06/18/2024: General Comments:

General Items:

- Must meet City 2023 Standards of Design and Construction

- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures, including walls, allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required for the removal of any existing trees on site.
- No structures or fences with easements.
- The site will need to be platted.
- All utilities must be underground.
- Additional comments may be provided at the time of Engineering review.

Drainage Items:

- Existing flow patterns must be maintained.
- Detention will be required
- Size/design is not reviewed until engineering submittal. See detention requirements/design in Engineering Standards of Design and Construction.
- Detention is based on zoning, not specific land area use.
- Detention system will require a drainage easement located at the free board elevation.
- Erosion hazard setback will need to be in an easement
- The 100-year WSEL must be called out for detention systems.
- No vertical walls allowed in detention easement. 4:1 maximum side slopes for detention pond.
- No public water or sanitary sewer allowed in detention easement.
- FFE for all buildings must be called out when adjacent to a detention system. FEE must be a minimum 2' above the 100-year WSEL for the detention system.
- Grate inlets are not allowed.
- Dumpster areas to drain to oil/water separator and then to the storm lines.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- Flood study, wetland & WOTUS determination maybe required.

Water and Wastewater Items:

- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- Any public water lines must be a minimum of 8", looped, and must be centered within a 20' wide easement.
- Any utility connection made underneath of an existing public roadway must be completed by dry bore. Opening cutting will not be allowed.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.
- Sewer pro-ratas must be paid

Roadway Paving Items:

- Must meet City and TXDOT driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane to be 24' wide and in a platted easement.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Pavement Specs will be reviewed with Engineering plans.

- Must build the remainder of Mims

Landscaping:

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	06/17/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/20/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/17/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/10/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/17/2024	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 950 Sids Road, Rockwall 75032

SUBDIVISION _____

LOT _____

BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Mixed (Heavy Commercial, Commercial, PD)

CURRENT USE Electric Utility / Offices / Warehouse / Storage

PROPOSED ZONING Planned Development

PROPOSED USE Electric Utility, Offices, Warehouse, Storage, Recreation

ACREAGE 95

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 Rayburn Electric Cooperative

☐ APPLICANT _____

CONTACT PERSON David Naylor

CONTACT PERSON _____

ADDRESS 950 Sids Road

ADDRESS _____

CITY, STATE & ZIP Rockwall, TX 75032

CITY, STATE & ZIP _____

PHONE 469.402.2118

PHONE _____

E-MAIL dnaylor@rayburnelectric.com

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

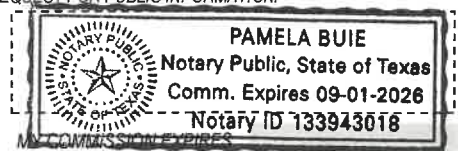
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED David A. Naylor [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

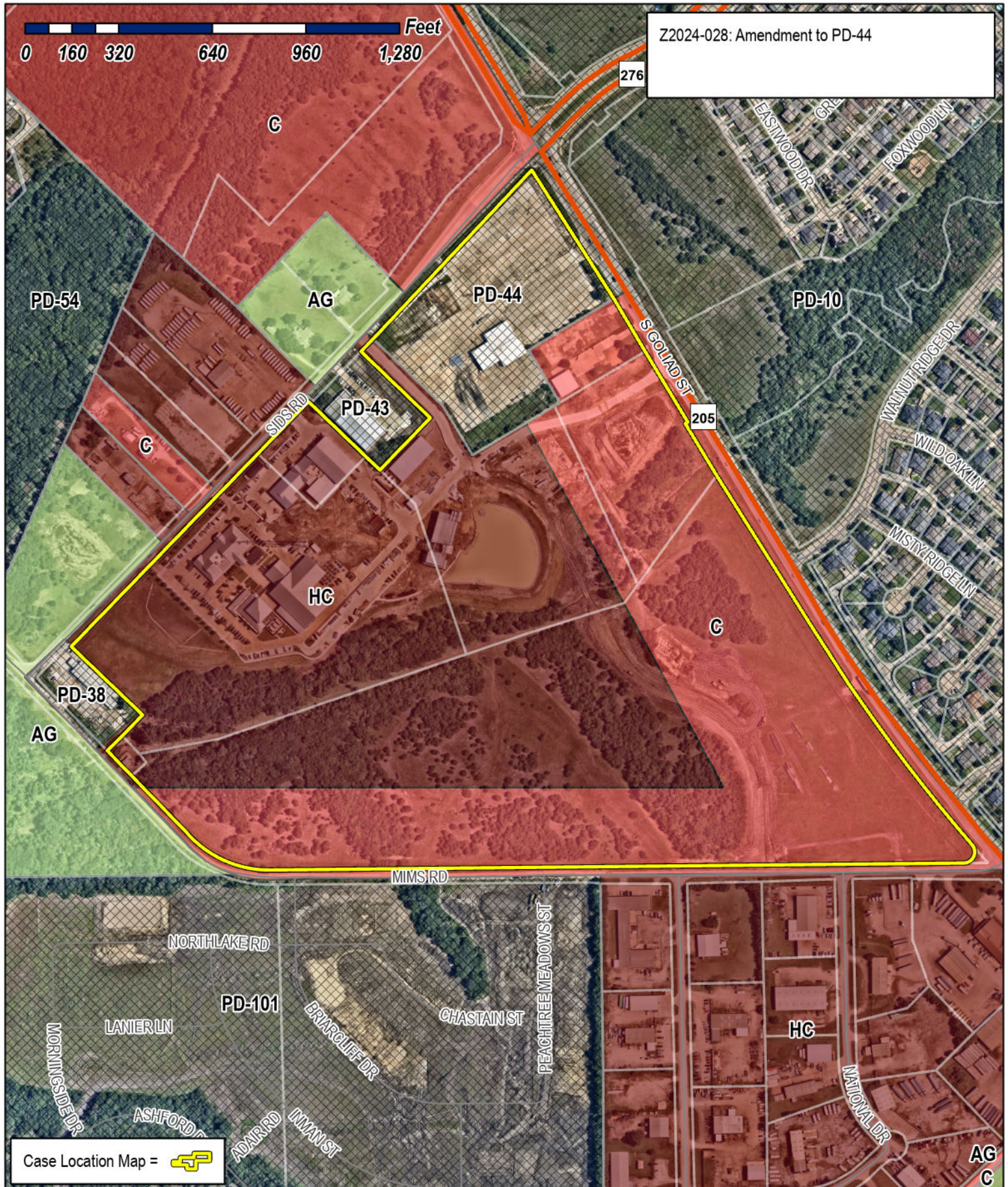
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1,625.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 10th DAY OF June, 2024 BY SIGNING THIS APPLICATION, 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 10 DAY OF June, 2024

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____





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.

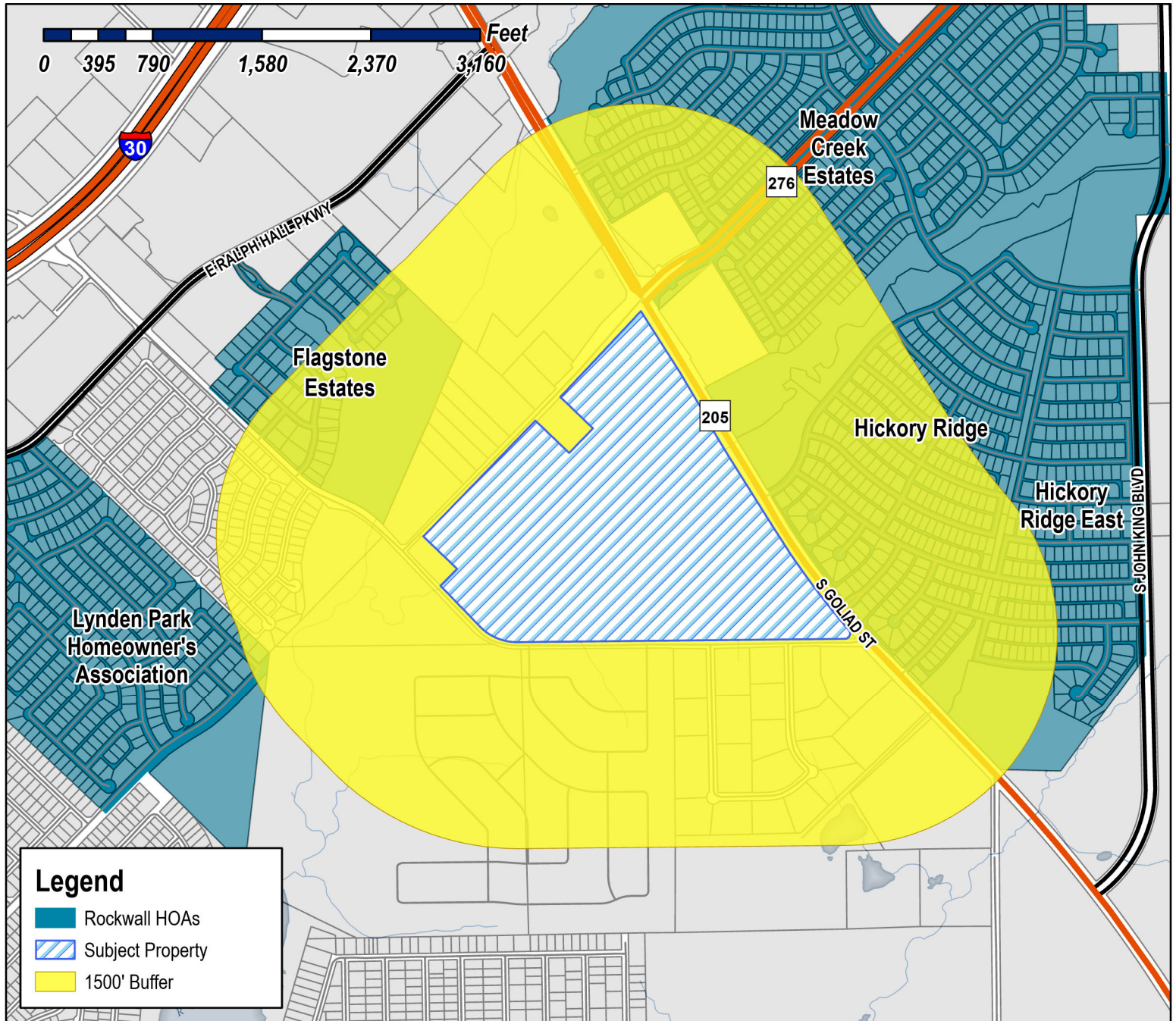
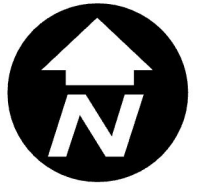




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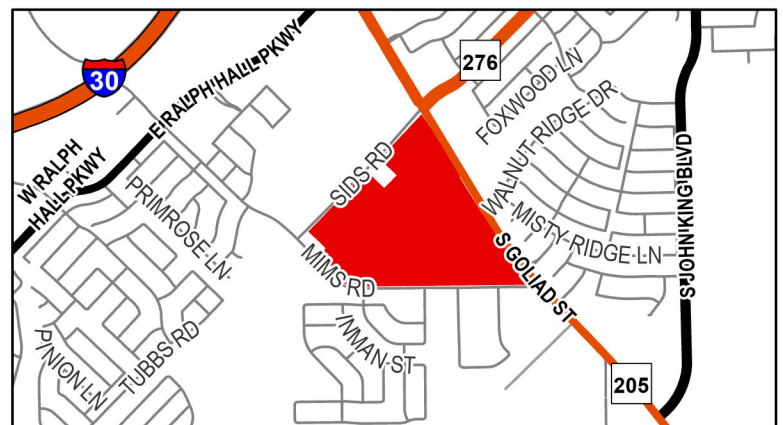
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Case Number: Z2024-028
Case Name: Amendment to PD-44
Case Type: Zoning
Zoning: Heavy Commercial (HC) District
Case Address: 950 Sids Road

Date Saved: 6/14/2024

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

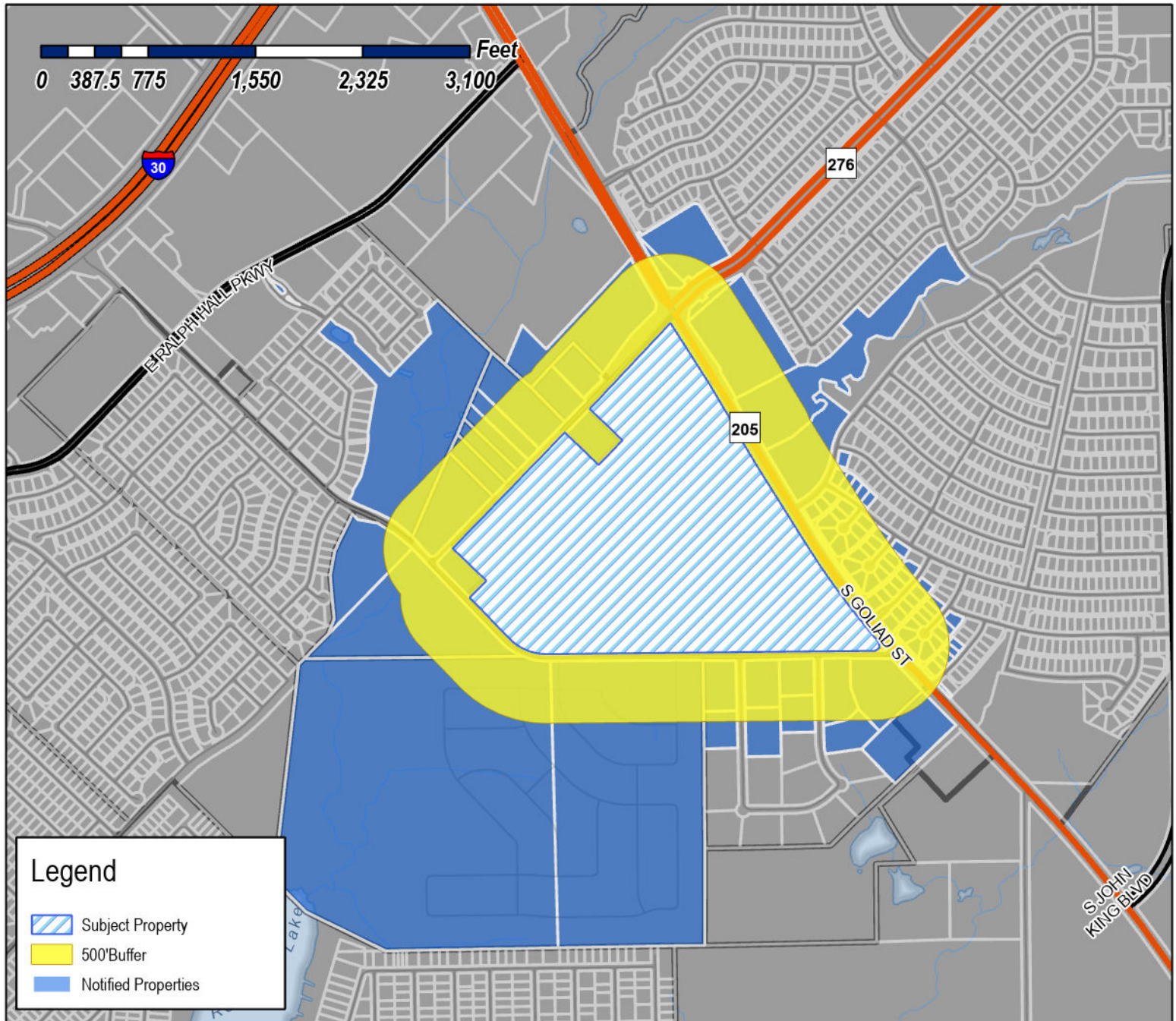




City of Rockwall

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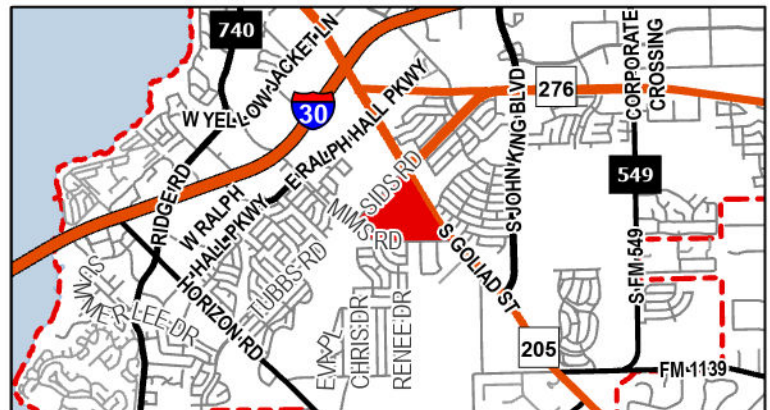
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For Questions on this Case Call: (972) 771-7745



RESIDENT
100 NATIONAL DR
ROCKWALL, TX 75032

RESIDENT
1005 SIDS RD
ROCKWALL, TX 75032

RESIDENT
101 NATIONAL DR
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
103 GROSS RD BLDG A
MESQUITE, TX 75149

ROCKWALL ISD
1050 WILLIAMS ST
ROCKWALL, TX 75087

ROCKWALL ISD
1050 WILLIAMS ST
ROCKWALL, TX 75087

DEAN ANN W
106 STANDING OAK DR
GEORGETOWN, TX 78633

RESIDENT
118 NATIONAL DR
ROCKWALL, TX 75032

RESIDENT
125 NATIONAL DR
ROCKWALL, TX 75032

MOORE LEE OSCAR & SHERYL ANN
1251 MARLIN AVENUE
SEAL BEACH, CA 90740

ROCKWALL HICKORY RIDGE HOMEOWNERS
ASSOC INC
C/O SBB MANAGEMENT COMPANY
12801 N CENTRAL EXPY STE 1401
DALLAS, TX 75243

DING CHENG LIANG AND LUH LUH TING
1406 ROSALIA AVE
SAN JOSE, CA 95130

MCH SFR PROPERTY OWNER 4 LLC
14355 COMMERCE WAY
MIAMI LAKES, FL 33016

QUALICO DEVELOPMENTS (US), INC
14400 THE LAKES BLVD BUILDING C, SUITE 200
AUSTIN, TX 78660

RESIDENT
1441 FOXWOOD LN
ROCKWALL, TX 75032

MCSWAIN BILLY
148 NATIONAL DR
ROCKWALL, TX 75032

REYES JULIO CESAR & URANIA S
1491 FIELDSTONE DR
ROCKWALL, TX 75032

RESIDENT
1500 WESTFIELD LN
ROCKWALL, TX 75032

ENGLESTAD HOPE ELIZABETH AND WILLIAM
MCELROY
1500 RICHFIELD CT
ROCKWALL, TX 75032

PEWICK JAMES & SHANNA PEWICK
1500 RIDGETOP CT
ROCKWALL, TX 75032

LUSK DERRICK L
1500 TIMBER RIDGE DR
ROCKWALL, TX 75032

NICKERSON TELISA A
1501 FIELDSTONE DR
ROCKWALL, TX 75032

BYRD THEODORE ZACHARY
1501 RICHFIELD CT
ROCKWALL, TX 75032

CONFIDENTIAL
1501 RIDGETOP COURT
ROCKWALL, TX 75032

SAHLOU WALIYE BESHAI
1501 TIMBER RIDGE DRIVE
ROCKWALL, TX 75032

COURSEY JOE MICHAEL
1501 WALNUT RIDGE DR
ROCKWALL, TX 75032

JONES MYRON D
1501 WESTFIELD LN
ROCKWALL, TX 75032

WILK MICHELLE R AND VICTOR
1506 RICHFIELD COURT
ROCKWALL, TX 75032

TATOM DANNY & TRACI
1506 RIDGETOP CT
ROCKWALL, TX 75032

GARDNER AALIYAH DEJANE TRUST NUMBER
TWO
AMBER GARDNER & HER SUCCESSORS TRUSTEE
1506 TIMBER RIDGE
ROCKWALL, TX 75032

HOGAN CHAD & STEFANIE
1506 WESTFIELD LN
ROCKWALL, TX 75032

RESIDENT
1507 FIELDSTONE DR
ROCKWALL, TX 75032

RESIDENT
1507 TIMBER RIDGE DR
ROCKWALL, TX 75032

RESIDENT
1507 WALNUT RIDGE DR
ROCKWALL, TX 75032

HOYL ROBERT & DARLA
1507 RICHFIELD CT
ROCKWALL, TX 75032

ERVIN CHRISTOPHER SCOTT AND SEON
BEATROUS
1507 RIDGETOP CT
ROCKWALL, TX 75032

MORITZ GREG AND BIANCA MARTINEZ
1507 WESTFIELD LN
ROCKWALL, TX 75032

RESIDENT
1512 TIMBER RIDGE DR
ROCKWALL, TX 75032

CONFIDENTIAL
1512 RICHFIELD CT
ROCKWALL, TX 75032

CONFIDENTIAL
1512 RICHFIELD CT
ROCKWALL, TX 75032

DHILLON RANJEET K AND GURMIT S
1512 RIDGETOP COURT
ROCKWALL, TX 75032

KROUCH MONY
1512 WESTFIELD LN
ROCKWALL, TX 75032

RESIDENT
1513 TIMBER RIDGE DR
ROCKWALL, TX 75032

MACFOY THEODORE P & EASTERLINE V
1513 FIELDSTONE DR
ROCKWALL, TX 75032

UNDERWOOD STEPHEN GREGORY AMANDA
BETH RYAN
1513 RICHFIELD COURT
ROCKWALL, TX 75032

HROMATKA EDWARD J & MARIA L
1513 RIDGETOP CT
ROCKWALL, TX 75032

BOSCO MIGUEL ADOLFO RODRIGUEZ AND
VERNOICA ANDREINA ZAMORA HIDALGO
1513 WALNUT RIDGE DR
ROCKWALL, TX 75032

PEREZ ELIZABETH
1513 WESTFIELD LN
ROCKWALL, TX 75032

ATTARDI JENNIFER LEIGH
1516 TIMBER RIDGE DRIVE
ROCKWALL, TX 75032

RESIDENT
1518 RIDGETOP CT
ROCKWALL, TX 75032

JIMENEZ SANTIAGO & MARIA D
1518 RICHFIELD CT
ROCKWALL, TX 75032

KORDI KIOMARS AND ELICIA
1518 TIMBER RIDGE DR
ROCKWALL, TX 75032

GRAEF DAVID R & DIANE J
1518 WESTFIELD LN
ROCKWALL, TX 75032

RESIDENT
1519 TIMBER RIDGE DR
ROCKWALL, TX 75032

RESIDENT
1519 WESTFIELD LN
ROCKWALL, TX 75032

ACOSTA CORAZON
1519 FIELDSTONE DR
ROCKWALL, TX 75032

JACKSON SHANNON D AND
VANCE R EKQUIST
1519 RICHFIELD CT
ROCKWALL, TX 75032

THOMAS BROOKE M
1519 RIDGETOP CT
ROCKWALL, TX 75032

RESIDENT
1524 TIMBER RIDGE DR
ROCKWALL, TX 75032

GAKWAYA BLAISE AND LOUISE
1524 RICHFIELD COURT
ROCKWALL, TX 75032

WINSTON CRAIG S AND LACETIA D
1524 WESTFIELD LN
ROCKWALL, TX 75032

RESIDENT
1525 WESTFIELD LN
ROCKWALL, TX 75032

PATRICK RICHARD & BRANDY
1525 RICHFIELD CT
ROCKWALL, TX 75032

DUNCAN JOSHUA LEE
1525 TIMBER RIDGE DRIVE
ROCKWALL, TX 75032

RESIDENT
1530 TIMBER RIDGE DR
ROCKWALL, TX 75032

RESIDENT
1530 WESTFIELD LN
ROCKWALL, TX 75032

DO SON & NGA HUYNH
1530 RICHFIELD CT
ROCKWALL, TX 75032

RESIDENT
1531 TIMBER RIDGE DR
ROCKWALL, TX 75032

RESIDENT
1531 WESTFIELD LN
ROCKWALL, TX 75032

TRANSAM TRUCKING
A MISSOURI CORP
15910 S 169 HWY
OLATHE, KS 66062

BURKS GLEN
1612 AMESBURY LN
ROCKWALL, TX 75087

LEMMOND BRENTON & KIMBERLY
175 E INTERSTATE 30
GARLAND, TX 75043

HICKORY RIDGE EAST HOMEOWNERS ASSOC
1800 PRESTON PARK BLVD STE 101
PLANO, TX 75093

HICKORY RIDGE EAST HOMEOWNERS ASSOC
1800 PRESTON PARK BLVD STE 101
PLANO, TX 75093

RESIDENT
182 NATIONAL DR
ROCKWALL, TX 75032

ABARCA CARLOS ALBERTO RIVERS AND TATIANA
CHAMORRO GARCIA
1892 PONTCHARTRAIN DR
ROCKWALL, TX 75087

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

LM LEASING LLC
2091 FM 1139
ROCKWALL, TX 75032

RESIDENT
227 NATIONAL DR
ROCKWALL, TX 75032

HOWELL MTN RE LLC
2560 TECHNOLOGY DRIVE SUITE 100
PLANO, TX 75074

RESIDENT
2655 S GOLIAD
ROCKWALL, TX 75032

RESIDENT
2670 S GOLIAD
ROCKWALL, TX 75032

RESIDENT
2686 S HWY205
ROCKWALL, TX 75032

RESIDENT
2800 MISTY RIDGE LN
ROCKWALL, TX 75032

PATINO TRACY AND
SUZANNE LANE
2801 WILD OAK LANE
ROCKWALL, TX 75032

GRANGER MATTHEW P AND LEAH K
2806 MISTY RIDGE LN
ROCKWALL, TX 75032

TOMAJ ENGIELL AND LAURA
2812 MISTY RIDGE LANE
ROCKWALL, TX 75032

HARKLESS ADAM AND
CYNTHIA WOMACK
2818 MISTY RIDGE LANE
ROCKWALL, TX 75032

DABNEY TERESA AND
WILBERT HANEY
2824 MISTY RIDGE LN
ROCKWALL, TX 75032

RESIDENT
2890 S GOLIAD
ROCKWALL, TX 75032

RACK HOLDINGS LLC- 125 NATIONAL SERIES
3021 RIDGE ROAD SUITE A-131
ROCKWALL, TX 75032

MAH JEFFERY
305 BLANCO CIR
SOUTHLAKE, TX 76092

EPES TRANSPORT SYSTEM LLC
3400 EDGEFIELD CT
GREENSBORO, NC 27408

HPLI LLC
3820 AZURE LN
ADDISON, TX 75001

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

ISSAC PARAMPOTTIL T & LEELAMMA
4215 EDMONDSON AVENUE
HIGHLAND PARK, TX 75205

MEBRATU GEZI
46 WINDSOR DR
ROCKWALL, TX 75032

GREENOAKS PROPERTIES INC
512 SUNSTONE DR
IRVING, TX 75060

USMAN ASIM & HUMA RASHID
5140 BEAR CLAW LN
ROCKWALL, TX 75032

WU CHUN Y
518 ALLENTOWN RD
PARSIPPANY, NJ 7054

SCOTTFREE INVESTMENTS LP
519 E INTERSTATE 30 #511
ROCKWALL, TX 75087

RESIDENT
626 NATIONAL DR
ROCKWALL, TX 75032

RESIDENT
627 NATIONAL DR
ROCKWALL, TX 75032

TWO RAIDER VENTURES LLC
708 AGAPE CIRCLE
ROCKWALL, TX 75087

TRI-TEX CONSTRUCTION INC
797 N GROVE RD
RICHARDSON, TX 75081

ROCKWALL I S D
801 E WASHINGTON ST
ROCKWALL, TX 75087

205 AND 276 PARTNERS
8750 N CENTRAL EXPY SUITE 1735
DALLAS, TX 75231

RESIDENT
900 SIDS RD
ROCKWALL, TX 75032

JS CUSTOM HOMES LLC
9091 FM 2728
TERRELL, TX 75161

RESIDENT
950 SIDS RD
ROCKWALL, TX 75032

RESIDENT
955 SIDS RD
ROCKWALL, TX 75032

RESIDENT
960 SIDS RD
ROCKWALL, TX 75032

RESIDENT
965 SIDS RD
ROCKWALL, TX 75032

RESIDENT
980 SIDS RD
ROCKWALL, TX 75032

RESIDENT
981 SIDS RD
ROCKWALL, TX 75032

SRYGLEY JAMES G
992 SIDS RD
ROCKWALL, TX 75032

RESIDENT
995 SIDS RD
ROCKWALL, TX 75032

RS RENTAL I LLC
ATTN AVENUE ONE, 11TH FL, 31 HUDSON
YARDS
NEW YORK, NY 10001

AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT 23975
PARK SORRENTO, SUITE 300
CALABASAS, CA 91302

SLAUGHTER RICHARD E JR
PO BOX 1717
ROCKWALL, TX 75087

ESTEP KIP
PO BOX 2
ROCKWALL, TX 75087

RODD HANNA'S AIR PERFORMANCE
HEATING & A/C INC
PO BOX 208
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC CORP INC
PO BOX 37
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC CORP INC
PO BOX 37
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC CORP INC
PO BOX 37
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC COOPERATIVE
INC
PO BOX 37
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC COOPERATIVE
INC
PO BOX 37
ROCKWALL, TX 75087

D & A REAL ESTATE PARTNERS LTD
PO BOX 850
ROCKWALL, TX 75087



Rayburn Electric Cooperative Inc.
P.O. Box 37 | Rockwall, TX 75087
950 Sids Rd. | Rockwall, TX 75032
Phone 469-402-2100
<http://www.rayburnelectric.com>

June 10, 2024

Ryan C. Miller, AICP
Director of Planning & Zoning, Planning & Zoning Division, City of Rockwall
972.722.6441 Office
RMiller@rockwall.com
385 S. Goliad Street
Rockwall, TX 75087

Cc: Mary Smith, City Manager; Msmith@rockwall.com

Rayburn Electric Cooperative (Rayburn) submits the attached zoning application request and proposed planned development ordinance for our property bounded by Sids Road, Mims Road, and State Highway 205. As you are aware, Rayburn has recently acquired additional tracts (e.g., TransAm Trucking and Fuji Dental Lab) adjacent to our current headquarters. These additions have provided Rayburn with the ability to consider the overall use of our property. As a result, we would like to adjust the zoning on the overall property to ensure consistency with our current use as well as utilize portions of the property to benefit the community (e.g., soccer fields and other recreational use) and our employees. Rayburn was chosen by the Dallas Morning News as the #5 Top Small Business Workplace in the DFW Metroplex (#1 in Employee Benefits), and we view the requested changes as the next step in our continued effort to enhance our cooperative and Rockwall community. I welcome the City staff and Council members to tour our campus as an indication of what we are constructing here.

The attached ordinance reflects this request. Rayburn looks forward to working with the City of Rockwall and improving our overall community.

Thank you,



David A. Naylor

Enclosed: Zoning Application Request

City of
Rockwall

205
TEXAS

276
TEXAS

SH276

S GOLIAD ST

SIDS RD

(TransAm
Trucking)

(Fuji
Dental)

Meadowcreek
Park

Rayburn Electric
Cooperative

90.37 AC
(3,936,502.92 SF)

POB

Pristine
Cast
Stone

MIMS RD

Peachtree Meadows
Subdivision



City of
Rockwall



0 500 Feet
Date: 6/10/2024

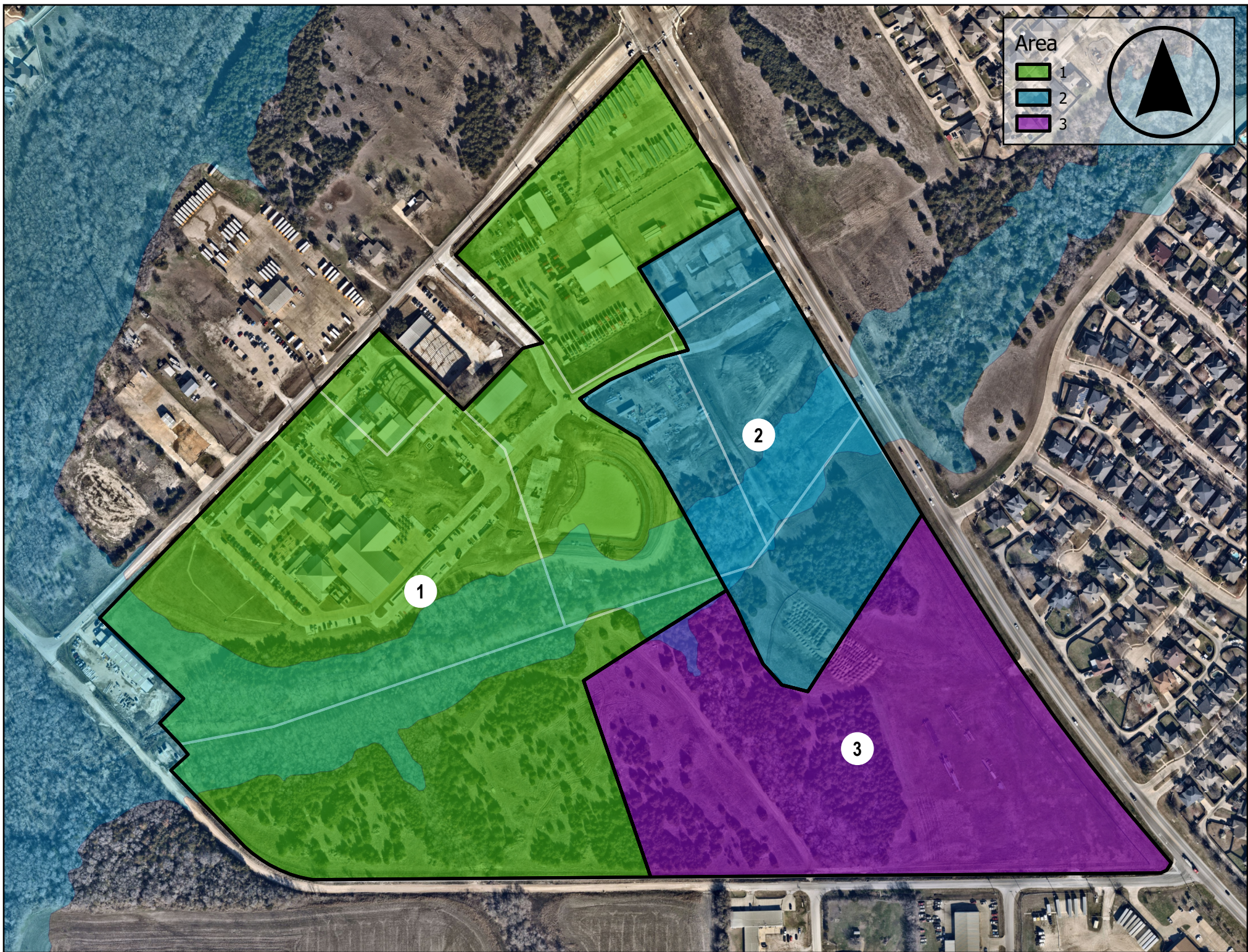
RAYBURN ELECTRIC COOPERATIVE

Rayburn Electric Cooperative

BEING 90.37 acres of land situated in Abstract 26, William N. Barnes Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at the Westernmost corner of the Rayburn Country Addition, Block A, Lot 9 (2019), *NAD83 Texas State Plane GPS Coordinate (Grid): E 2598018.94, N 7014699.27 Feet*;

- 1 **THENCE** North 45°-09'-40" East, along the Southern Right of Way of Sids Road, a distance of 1166.39 feet to a corner;
- 2 **THENCE** South 45°-09'-07" East, following the boundary of the Pott Shrigley Addition (RCAD Account # 47004), a distance of 338.73 feet to a corner;
- 3 **THENCE** North 45°-09'-13" East, continuing along said boundary, a distance of 247.63 feet to a corner;
- 4 **THENCE** North 45°-02'-39" West, a distance of 338.69 feet to a corner;
- 5 **THENCE** North 45°-09'-41" East, a distance of 59.41 feet to a corner;
- 6 **THENCE** South 46°-05'-37" East, a distance of 10.654 feet for a corner;
- 7 **THENCE** North 44°-07'-04" East, following the boundary of the Helwig Addition (RCAD Account # 44046), a distance of 794.409 feet to a corner;
- 8 **THENCE** South 29°-54'-19" East, continuing along said boundary a distance of 734.37 feet to a corner;
- 9 **THENCE** South 30°-01'-35" East, along the West Right of Way of South Goliad St. (State Highway 205), a distance of 284.635 feet to a point;
- 10 **THENCE** South 30°-01'-35" East, continuing along said Right of Way, a distance of 297.94 feet to a point;
- 11 **THENCE** South 30°-01'-35" East, a distance of 449.71 feet to the beginning of a curve;
- 12 **THENCE** along said curve to the left having an angle of 09°-34'-15" and a radius of 5789.71 feet with a chord distance of 966.01 feet and a chord bearing of South 34°-48'-42" East, to the beginning of a curve;
- 13 **THENCE** along said curve to the right having an angle of 129°-16'-39" and a radius of 40.00 feet with a chord distance of 72.29 feet and a chord bearing of South 25°-02'-31" West, to a point;
- 14 **THENCE** South 89°-40'-52" West, along the North Right of Way of Mims Rd, a distance of 366.51 feet to a point;
- 15 **THENCE** South 89°-40'-52" West, continuing along said Right of Way, a distance of 849.66 feet to a point;
- 16 **THENCE** North 88°-36'-16" West, a distance of 1129.63 feet to the beginning of a curve;
- 17 **THENCE** along said curve to the right having an angle of 46°-17'-43" and a radius of 417.50 feet with a chord distance of 328.24 feet and a chord bearing of North 65°-27'-24" West, to a point;
- 18 **THENCE** North 42°-18'-34" West, a distance of 364.963 feet to a corner;
- 19 **THENCE** North 43°-30'-55" East, following the boundary of Abstract 26, Tract 3-7, a 1.5-acre tract (RCAD Account # 26918), a distance of 70.203 feet to a point;
- 20 **THENCE** North 45°-33'-50" East, continuing along said boundary, a distance of 99.73 feet to a corner;
- 21 **THENCE** North 45°-07'-43" West, a distance of 338.235 feet, to the POINT OF BEGINNING AND CONTAINING 90.37 acres of land (3,936,502.92 square feet) more or less.



ORDINANCE NO. 97-28

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO CHANGE THE ZONING ON A TRACT OF LAND WHICH IS MORE FULLY DESCRIBED HEREIN FROM "C" COMMERCIAL AND "HC" HEAVY COMMERCIAL CLASSIFICATION TO PLANNED DEVELOPMENT ZONING "PD- 44 PLANNED DEVELOPMENT NUMBER 44; CORRECTING THE OFFICIAL ZONING MAP; 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; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a change in the classification of a zoning district has been requested by James Helwig for the property more specifically described in Exhibit "A" attached hereto; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the state of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended by amending the zoning map of the City of Rockwall so as to give "Planned Development District No.44 classification to the tract of land described in Exhibit "A".

SECTION 2. That the property described in Exhibit "A" shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future. The granting of this zoning classification for the property as described in Exhibit "A" is subject to the following special conditions:

A. The use of the property shall be regulated by the following requirements:

1. The uses, area requirements and development standards of the Commercial zoning category of the Comprehensive Zoning ordinance as currently adopted,

or as revised in the future, except as otherwise provided for in this ordinance and the following additional permitted uses:

- a. Commercial Trucking Operation
- b. Outdoor Storage of Vehicles used in association with the trucking operation

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

SECTION 4. Any person, firm or corporation violating any of the provisions of this ordinance shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

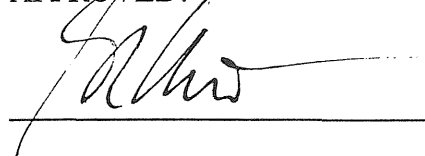
SECTION 5. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance 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 of this ordinance shall remain in full force and effect.

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 to the extent of that conflict.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 3rd day of November, 1997.

APPROVED:

 Mayor

ATTEST:

BY Cindy Kunder

1st reading 10/29/97

2nd reading 11/03/97



EXHIBIT "A"

PROPERTY DESCRIPTION

BEING a lot, tract or parcel of land situated in the City of Rockwall, Rockwall County, Texas, and being 7.51 acres out the William H. Barnes Survey, Abstract No. 26, said 7.51 acre tract being all of the Helwig Addition Lot 1, Block A recorded in Cabinet C, Slide 176, all of a 1.24 acre tract recorded in Volume 893, Page 244, and also containing part of the Pentecostal Church a 2.0 acre tract recorded in Volume 137, Page 201, part of the Gentry Plumbing a 1.0 acre tract recorded in Volume 1098, Page 164, and part of the Estep a 1.0 acre tract recorded in Volume 1098, Page 164, and being more particularly described by lines and bounds as follows:

BEGINNING at a 1½ Inch Iron rod found for corner at the intersection of the Southwest line of State Highway No. 205 (100 foot right of way) with the Southeast line of Sld's Road (40 foot right of way), said corner being the Northeast corner of the 7.51 acre tract of land and a U.S.C. & G.S. monument bears North 60 degrees 05 minutes 41 seconds East a distance of 35.0 feet and North 29 degrees 54 minutes 19 seconds East a distance of 1562.59 feet from said corner;

THENCE South 29 degrees 54 minutes 19 seconds East along the Southwest right of way line of said State Highway No. 205 a distance of 330.08 feet to a 1½ Inch Iron rod found for corner said corner being the North corner of said Pentecostal Church tract;

THENCE South 60 degrees 05 minutes 41 seconds West along the North line of said Pentecostal Church tract a distance of 337.42 feet to a 1½ Inch Iron rod found for corner;

THENCE South 29 minutes 54 seconds 19 minutes East along the West lines of said Pentecostal Church tract, said Gentry Plumbing tract, and said Estep tract, and the East line of said 1.24 acre tract, a distance of 417.42 feet to a 1½ Inch Iron rod found for corner;

THENCE South 60 degrees 08 minutes 51 seconds West along the South line of said 1.24 acre tract a distance of 351.14 feet to a 1½ Inch Iron rod found for corner;

THENCE North 30 degrees 00 minutes 00 seconds West along the West line of said 1.24 acre tract a distance of 199.67 feet to a 1½ Inch Iron rod found for corner.

THENCE North 45 degrees 04 minutes 21 seconds West a distance of 350.77 feet to a 1½ Inch Iron rod found for corner in the Southeast line of said Sld's Road;

THENCE North 45 degrees 06 minutes 36 seconds East along the Southwest line of said Sld's Road a distance of 808.15 feet to the POINT OF BEGINNING and containing 327,159.57 square feet or 7.51 acres of land.

CITY OF ROCKWALL

ORDINANCE NO. 09 - 03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL AS PREVIOUSLY AMENDED SO AS TO APPROVE A CHANGE IN ZONING FROM (C) COMMERCIAL DISTRICT TO (PD-44) PLANNED DEVELOPMENT NO. 44 DISTRICT, ON A 1.57-ACRE TRACT KNOWN AS PART OF LOT 1, BLOCK A, JAMES HELWIG ADDITION AND MORE SPECIFICALLY SHOWN IN EXHIBIT "A" ATTACHED HEREIN; 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, a zoning change from (C) Commercial district to (PD-44) Planned Development No. 44 district has been requested by John Bledsoe of Trans Am Trucking Inc., for a 1.57-acre tract known as part of Lot 1, Block A, James Helwig Addition, City and County of Rockwall, Texas, and more specifically shown in Exhibit "A" attached 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 of the City of Rockwall should be amended as follows:

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

Section 1. That the Unified Development Code (Ord. No. 04-38) 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 from (C) Commercial district to (PD-44) Planned Development No. 44 district on a 1.57-acre tract known as part of Lot 1, Block A, James Helwig Addition, City and County of Rockwall, Texas, and more specifically shown in Exhibit "A" attached herein; and

Section 2. That the property described herein shall be used only in the manner and for the purposes provided for in **Article V, Section 4.5, Commercial District** of the City of Rockwall Unified Development Code (Ord. No. 04-38) as heretofore amended and as may be amended in the future, and shall be subject to the following additional conditions:

1. As approved via Ordinance No. 97-28, the additional permitted uses shall be allowed:
 - a. Commercial Trucking Operation
 1. No Outdoor Storage/Parking of Vehicles shall be allowed on the 1.57-acre property as shown on Exhibit "B".

2. The subject site shall be limited to "Truck Driver Training" for the adjacent Trucking Operation located on the remaining portion of Lot 1, Block A, James Helwig Addition.

2. Adherence to the approved site plan (Exhibit "B").

Section 3. That the official zoning map of the City be corrected to reflect the changes in 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 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.

Section 6. That all ordinances of the City of Rockwall in conflict with the provisions of this 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 and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 20th day of ~~January~~, 2009.

2nd February
KWA

William R. Cecil

William R. Cecil, Mayor

ATTEST:

Kristy Ashberry
Kristy Ashberry, City Secretary

APPROVED AS TO FORM:

Pete Eckert
Pete Eckert, City Attorney

1st Reading: 01-05-09

2nd Reading: 02-02-09





HELMO SUBDIVISION, SAME BEING THE WEST CORNER OF SAID LOT 1 (EAST SUBDIVISION).
THENCE NORTH 29 DEG. 24 MIN. 19 SEC. WEST, THROUGH THE INTERIOR OF SAID LOT 1 (JAMES
HELMO SUBDIVISION), A DISTANCE OF 208.61 FEET TO A POINT FOR CORNER.
THENCE NORTH 60 DEG. 06 MIN. 41 SEC. EAST, CONTINUING THROUGH THE INTERIOR OF SAID
LOT 1 (JAMES HELMO SUBDIVISION), A DISTANCE OF 227.42 FEET TO A POINT FOR CORNER, SAID
POINT BEING IN THE NORTHEAST LINE OF SAID LOT 1 (JAMES HELMO SUBDIVISION), SAME BEING
IN THE SOUTHWEST RIGHT-OF-WAY LINE OF AIRPARK BOULEVARD STREET;
THENCE SOUTH 29 DEG. 24 MIN. 19 SEC. EAST, ALONG THE COMMON LINE OF SAID LOT 1 (JAMES
HELMO SUBDIVISION), AND THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID BOULEVARD STREET, A
DISTANCE OF 208.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 88,333 SQUARE FEET
OR 1.57 ACRES OF CORPUSCULI LAND.

PURPOSE FOR REZONING:
REZONE 1.57 ACRES OF LOT 1, BLOCK A
JAMES HELMO SUBDIVISION FROM "C"
COMMERCIAL TO PD 44 TO MATCH ZONING
ON REMAINDER OF LOT 1, BLOCK A.

NO 2208 0.29

OWNER/APPLICANT:
TRANSAM TRUCKING, INC.
2870 SOUTH GOLIAD,
ROCKWALL, TEXAS 75082
PHONE: 972-722-0673
FAX: 972-961-9050

ZONING EXHIBIT

Scale: 1" = 50'
Designed by: J.L.V.
Drawn by: J.L.V.
Created by: J.L.V.
UT 2008 Vol-01\env\env\Zoning Exhibit.dwg
Date: 11/14/2008

TRANS-AM TRUCKING
LOT 1, BLOCK A
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SP1
SHEET



TOMDEN ENGINEERING, L.L.P.
12655 N. Central Expressway, Suite 1016
Dallas, Texas 75243
Ph: 972.386.6446 F: 972.386.6409
mail@tmden.com

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 44 (PD-44) [ORDINANCE NO.'S 97-28 & 09-03] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM A HEAVY COMMERCIAL (HC) DISTRICT AND COMMERCIAL (C) DISTRICT TO PLANNED DEVELOPMENT DISTRICT 44 (PD-44) AND FOR THE PURPOSES AMENDING THE CONCEPT PLAN AND DEVELOPMENT STANDARDS FOR A 90.37-ACRE TRACT OF LAND IDENTIFIED AS LOTS 6, 7, 8 & 9, BLOCK A, RAYBURN COUNTRY ADDITION; LOT 1, BLOCK 1, HELWIG ADDITION; LOT 1, BLOCK A, ESTEP ADDITION; AND TRACT 3 OF THE W. H. BARNES SURVEY, ABSTRACT NO. 26, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* AND FURTHER 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 David Naylor of Rayburn Electric Cooperative for the approval of a *Zoning Change* from a Heavy Commercial (HC) District and Commercial (C) District to Planned Development District 44 (PD-44) and for the purposes of amending the concept plan and development standards contained within Planned Development District 44 (PD-44) [Ordinance No.'s 97-28 & 09-03] for a 90.37-acre tract of land identified as Lots 6, 7, 8 & 9, Block A, Rayburn Country Addition; Lot 1, Block 1, Helwig Addition; Lot 1, Block A, Estep Addition; and Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, Heavy Commercial (HC) District, and Planned Development District 44 (PD-44) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, bounded by SH-205 to the east, Sids Road to the north, and Mims Road south and west, and more fully described in *Exhibit 'A'* 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 Planned Development District 44 (PD-44) [Ordinance No.'s 97-28 & 09-03] and the Unified Development Code [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 approval of this ordinance shall supersede all requirements stipulated in *Ordinance No.'s 97-28 & 09-03*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, outlined in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

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

SECTION 5. That 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 offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 6. That 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, 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;

SECTION 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (*including references to the Unified Development Code [UDC]*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 5TH DAY OF AUGUST, 2024.**

Trace Johannessen, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: July 15, 2024

2nd Reading: August 5, 2024

Exhibit 'A'
Legal Description

BEING 90.37 acres of land situated in Abstract 26, William N. Barnes Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at the Westernmost corner of the Rayburn Country Addition, Block A, Lot 9 (2019), *NAD83 Texas State Plane GPS Coordinate (Grid): E 2598018.94, N 7014699.27-feet;*

- 1 *THENCE* North 45°-09'-40" East, along the Southern Right of Way of Sids Road, a distance of 1166.39-feet to a corner;
- 2 *THENCE* South 45°-09'-07" East, following the boundary of the Pott Shrigley Addition (RCAD Account # 47004), a distance of 338.73-feet to a corner;
- 3 *THENCE* North 45°-09'-13" East, continuing along said boundary, a distance of 247.63-feet to a corner;
- 4 *THENCE* North 45°-02'-39" West, a distance of 338.69-feet to a corner;
- 5 *THENCE* North 45°-09'-41" East, a distance of 59.41-feet to a corner;
- 6 *THENCE* South 46°-05'-37" East, a distance of 10.654-feet for a corner;
- 7 *THENCE* North 44°-07'-04" East, following the boundary of the Helwig Addition (RCAD Account # 44046), a distance of 794.409-feet to a corner;
- 8 *THENCE* South 29°-54'-19" East, continuing along said boundary a distance of 734.37-feet to a corner;
- 9 *THENCE* South 30°-01'-35" East, along the West Right of Way of South Goliad St. (State Highway 205), a distance of 284.635-feet to a point;
- 10 *THENCE* South 30°-01'-35" East, continuing along said Right of Way, a distance of 297.94-feet to a point;
- 11 *THENCE* South 30°-01'-35" East, a distance of 449.71-feet to the beginning of a curve;
- 12 *THENCE* along said curve to the left having an angle of 09°-34'-15" and a radius of 5789.71-feet with a chord distance of 966.01-feet and a chord bearing of South 34°-48'-42" East, to the beginning of a curve;
- 13 *THENCE* along said curve to the right having an angle of 129°-16'-39" and a radius of 40.00-feet with a chord distance of 72.29-feet and a chord bearing of South 25°-02'-31" West, to a point;
- 14 *THENCE* South 89°-40'-52" West, along the North Right of Way of Mims Rd, a distance of 366.51-feet to a point;
- 15 *THENCE* South 89°-40'-52" West, continuing along said Right of Way, a distance of 849.66-feet to a point;
- 16 *THENCE* North 88°-36'-16" West, a distance of 1129.63-feet to the beginning of a curve;
- 17 *THENCE* along said curve to the right having an angle of 46°-17'-43" and a radius of 417.50-feet with a chord distance of 328.24-feet and a chord bearing of North 65°-27'-24" West, to a point;
- 18 *THENCE* North 42°-18'-34" West, a distance of 364.963-feet to a corner;
- 19 *THENCE* North 43°-30'-55" East, following the boundary of Abstract 26, Tract 3-7, a 1.5-acre tract (RCAD Account # 26918), a distance of 70.203-feet to a point;
- 20 *THENCE* North 45°-33'-50" East, continuing along said boundary, a distance of 99.73-feet to a corner;
- 21 *THENCE* North 45°-07'-43" West, a distance of 338.235-feet, to the *POINT OF BEGINNING AND CONTAINING* 90.37 acres of land (3,936,502.92 square-feet) more or less.

Exhibit 'B'
Survey

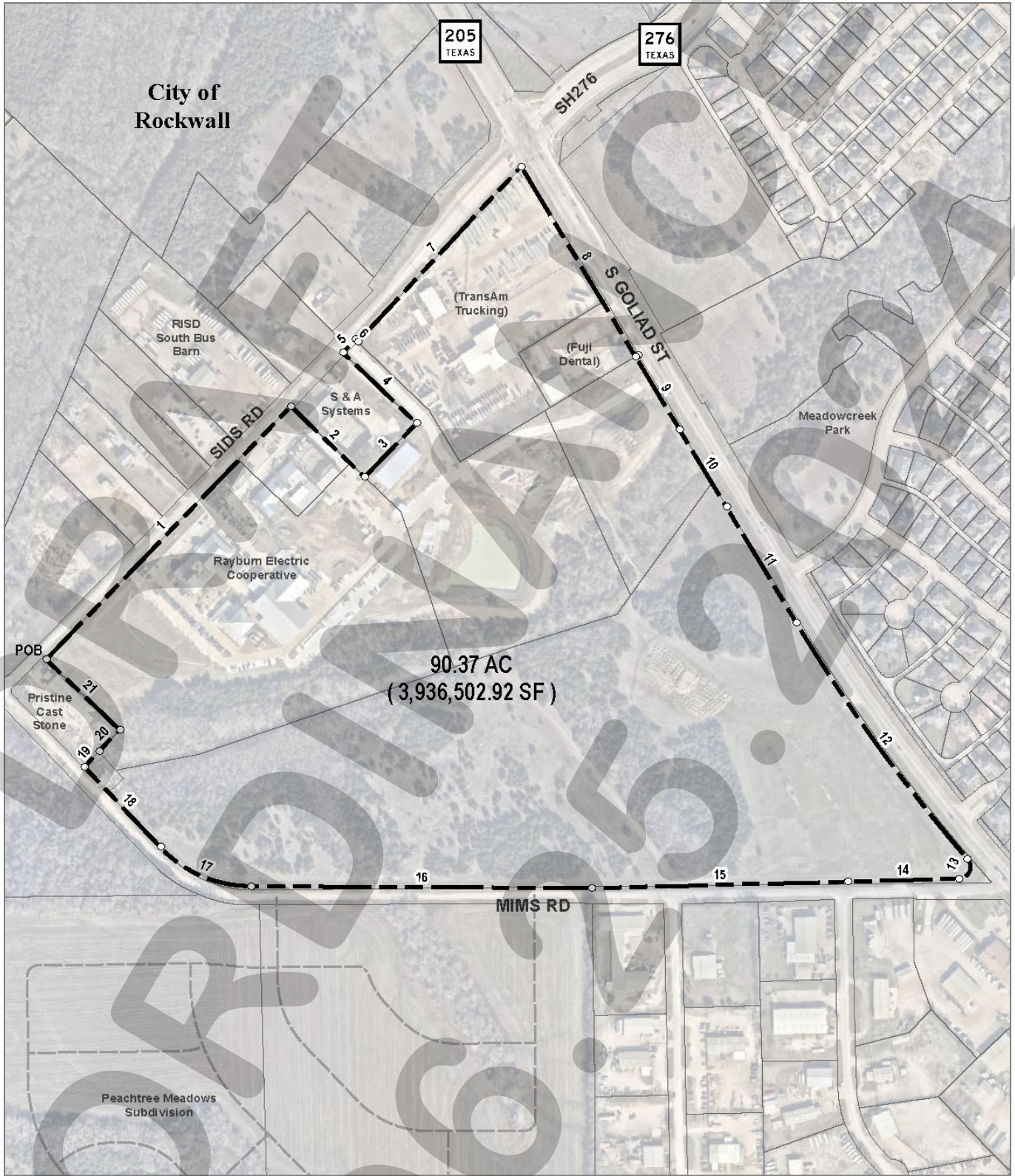


Exhibit 'C'
Concept Plan

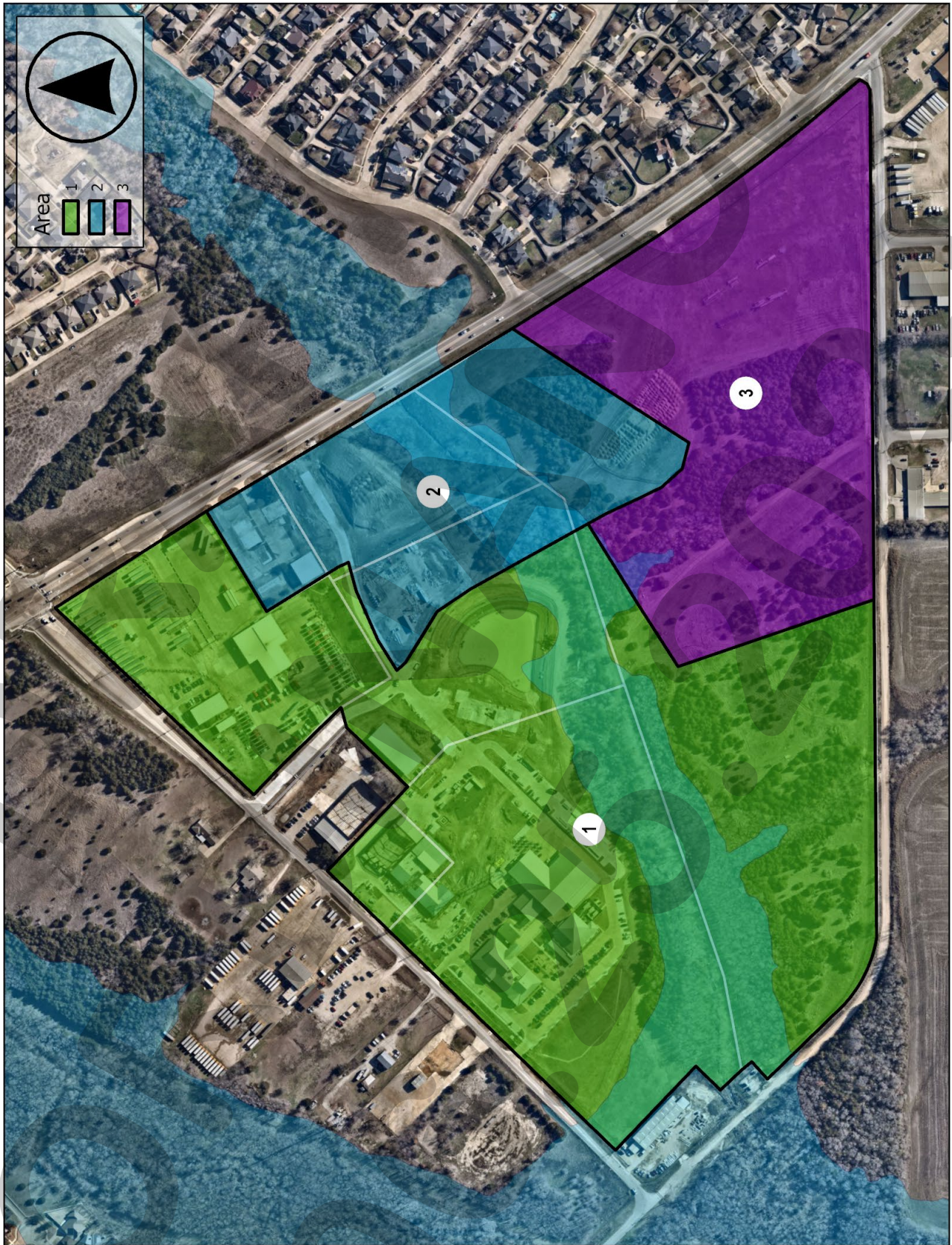


Exhibit 'D'
Development Standards

(A) PURPOSE.

The purpose of this Planned Development District ordinance is to provide flexible design standards to accommodate a commercial campus for the Rayburn Electric Cooperative that incorporates unique architecture and land uses that are otherwise not permitted in the Commercial (C) and Heavy Commercial (HC) Districts. These land uses include the existing offices and warehouse space, future amenities for employees and their guests (e.g. a private gun range and recreation area), and community spaces (e.g. recreational fields, soccer complex, playgrounds, etc.).

(B) GENERAL STANDARDS FOR ALL AREAS.

- (1) Development Review Process. All development proposed for the *Subject Property* shall require site plan approval in accordance with the requirements and procedures of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).
- (2) Development Standards. In addition to the standards stipulated for the underlying zoning district, *Areas 1, 2, & 3 -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the requirements of Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC).
- (3) Permitted Uses. Unless specifically provided for by this Planned Development District ordinance, the land uses permitted within *Areas 1, 2, & 3 -- as depicted in Exhibit 'C' of this ordinance* -- shall be determined by the underlying zoning district and additional land use provisions stated in Sections (C), (D), & (E) of this ordinance and as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC); however, the following land uses shall be prohibited in all *Areas* of this Planned Development District:

- Animal Boarding/Kennel without Outside Pens
- Animal Clinic for Small Animals without Outdoor Pens
- Animal Hospital or Clinic
- Community Garden
- Urban Farm
- Caretakers Quarters/Domestic or Security Unit
- Covenant, Monastery, or Temple
- Limited Service Hotel
- Full Service Hotel
- Residence Hotel
- Motel
- Assisted Living Facility
- Blood Plasma Donor Center
- Cemetery/Mausoleum
- Church/House of Worship
- College, University, or Seminary
- Convalescent Care Facility/Nursing Home
- Congregate Care Facility/Elderly Housing
- Daycare with Seven (7) or More Children
- Emergency Ground Ambulance Services
- Hospice
- Hospital
- Local Post Office

Exhibit 'D'
Development Standards

- Regional Post Office
- Temporary Carnival, Circus, or Amusement Ridge
- Private Country Club
- Private Club, Lodge or Fraternal Organization
- Theater
- Alcoholic Beverage Package Sales
- Alcoholic Beverage Store
- Antique/Collectible Store
- Brew Pub
- Business School
- Catering Service
- Temporary Christmas Tree Sales Lot and/or Similar Uses
- Copy Center
- Craft/Micro Brewery, Distillery and/or Winery
- Incidental Display
- Garden Supply/Plant Nursery
- Hair Salon and/or Manicurist
- Laundromat with Dropoff/Pickup Services
- Self-Service Laundromat
- Massage Therapist
- Private Museum or Art Gallery
- Night-Club, Discotheque, or Dance Hall
- Pawn Shop
- Permeant Cosmetics
- Pet Shop
- Temporary Real Estate Sales Office
- Rental Store without Outside Storage and/or Display
- Restaurant with less than 2,000 SF with Drive-Through or Drive-In
- Restaurant with less than 2,000 SF without Drive-Through or Drive-In
- Restaurant with 2,000 SF or more with Drive-Through or Drive-In
- Restaurant with 2,000 SF or more without Drive-Through or Drive-In
- Retail Store with Gasoline Sales that has Two (2) or Less Dispensers (*i.e. a Maximum of Four [4] Vehicles*)
- Retail Store with Gasoline Sales that has more than Two (2) Dispensers
- Secondhand Dealer
- Art, Photography, or Music Studio
- Tailor, Clothing, and/or Apparel Shop
- Tattoo and/or Body Piercing
- Taxidermist Shop
- Bail Bond Service
- Commercial Cleaners
- Custom and Craft Work
- Electrical, Watch, Clock, jewelry and/or Similar Repair
- Feed Store or Ranch Supply
- Furniture Upholstery/Refinishing and Resale
- Gunsmith Repair and Sales
- Rental, Sales and Service of Heavy Machinery and Equipment
- Locksmith
- Medical or Scientific Research Lab
- Manufactured Home Sales
- Shoe and Boot Repair and Sales
- Trade School
- Major Automotive Repair Garage
- Minor Automotive Repair Garage
- Automobile Rental
- New or Used Boat and Trailer Dealership

Exhibit 'D'
Development Standards

- Full Service Car Wash
- Self-Service Car Wash
- New and/or Used Indoor Motor Vehicle Dealership/Showroom
- New Motor Vehicle Dealership for Cars and Light Trucks
- Commercial Parking Lot
- Recreational Vehicle (RV) Sales and Service
- Service Station
- Towing and Impound Yard
- Towing Service without Storage
- Truck Rental
- Truck Stop with Gasoline Sales and Accessory Services
- Carpet and Rug Cleaning
- Environmentally Hazardous Materials
- Food Processing with No Animal Slaughtering
- Light Assembly and Fabrication
- Heavy Manufacturing
- Light Manufacturing
- Mining and Extraction of Sand, Gravel, Oil and/or Other Materials
- Printing and Publishing
- Salvage or Reclamation of Products Indoors
- Sheet Metal Shop
- Welding Repair
- Cold Storage Plant
- Mini-Warehouse
- Wholesale Showroom Facility
- Bus Charter Service and Service Facility
- Radio Broadcasting
- Recording Studio
- Trucking Company

(4) **Landscape Standards.** Unless specifically provided for by this Planned Development District ordinance, and in addition to the requirements of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), *Areas 1, 2, & 3 -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the following requirements:

(a) **Landscape Buffer (SH-205).** A minimum of a 25-foot landscape buffer shall be provided along the frontage of SH-205 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm, and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum combined height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-linear feet of frontage. A meandering five (5) foot sidewalk shall be constructed within the 25-foot landscape buffer.

(b) **Landscape Buffer (Mims Road and Sids Road).** A minimum of a ten (10) foot landscape buffer shall be provided along the frontage of Mims Road and Sids Road (*outside of and beyond any required right-of-way dedication*). In addition, one (1) canopy and one (1) accent trees shall be required to be planted per 50-linear feet of frontage. A five (5) foot sidewalk shall be constructed within the ten (10) foot landscape buffer.

(5) **Building and Design Standards.** All buildings proposed within *Areas 1, 2, & 3 -- as depicted in Exhibit 'C' of this ordinance* -- shall incorporate complementary architectural styles, building materials, and colors. The Architecture Review Board (ARB) shall review all building elevations during the site plan process to ensure that a complementary

Exhibit 'D'
Development Standards

design scheme and building materials are being proposed, and that the design is consistent and complimentary to the existing buildings on the site. In addition, buildings that are adjacent to or that will be highly visibility from S. Goliad Street (SH-205) should generally conform to the *General Overlay District Standards*; however, buildings internal to the site should be given special consideration through the variance process to allow more functional buildings and building materials.

- (6) **Variances**. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance; however, in considering a variance to the standards of this ordinance the Architectural Review Board (ARB) and Planning and Zoning Commission shall consider the previous approvals and design schemes of the overall campus and look to create uniformity in design and aesthetics for the area.

(C) AREA 1.

- (1) **Permitted Uses**. *Area 1 -- as depicted in Exhibit 'C' of this ordinance --* shall be subject to the land uses permitted within the Heavy Commercial (HC) District, as stipulated by the *Permissible Use Charts* contained within Article 04, *Permissible Uses*, of the Unified Development Code (UDC); however, the following additional land use provisions shall apply to *Area 1*:

- (a) The following additional land uses shall be permitted *by-right*:

- Private Gun Range

NOTE: For the purposes of this Planned Development District ordinance, a *Private Gun Range* shall be defined as a gun range that is fully contained within an enclosed area (*i.e. all activities shall be done inside an indoor area or an outdoor area that makes use of berms or walls to enclose the gun range*) that is intended for the private use of employees of Rayburn Electric Cooperative and their guests.

- (b) The following additional land uses shall be permitted as an accessory land use to a permitted to a permitted *by-right* land use:

- Major Automotive Repair Garage
- Service of Heavy Machinery and Equipment
- Self-Service Car Wash
- Welding Repair

- (2) **Development Standards**. Unless specifically provided for by this Planned Development District ordinance, the development standards for *Area 1* shall be those stipulated for properties in the Heavy Commercial (HC) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC).

(D) AREA 2.

- (1) **Permitted Uses**. *Area 2 -- as depicted in Exhibit 'C' of this ordinance --* shall be subject to the land uses permitted within the Commercial (C) District, as stipulated by the *Permissible Use Charts* contained within Article 04, *Permissible Uses*, of the Unified Development Code (UDC); however, the following additional land use provisions shall apply to *Area 2*:

Exhibit 'D'
Development Standards

(a) The following additional land uses shall be permitted *by-right*:

- Private Outdoor Recreation Facilities
- Banquet Facility/Event Hall

NOTE: For the purposes of this Planned Development District ordinance, the *Private Outdoor Recreation Facilities* land use shall be defined as private recreation facilities (e.g. pickleball courts, basketball courts, picnic areas, playgrounds, or similar uses) that are intended for the private use of employees of Rayburn Electric Cooperative and their guests.

(2) Development Standards. Unless specifically provided for by this Planned Development District ordinance, the development standards for Area 2 shall be those stipulated for properties in the Commercial (C) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC).

(E) AREA 3.

(1) Permitted Uses. Area 3 -- as depicted in Exhibit 'C' of this ordinance -- shall be subject to the land uses permitted within the Commercial (C) District, as stipulated by the *Permissible Use Charts* contained within Article 04, *Permissible Uses*, of the Unified Development Code (UDC); however, the following additional land use provisions shall apply to Area 3:

(a) The following additional land uses shall be permitted *by-right*:

- Outdoor Commercial Amusement/Recreation
- Banquet Facility/Event Hall
- Solar Collector Energy Panels (*Ground Mounted*)¹

NOTES:

¹: The Solar Collector Energy Panels land use shall adhere to the following *Conditional Land Use Standards*:

- (1) The Solar Collector Energy Panels shall be required to be shown on a site plan that is approved by the Planning and Zoning Commission.
- (2) The Solar Collector Energy Panels shall be fully screened from the public's view (i.e. *adjacent properties or rights-of-way*) by a solid masonry screening wall. As an alternative, the Planning and Zoning Commission may grant the use of three (3) tiered screening and berms where it is deemed to be an appropriate screening alternative.
- (3) All ground mounted or pole mounted Solar Collector Energy Panels shall be located outside of any building setbacks or easements.
- (4) The maximum overall height of ground mounted or pole mounted Solar Collector Energy Panels shall be eight (8) feet.
- (5) Solar Collector Energy Panels shall meet all other pertinent requirements of the Unified Development Code (UDC).

(2) Development Standards. Unless specifically provided for by this Planned Development District ordinance, the development standards for Area 3 shall be those stipulated for

Exhibit 'D'
Development Standards

properties in the Commercial (C) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC).



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

DATE: July 9, 2024

APPLICANT: David Naylor; *Rayburn Electric Cooperative*

CASE NUMBER: Z2024-028; *Zoning Change (PD-44, HC, & C to PD-44) for the Rayburn Electric Cooperative Corporate Campus*

SUMMARY

Hold a public hearing to discuss and consider a request by David Naylor of Rayburn Electric Cooperative for the approval of a Zoning Change from Planned Development District 44 (PD-44), Commercial (C) District, and Heavy Commercial (HC) District to Planned Development District 44 (PD-44) for Commercial (C) District and Heavy Commercial (HC) District land uses for a 95.00-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26; Lots 6, 7, 8, & 9, Block A, Rayburn Country Addition; Lot 1, Block 1, Helwig Addition; and Lot 1, Block A, Estep Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, Heavy Commercial (HC) District, and Planned Development District 44 (PD-44) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located in between Mims Road, Sids Road, and S. Goliad Street [SH-205], and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on May 19, 1986 through the adoption of *Ordinance No. 86-37 (Case No. A1986-005)*. At the time of annexation, the subject property was zoned Agricultural (AG) District. The changes after annexation to the subject property are as follows (see *Figure 1*):

TRACT A. LOTS 6, 7, 8 & 9, BLOCK A, RAYBURN COUNTRY ADDITION AND TRACT 3 OF THE W. H. BARNES SURVEY, ABSTRACT NO. 26

At the time of annexation, *Tract A* had a *Construction Company (i.e. Halderman and True Construction Co.)* situated on it. This included one (1) of the existing buildings that currently makes up a portion of the Rayburn Electric Cooperative's corporate campus (*i.e. 950 Sids Road*). On May 4, 1987, the City Council approved *Ordinance No. 87-19 (Case No. PZ1987-006-01)*, which rezoned a 76.685-acre portion of the subject property (*i.e. portions of Lots 6, 7, 8 & 9, Block A, Rayburn Country Addition and all of Tract 3 of the W. H. Barnes Survey*) from Agricultural (AG) District to Heavy Commercial (HC) District [*i.e. 44.706-acres*] and Commercial (C) District [*i.e. 31.979-acres*] (see *Figure 2*). On June 3, 2013, the City Council approved a preliminary plat (*Case No. P2013-014*) proposing to create Lots 1-3, Rayburn Country Addition. The Planning and Zoning Commission approved a site plan (*Case No. SP2014-004*) for a 118,022 SF office/warehouse building on March 11, 2014. Following this approval, on August 11, 2014, the City Council approved a final plat (*Case No. P2014-013*) -- *in conformance with the approved preliminary plat* -- for a portion of the Area designating it as Lots 1-3, Block A, Rayburn Country Addition. On December 4, 2017 the City Council approved a replat (*Case No. P2017-063*) for this area reestablishing Lots 1-3, Block A, Rayburn Country Addition as Lots 4-7, Block A, Rayburn Country Addition. On June 4, 2018, the City Council approved a



FIGURE 1. TRACT A: GREEN; TRACT B: BLUE; TRACT C: PURPLE

subsequent replat (Case No. P2018-010) of this area establishing Lots 8 & 9, Block A, Rayburn Country Addition. This portion of the Area was re-designated as Lot 1-3, Block A, REC Campus Addition after the City Council approved a preliminary plat (Case No. P2022-041) on September 19, 2022 and a final plat (Case No. P2023-018) on July 17, 2023. On November 15, 2022, the Planning and Zoning Commission approved a site plan [Case No. SP2022-058] to allow the construction of three (3) buildings, which were added to the Rayburn Electric Cooperative's corporate campus. The building elevations approved with this site plan were amended on July 25, 2023 (Case No. SP2023-023) and November 28, 2023 (Case No. SP2023-045). According to the Rockwall Central Appraisal District (RCAD) currently situated in Area A is the follow: [1] a 15,037 SF office building that was constructed in 2014, [2] a 9,280 SF office building that was constructed in 2018, [3] a 3,563 SF office building that was constructed in 2018, [4] a 26,909 SF storage/warehouse building that was constructed in 2018, [5] a 3,600 SF office building that was constructed in 1986, and [6] a 4,000 SF storage/warehouse building that was constructed in 1986.

TRACT B. LOT 1, BLOCK 1, HELWIG ADDITION

At the time of annexation, *Tract B* was occupied by a *House of Worship* (i.e. *Pentecostal Church of Rockwall*) and an industrial land use. On December 19, 1988, a portion of *Tract B* was rezoned from an Agricultural (AG) District to a Commercial (C) District and Heavy Commercial (C) District by *Ordinance No. 88-64* (Case No. PZ1988-053-01). Around the time this property was zoned, a *Commercial Trucking Operation* was established on the subject property. On July 20, 1992, the City Council approved a site plan and preliminary plat for the subject property (i.e. Case No.'s PZ1992-026-01 & PZ1992-026-02). The purpose of this approval was to allow the redevelopment of the site for an office building and maintenance shop for the existing *Commercial Trucking Operation*. Following

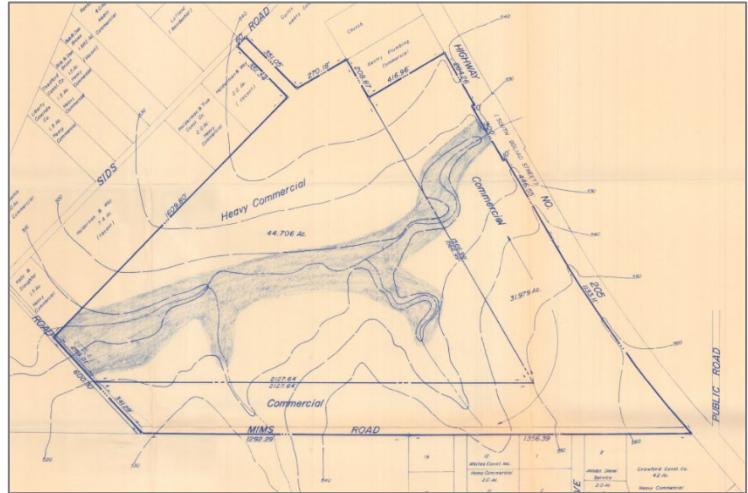


FIGURE 2. ZONING EXHIBIT FROM CASE NO. PZ1987-006-01

this approval, the City Council approved a final plat (Case No. PZ1993-002-01) on January 18, 1993. This established this portion of the subject property as Lot 1, Block 1, Helwig Addition. On November 3, 1997, the City Council approved *Ordinance No. 97-28* (Case No. PZ1997-071-01), which changed the zoning of a 7.51-acre portion of *Tract B* from Heavy Commercial (HC) District and Commercial (C) District to Planned Development District 44 (PD-44). This Planned Development District allowed Commercial (C) District land uses with the addition of the *Commercial Trucking Operation* land use. In conjunction with this case, the City Council approved a replat (Case No. PZ1997-071-02) on January 20, 1998; however, the subject property remained designated as Lot 1, Block 1, Helwig Addition. This subdivision plat defined the current boundaries of *Tract B*. On February 2, 1998, the City Council adopted *Ordinance No. 98-05* (Case No. PZ1997-093-01), which amended Planned Development District 44 (PD-44) to incorporate approximately two (2) acres (which was occupied with the aforementioned *House of Worship*) into the Planned Development District. On February 2, 2009, the City Council again amended Planned Development District 44 (PD-44) through *Ordinance No. 09-03* (Case No. Z2008-029). The purpose of this amendment was to add a 1.57-acre tract of land to the Planned Development District. According to the Rockwall Central Appraisal District (RCAD) the original commercial building on the subject property was construction in 1985 and consists of 1,680 SF of building area. The remaining structures on the subject property were constructed in 1993 and consist of: [1] a 5,000 SF office building, [2] an 11,520 SF service repair garage, [3] a 5,244 SF storage warehouse, and [4] a 1,300 SF maintenance/storage building.

TRACT C. LOT 1, BLOCK A, ESTEP ADDITION

At the time of annexation, *Tract C* was occupied by a *Contractor's Shop* (i.e. *Gentry Plumbing*). A portion of *Tract C* was rezoned from an Agricultural (AG) District to a Commercial (C) District through the adoption of *Ordinance No. 87-19* (Case No. PZ1987-006-01) on May 4, 1987. The remainder of the tract was rezoned from an Agricultural (AG) District to a Commercial (C) District on January 18, 1988 by *Ordinance No. 88-02* (Case No. PZ1987-69-01). A site plan, building elevations and landscape plan (i.e. Case No.'s PZ2003-05-02, PZ2003-05-03, & PZ2003-05-04) were approved by the Planning and Zoning Commission on February 25, 2003. This approval was for Fuji Ceramics Dental Lab. Following this approval, *Tract C* was platted as Lot 1, Block A, Estep Addition by Case No. PZ2003-05-01 on March 3, 2003. According to the Rockwall Central Appraisal District (RCAD) currently situated on the subject property are the following structures: [1] a 7,832 SF office building constructed in 2000, [2] a 1,936 SF office building constructed in 2003, [3] a 1,170 SF office building constructed in 2003, [4] a 4,900 SF office

building constructed in 2003, [5] a 2,760 SF office building constructed in 2003, and [6] a 1,120 SF storage garage constructed in 2003.

PURPOSE

On June 14, 2024, the applicant -- *David Naylor of Rayburn Electric Cooperative* -- submitted a development application requesting to change the zoning of the subject property from Planned Development District 44 (PD-44), Heavy Commercial (HC) District, and Commercial (C) District to Planned Development District 44 (PD-44) for Commercial (C) District and Heavy Commercial (HC) District land uses. The applicant has stated that the purpose of the zoning change is create a Planned Development District that allows the land uses necessary to create a corporate campus for the Rayburn Electric Cooperative.

ADJACENT LAND USES AND ACCESS

The subject property is generally bounded by SH-205 (*S. Goliad Street*) to the east, Sids Road to the north, and Mims Road to the south and west. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Sids Road, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this roadway are the following land uses: [1] a five (5) acre tract of vacant land (*i.e. Tract 8-1 of the J. D. McFarland Survey, Abstract No. 145*) that is zoned Agricultural (AG) District; [2] four (4) tracts of land (*i.e. Tracts 8 & 8-3 of the J. D. McFarland Survey, Abstract No. 145 and Lots 1 & 2, Block A, Brown & Brown Subdivision*), which are zoned Heavy Commercial (HC) District and occupied with industrial and storage land uses; [3] a 1.50-acre tract of land (*i.e. Tract 8-02 of the J. D. McFarland Survey, Abstract No. 145*), which is zoned Commercial (C) District and is occupied with an industrial land use and a telecommunications tower; [4] two (2) tracts of land (*i.e. Tracts 5 & 11 of the J. D. McFarland Survey, Abstract No. 145*), zoned Agricultural (AG) District, that are occupied with two (2) single-family homes; and, [5] a 9.01-acre vacant parcel of land (*i.e. Lot 1, Block 1, Rockwall Hospital Addition*) that is zoned Commercial (C) District.

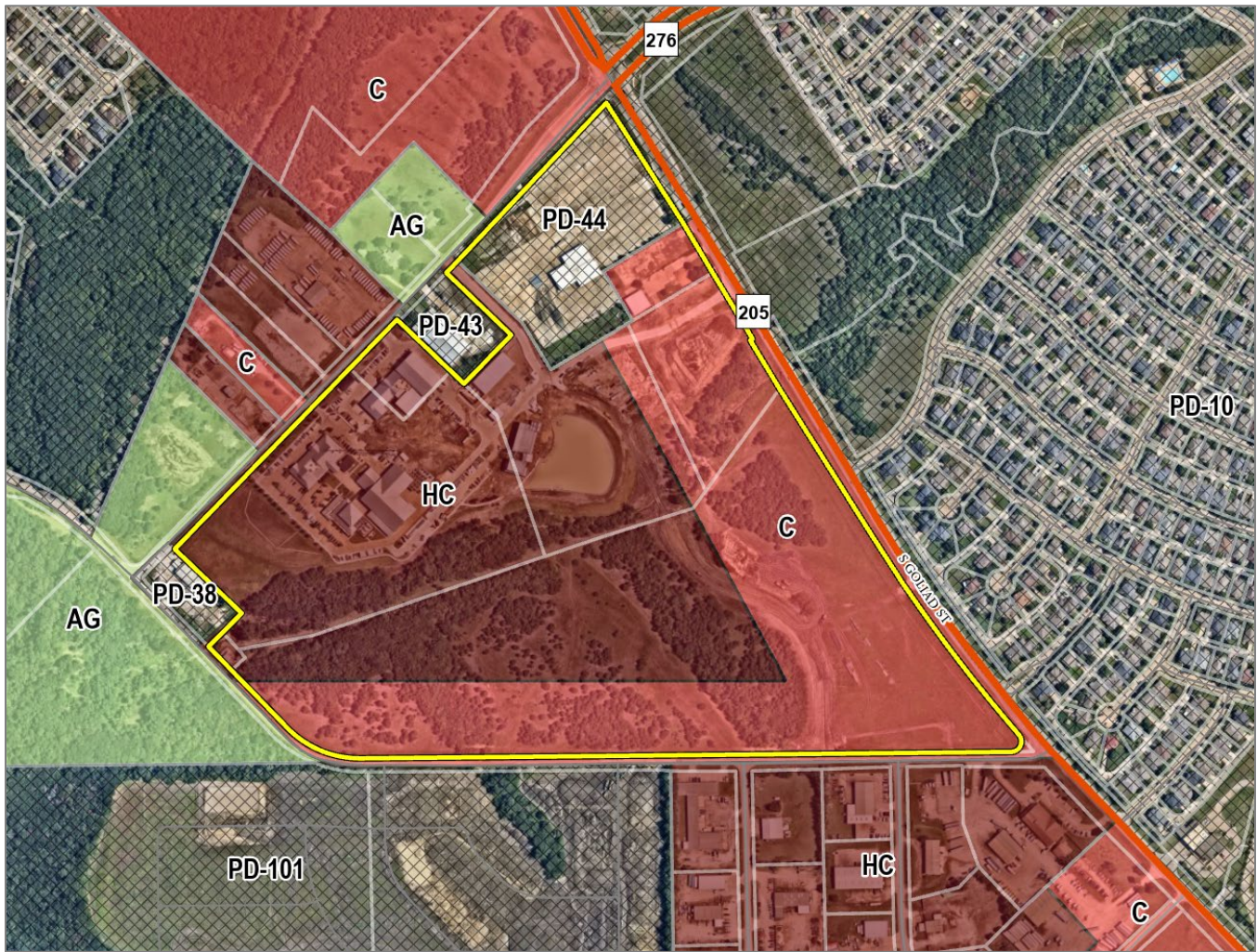
South: Directly south of the subject property is Mims Road, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this is the Peachtree Subdivision, which is zoned Planned Development District 101 (PD-101) for Single-Family 10 (SF-10) District land uses. This subdivision will consist of 292 single-family residential lots, and is currently in the development process. Also, south of the subject property is 16 properties that are developed with various industrial and heavy commercial land uses and that are zoned Heavy Commercial (HC) District.

East: Directly east of the subject property is SH-205 (*S. Goliad Street*), which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this are the following land uses: [1] Phase 1 of the Hickory Ridge Subdivision, which was established on February 22, 2001 and consists of 139 single-family residential lots on 41.67-acres; [2] Phase 3 of the Meadow Creek Estates Subdivision, which was established on February 27, 2001 and consists of 132 single-family residential lots on 43.56-acres; and, [3] a vacant 8.969-acre tract of land (*i.e. Tract 2-2 of the W. H. Barnes Survey, Abstract No. 26*). All of these properties are zoned Planned Development District 10 (PD-10) for Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District, and Commercial (C) District land uses.

West: Directly west of the subject property is Mims Road, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. West of this roadway is a 15.0530-acre tract of land, owned by the City of Rockwall, and zoned Agricultural (AG) District. This property will be the future site of a City water tower. Beyond this is Phase 1 of the Highland Meadow Subdivision, which was established on January 10, 1996 and consists of 101 single-family residential lots on 25.93-acres of land. This subdivision is zoned Single-Family 7 (SF-7) District.

Continued on Next Page ...

FIGURE 3. LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

Recently, the Rayburn Electric Cooperative purchased several properties around their existing corporate campus. These include several vacant/raw tracts of land, some buildings that were used in conjunction with a dental lab (i.e. *Fuji Dental Lab*), and a trucking facility (i.e. *TransAM Trucking*). Based on this the applicant -- *David Naylor* -- has submitted a development application proposing to rezone this area from Planned Development District 44 (PD-44), Commercial (C) District, and Heavy Commercial (HC) District to Planned Development District 44 (PD-44) for limited Commercial (C) District and Heavy Commercial (HC) District land uses. According to Subsection 01.01, *Purpose*, of Article 11, *Planned Development Regulations*, of the Unified Development Code (UDC), "PD Districts are intended to implement the goals and objectives of the City's Comprehensive Plan ... PD Districts are also intended to encourage flexible and creative planning, to ensure the compatibility of land uses, and to allow for the

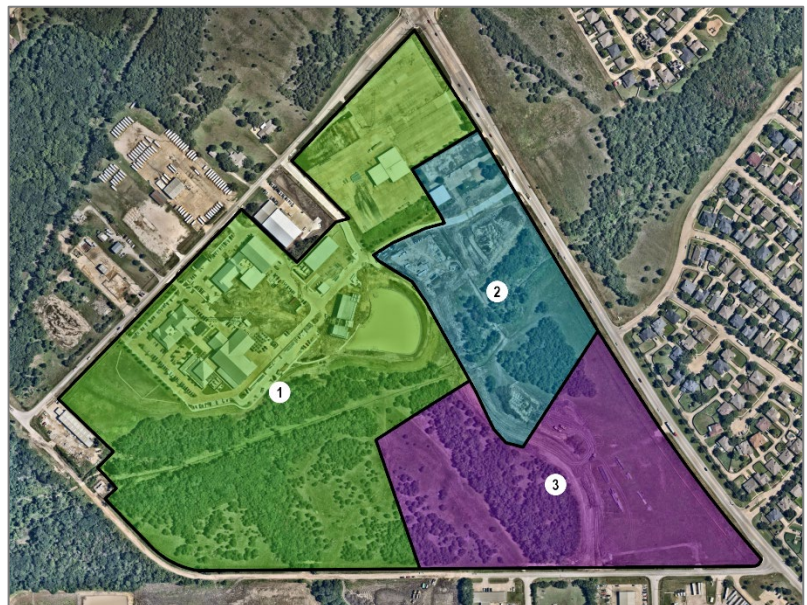


FIGURE 4. PROPOSED SITE PLAN
AREA 1: GREEN; AREA 2: BLUE; AREA 3: PURPLE

adjustment of changing demands to meet the current needs of the community by meeting one or more of the following purposes: [1] To provide for superior design of lots or buildings; [2] To provide for increased recreation and/or open space opportunities for public use; {and} [3] To provide amenities or features that would be of special benefit to the property users or community; ...” The applicant has submitted a letter stating that it is Rayburn Electric Cooperative’s intent “...to adjust the zoning on the overall property to ensure consistency with our current use [Rayburn Electric Cooperative’s existing facilities] as well as utilize portions of the property to benefit the community (e.g. soccer fields and other recreational uses) and our employees.” In addition, the *Concept Plan* provided by the applicant shows that the subject property will be subdivided into three (3) tracts of land (i.e. Areas 1, 2, & 3) [see Figure 4], and -- according to the proposed *Planned Development District ordinance* -- these tracts of land will be used as follows:

AREA 1

Area 1 will contain the entirety of the existing Rayburn Electric Cooperative’s corporate campus, the existing trucking facility situated at the southwest corner of S. Goliad Street [SH-205] and Sids Road, and approximately half of the vacant tracts of land south of the existing corporate campus. This Area will be subject to the land uses permitted within the Heavy Commercial (HC) District, with the exception of the prohibited land uses contained in the Planned Development District ordinance [i.e. *staff delineated a list of prohibited land uses that the applicant has agreed to incorporate into the ordinance*]. In addition, the applicant is requesting to add a *Private Indoor Gun Range* as a permitted *by-right* land use in this Area, and has stated that this is being incorporated to provide an amenity to Rayburn Electric Cooperative’s employees and their guests. This section also includes the following accessory land uses (*which are permitted as accessory land uses to a Corporate Office Campus/Warehouse land use*): *Major Automotive Repair Garage, Service of Heavy Machinery and Equipment, Self-Service Car Wash, and Welding Repair*. This Area will be subject to the density and dimensional requirements stipulated for the Heavy Commercial (HC) District, which are summarized as follows:

TABLE 1: HEAVY COMMERCIAL (HC) 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' + ½ Height > 36
MINIMUM REAR YARD SETBACK	10'
MINIMUM BETWEEN BUILDINGS ⁽²⁾	20' + ½ Height > 36
MAXIMUM BUILDING HEIGHT ⁽³⁾	60'
MAXIMUM LOT COVERAGE	60%
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: NOT TO EXCEED 50-FEET.
- 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.

AREA 2

Area 2 will incorporate vacant tracts of land adjacent to S. Goliad Street [SH-205] and the parcel of land that was previously a dental lab. This Area will be subject to the land uses permitted within the Commercial (C) District with the exception of the prohibited land uses contained in the Planned Development District ordinance [i.e. *staff delineated a list of prohibited land uses that the applicant has agreed to incorporate into the ordinance*]. In addition, the applicant is requesting to allow the *Private Outdoor Recreation Facilities* and *Banquet/Event Hall* land uses *by-right* in this Area. The applicant has stated to staff that the purpose of incorporating these land uses is to allow for a *Banquet/Event Hall* that can provide space for company events and recreational amenities for Rayburn Electric Cooperative’s employees and their guests. This Area will be subject to the density and dimensional requirements stipulated for the Commercial (C) District, which are summarized as follows:

TABLE 2: COMMERCIAL (C) DISTRICT STANDARDS

MINIMUM LOT AREA	10,000 SF
MINIMUM LOT WIDTH	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK ^{(1) & (2)}	15'
MINIMUM SIDE YARD SETBACK ⁽³⁾	10'
MINIMUM REAR YARD SETBACK ⁽³⁾	10'
MINIMUM BETWEEN BUILDINGS ⁽³⁾	15'
MAXIMUM BUILDING HEIGHT ⁽⁴⁾	60'
MAXIMUM LOT COVERAGE	60%
MINIMUM LANDSCAPING	20%

GENERAL NOTES:

- ¹: FROM FUTURE RIGHT-OF-WAY AS SHOWN ON THE ADOPTED MASTER THOROUGHFARE PLAN OR AS ACTUALLY EXISTS, WHICHEVER IS GREATER.
- ²: PARKING SHOULD NOT BE LOCATED BETWEEN THE FRONT FAÇADE AND THE PROPERTY LINE.
- ³: THE SETBACK CAN BE REDUCED TO ZERO (0) FEET WITH A FIRE RATED WALL.
- ⁴: 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.

AREA 3

Area 3 incorporates the vacant tracts of land around the intersection of Mims Road and S. Goliad Street [SH-205]. This Area will be subject to the land uses permitted within the Commercial (C) District with the exception of the prohibited land uses contained in the Planned Development District ordinance [i.e. staff delineated a list of prohibited land uses that the applicant has agreed to incorporate into the ordinance]. In addition, the applicant is requesting the following additional land uses be permitted by-right: Outdoor Commercial Amusement/Recreation, Banquet Facility/Event Hall, and Solar Collector Energy Panels (Ground Mounted). According to the applicant, the Outdoor Commercial Amusement/Recreation land use is being requested for the purpose of providing soccer fields and other recreational uses that may be open to the public in addition to employees and their guests. The applicant has also stated that this could be an alternative location for the proposed Banquet/Event Hall that is planned in Area 2, and intended to provide space for company events for Rayburn Electric Cooperative's employees and their guests. This Area will be subject to the density and dimensional requirements stipulated for the Commercial (C) District, which are summarized as follows:

TABLE 3: COMMERCIAL (C) DISTRICT STANDARDS

MINIMUM LOT AREA	10,000 SF
MINIMUM LOT WIDTH	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK ^{(1) & (2)}	15'
MINIMUM SIDE YARD SETBACK ⁽³⁾	10'
MINIMUM REAR YARD SETBACK ⁽³⁾	10'
MINIMUM BETWEEN BUILDINGS ⁽³⁾	15'
MAXIMUM BUILDING HEIGHT ⁽⁴⁾	60'
MAXIMUM LOT COVERAGE	60%
MINIMUM LANDSCAPING	20%

GENERAL NOTES:

- ¹: FROM FUTURE RIGHT-OF-WAY AS SHOWN ON THE ADOPTED MASTER THOROUGHFARE PLAN OR AS ACTUALLY EXISTS, WHICHEVER IS GREATER.
- ²: PARKING SHOULD NOT BE LOCATED BETWEEN THE FRONT FAÇADE AND THE PROPERTY LINE.
- ³: THE SETBACK CAN BE REDUCED TO ZERO (0) FEET WITH A FIRE RATED WALL.
- ⁴: 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.

INFRASTRUCTURE

Based on the applicant's concept plan and the proposed density, the following infrastructure is required to be constructed to provide adequate public services for development:

- (1) Roadways. According to the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan, the applicant will be required to construct portions of Mims Road and Sids Road. Both of these roadways are identified as *Minor Collectors*, which require a minimum of 60-feet of right-of-way with a 41-foot *back-to-back* concrete street. Based on this, the applicant will be required to dedicate a minimum of 30-feet of right-of-way from the centerline of Mims Road and construct a minimum of a 24-foot concrete road section along the entire adjacency of the subject property. In addition, the applicant will be required to construct a minimum of a five (5) foot sidewalk along Mims Road.
- (2) Water. All public water lines shall be a minimum size of eight (8) inches, and be looped through the site. All water lines shall be centered in a 20-foot wide easement and be a minimum of ten (10) feet from all stormwater and sewer lines. Only one (1) use (e.g. *domestic, irrigation, fire sprinkler, fire hydrant, etc.*) shall be established off of a *dead-end* water line. Any water lines established underneath of an existing public roadway must be completed by dry bore. Open cutting a roadway shall not be allowed.
- (3) Wastewater. All public wastewater lines shall be a minimum size of eight (8) inches, and commercial private sanitary sewer service lines shall be a minimum size of six (6) inches and be connected to an existing or proposed manhole. All public wastewater lines shall be centered in a 20-foot wide easement, and be a minimum of ten (10) feet from all stormwater and water lines. Any wastewater lines established underneath of an existing public roadway must be completed by dry bore. Open cutting a roadway shall not be allowed. In addition, the applicant will be required to pay a pro-rata fee of \$401.89 per acre (including the floodplain).
- (4) Drainage. The applicant shall be required to perform a flood study to delineate the fully developed 100-year localized floodplain for all ponds, creeks or streams, and draws on the subject property. Detention will be required and sized per the required detention study. The applicant will also be required to perform a Wetlands and Waters of the United States (WOTUS) study for any existing ponds on the subject property.

CONFORMANCE TO THE CITY'S CODES

The applicant's development standards are intended to maintain conformity with the existing corporate campus and -- as a result -- do not appear to increase the non-conformities that already exist on the site. With this being said, the proposed Planned Development District conforms to the City's code requirements, and only makes deviations to the land uses permitted within each of the areas designated on the *Concept Plan*.

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 Southwest Residential District and is designated for Commercial/Industrial and Commercial/Retail land uses on the Future Land Use Plan. The current/proposed land use (i.e. a corporate office/warehouse/indoor and outdoor recreational amenity for employees and the public) is in conformance with the Commercial/Industrial designation as outlined in the Southwest Residential District; however, the proposed zoning change will require an adjustment to the Commercial/Retail designation (located at the southwest corner of the intersection of S. Goliad Street [SH-205] and Sids Road), changing this to a Commercial/Industrial designation. This has been added as a condition of approval for this case.

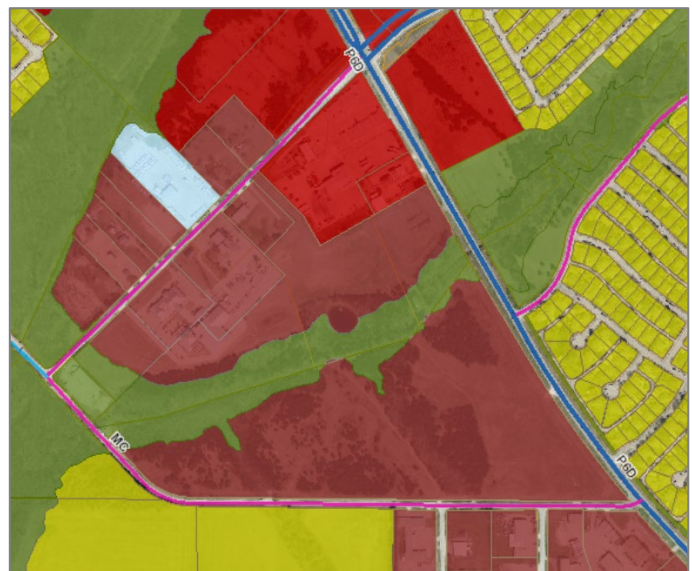


FIGURE 5. FUTURE LAND USE MAP

According to the *District Strategies* for the Southwest Residential District, "(t)he areas around Sids Road, National Drive, and Mims Road are some of the only areas in the City that are designated for *Commercial/Industrial* land uses. As a

result, these areas should be protected from the encroachment of incompatible land uses (*i.e. residential land uses -- higher density or otherwise*). This should protect the businesses that currently exist in these areas.” Since the proposed Planned Development District is associated with an existing corporate campus (*i.e. Rayburn Electric Cooperative*), the applicant’s request appears to meet the intent of the *District Strategies*. Based on all this information, the proposed changes do not change the subject property’s conformance with the Comprehensive Plan.

In addition, the proposed changes to the subject property help further the following goals and objectives contained in the OURHometown Vision 2040 Comprehensive Plan:

- (1) CH. 07 | Goal 02: Create distinctive destinations built around the City’s existing assets that invite people into the community and encourage social interaction ... [Policy 1] Explore opportunities to incorporate public open spaces into commercial and industrial developments.
- (2) CH. 07 | Goal 05: Allow only high-quality buildings that are constructed for the long-term value of the community, are easily adaptable to the changing market conditions, and that reflect a sense of permanence and public pride ... [Policy 1] All building should be architecturally significant, reflecting characteristics of the community.
- (3) CH. 08 | Goal 01: All non-residential developments should create distinctive destinations that further a sense of place and will attract people to the community ... [Policy 3] Developments should be encouraged to incorporate a mix of land uses. This is especially vital adjacent to the City’s major roadways (*i.e. IH-30, Ridge Road, Goliad Street and John King Boulevard*).
- (4) CH. 08 | Goal 03: All non-residential buildings should be designed so that negative visual impacts of the development are minimized ... [Policy 1] Large industrial developments should utilize a campus design style (*i.e. utilizing green spaces adjacent to roadways, incorporating pedestrian scale elements throughout the development, assimilating functional green spaces into the development, using traditional architecture characteristics, etc.*) to further the small-town, park-like feeling that is characteristic of the City of Rockwall.

In this case, the campus style design that the applicant is proposing allows more intense aspects of the business to be shielded from the adjacent roadways and softens the look of future buildings from S. Goliad Street [SH-205]. Based on this, the applicant’s proposal appears to be in substantial conformance to many of the policies and goals that relate to commercial/industrial developments; however, a request for a Planned Development District ordinance is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On June 18, 2024, staff mailed 128 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Hickory Ridge, Hickory Ridge East, Meadow Creek Estates, Flagstone Estates, and Lynden Park Homeowner’s Associations (HOAs), which is the only HOAs 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 concerning 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 a Planned Development District 44 (PD-44), Commercial (C) District, and Heavy Commercial (HC) District to Planned Development District 44 (PD-44), then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the concept plan and development standards contained in the Planned Development District ordinance.
- (2) By approving this Zoning Change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the Commercial/Retail area (*i.e. at the southwest corner of the intersection of S. Goliad Street [SH-205] and Sids Road*) to a Commercial/Industrial designation; and,

- (3) 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 950 Sids Road, Rockwall 75032

SUBDIVISION _____

LOT _____

BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Mixed (Heavy Commercial, Commercial, PD)

CURRENT USE Electric Utility / Offices / Warehouse / Storage

PROPOSED ZONING Planned Development

PROPOSED USE Electric Utility, Offices, Warehouse, Storage, Recreation

ACREAGE 95

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 Rayburn Electric Cooperative

☐ APPLICANT _____

CONTACT PERSON David Naylor

CONTACT PERSON _____

ADDRESS 950 Sids Road

ADDRESS _____

CITY, STATE & ZIP Rockwall, TX 75032

CITY, STATE & ZIP _____

PHONE 469.402.2118

PHONE _____

E-MAIL dnaylor@rayburnelectric.com

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

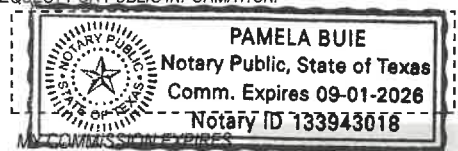
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED David A. Naylor [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

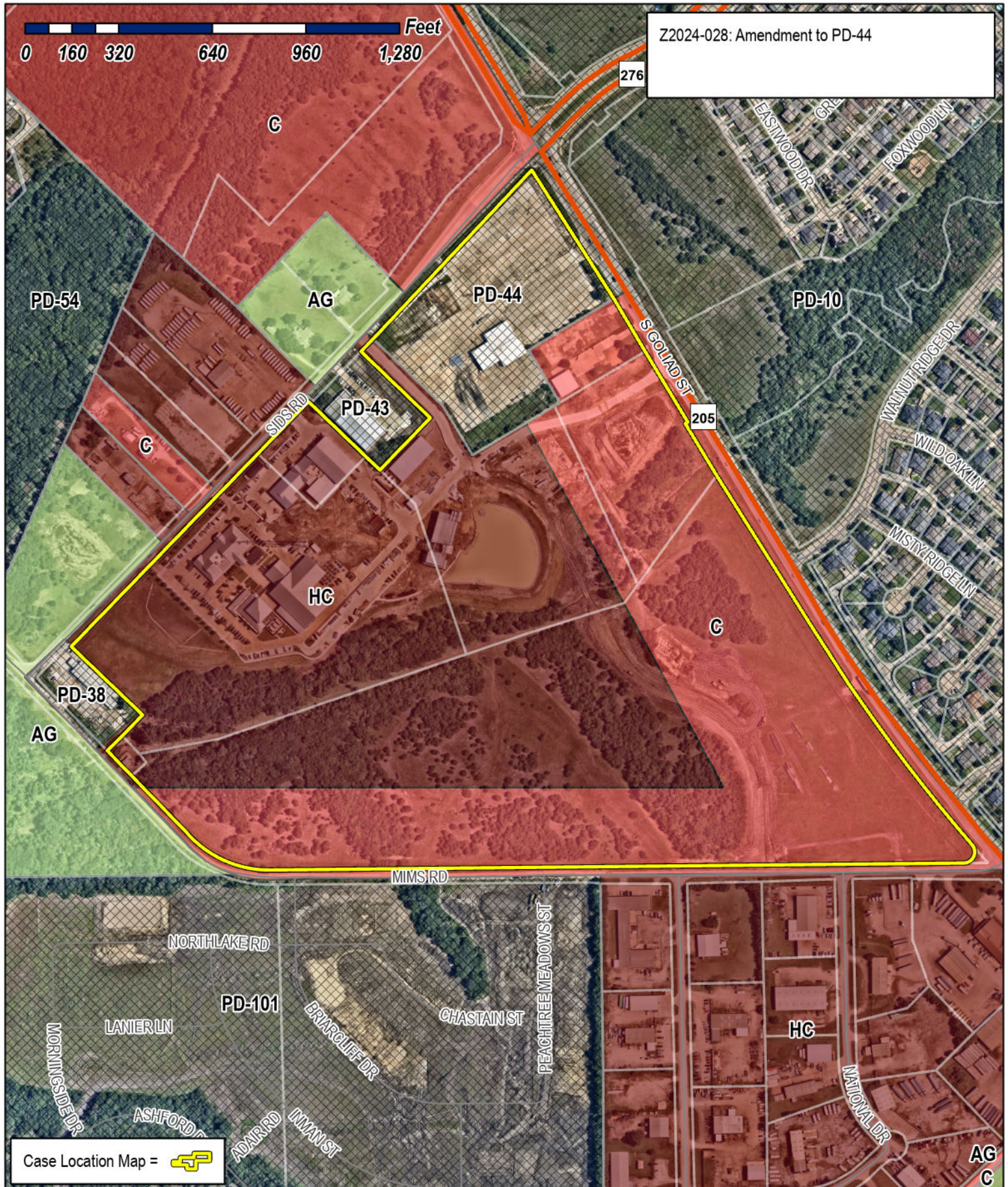
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1,625.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 10th DAY OF June, 2024 BY SIGNING THIS APPLICATION, 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 10 DAY OF June, 2024

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____





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.

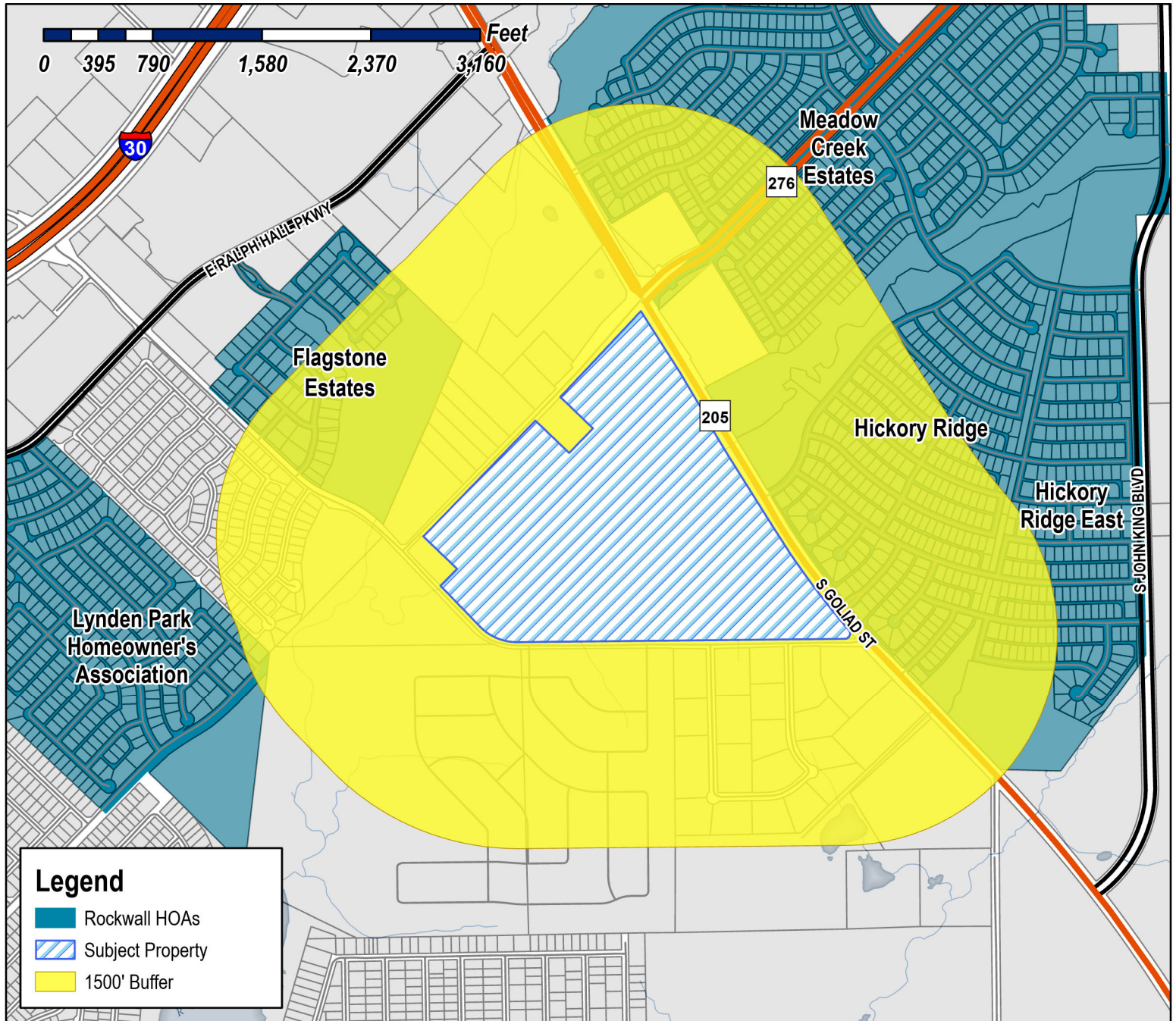
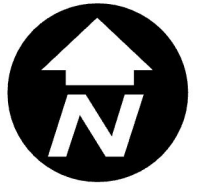




City of Rockwall

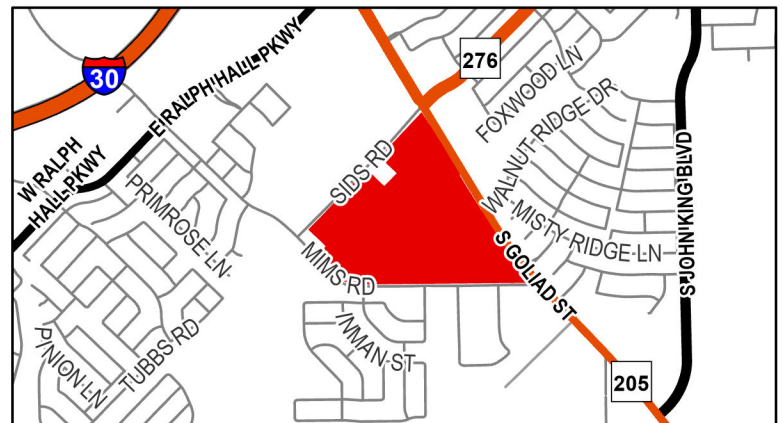
Planning & Zoning Department
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Rockwall, Texas 75087
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Case Number: Z2024-028
Case Name: Amendment to PD-44
Case Type: Zoning
Zoning: Heavy Commercial (HC) District
Case Address: 950 Sids Road

Date Saved: 6/14/2024
For Questions on this Case Call (972) 771-7745



Miller, Ryan

From: Zavala, Melanie
Sent: Friday, June 21, 2024 1:20 PM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2024-028]
Attachments: HOA Map (06.14.2024).pdf; Public Notice (P&Z) (06.17.2024).pdf

Follow Up Flag: Flag for follow up
Flag Status: Flagged

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday June 21, 2024. The Planning and Zoning Commission will hold a public hearing on Tuesday, July 9, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 15, 2024 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2024-028: Z2024-028: Zoning Change from PD-44, HC, & C to PD-44

Hold a public hearing to discuss and consider a request by David Naylor of Rayburn Electric Cooperative for the approval of a Zoning Change from Planned Development District 44 (PD-44), Commercial (C) District, and Heavy Commercial (HC) District to Planned Development District 44 (PD-44) for Commercial (C) District and Heavy Commercial (HC) District land uses for a 95.00-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26; Lots 6, 7, 8, & 9, Block A, Rayburn Country Addition; Lot 1, Block 1, Helwig Addition; and Lot 1, Block A, Estep Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, Heavy Commercial (HC) District, and Planned Development District 44 (PD-44) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located in between Mims Road, Sids Road, and S. Goliad Street [SH-205], and take any action necessary.

Thank you,

Melanie Zavala

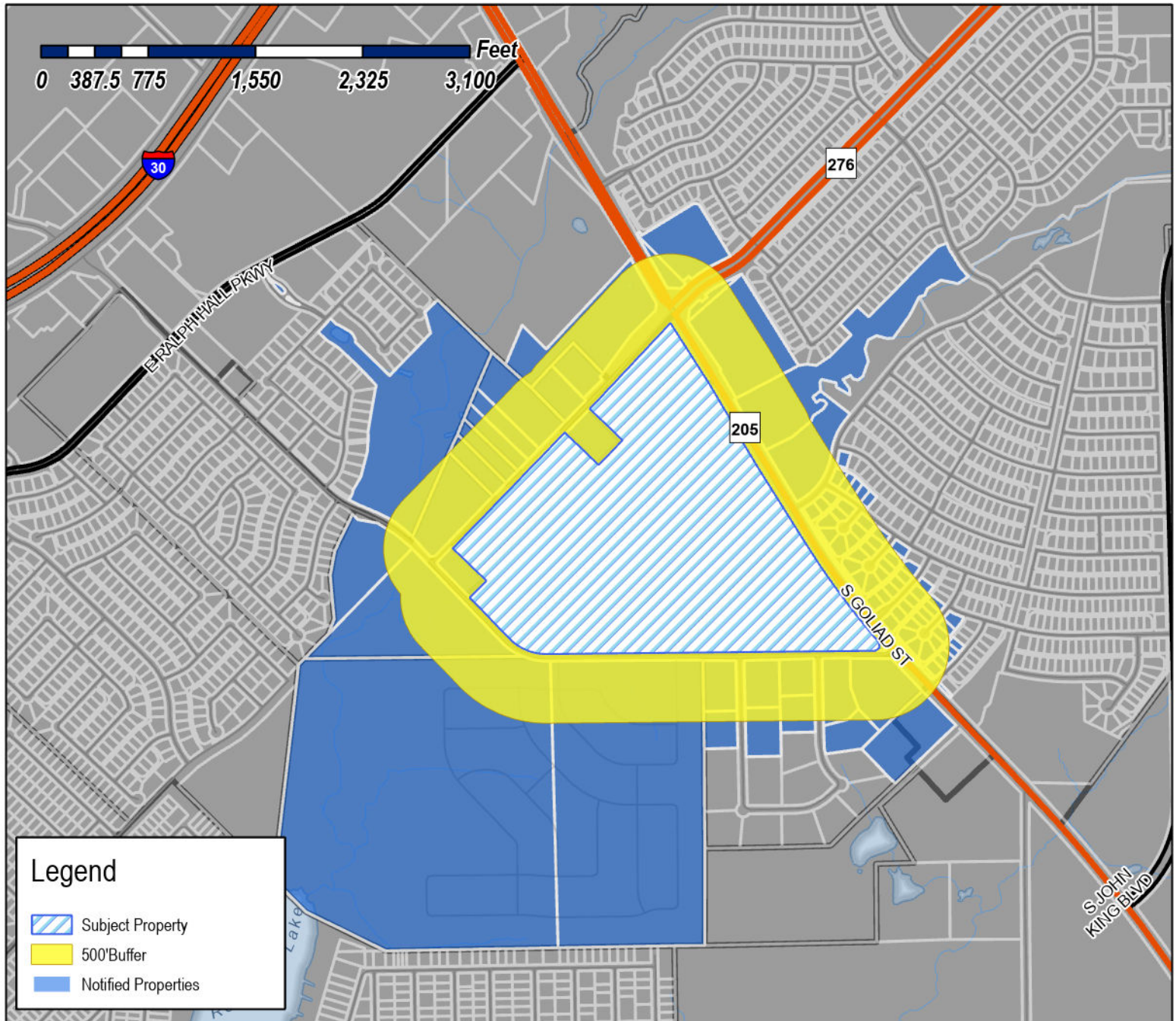
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](https://www.rockwalltx.gov/planning-zoning)
972-771-7745 Ext. 6568



City of Rockwall

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

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Case Number: Z2024-028
Case Name: Amendment to PD-44
Case Type: Zoning
Zoning: Heavy Commercial (HC) District
Case Address: 950 Sids Road

Date Saved: 6/14/2024

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



RESIDENT
100 NATIONAL DR
ROCKWALL, TX 75032

RESIDENT
1005 SIDS RD
ROCKWALL, TX 75032

RESIDENT
101 NATIONAL DR
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
103 GROSS RD BLDG A
MESQUITE, TX 75149

ROCKWALL ISD
1050 WILLIAMS ST
ROCKWALL, TX 75087

ROCKWALL ISD
1050 WILLIAMS ST
ROCKWALL, TX 75087

DEAN ANN W
106 STANDING OAK DR
GEORGETOWN, TX 78633

RESIDENT
118 NATIONAL DR
ROCKWALL, TX 75032

RESIDENT
125 NATIONAL DR
ROCKWALL, TX 75032

MOORE LEE OSCAR & SHERYL ANN
1251 MARLIN AVENUE
SEAL BEACH, CA 90740

ROCKWALL HICKORY RIDGE HOMEOWNERS
ASSOC INC
C/O SBB MANAGEMENT COMPANY
12801 N CENTRAL EXPY STE 1401
DALLAS, TX 75243

DING CHENG LIANG AND LUH LUH TING
1406 ROSALIA AVE
SAN JOSE, CA 95130

MCH SFR PROPERTY OWNER 4 LLC
14355 COMMERCE WAY
MIAMI LAKES, FL 33016

QUALICO DEVELOPMENTS (US), INC
14400 THE LAKES BLVD BUILDING C, SUITE 200
AUSTIN, TX 78660

RESIDENT
1441 FOXWOOD LN
ROCKWALL, TX 75032

MCSWAIN BILLY
148 NATIONAL DR
ROCKWALL, TX 75032

REYES JULIO CESAR & URANIA S
1491 FIELDSTONE DR
ROCKWALL, TX 75032

RESIDENT
1500 WESTFIELD LN
ROCKWALL, TX 75032

ENGLESTAD HOPE ELIZABETH AND WILLIAM
MCELROY
1500 RICHFIELD CT
ROCKWALL, TX 75032

PEWICK JAMES & SHANNA PEWICK
1500 RIDGETOP CT
ROCKWALL, TX 75032

LUSK DERRICK L
1500 TIMBER RIDGE DR
ROCKWALL, TX 75032

NICKERSON TELISA A
1501 FIELDSTONE DR
ROCKWALL, TX 75032

BYRD THEODORE ZACHARY
1501 RICHFIELD CT
ROCKWALL, TX 75032

CONFIDENTIAL
1501 RIDGETOP COURT
ROCKWALL, TX 75032

SAHLOU WALIYE BESHAN
1501 TIMBER RIDGE DRIVE
ROCKWALL, TX 75032

COURSEY JOE MICHAEL
1501 WALNUT RIDGE DR
ROCKWALL, TX 75032

JONES MYRON D
1501 WESTFIELD LN
ROCKWALL, TX 75032

WILK MICHELLE R AND VICTOR
1506 RICHFIELD COURT
ROCKWALL, TX 75032

TATOM DANNY & TRACI
1506 RIDGETOP CT
ROCKWALL, TX 75032

GARDNER AALIYAH DEJANE TRUST NUMBER
TWO
AMBER GARDNER & HER SUCCESSORS TRUSTEE
1506 TIMBER RIDGE
ROCKWALL, TX 75032

HOGAN CHAD & STEFANIE
1506 WESTFIELD LN
ROCKWALL, TX 75032

RESIDENT
1507 FIELDSTONE DR
ROCKWALL, TX 75032

RESIDENT
1507 TIMBER RIDGE DR
ROCKWALL, TX 75032

RESIDENT
1507 WALNUT RIDGE DR
ROCKWALL, TX 75032

HOYL ROBERT & DARLA
1507 RICHFIELD CT
ROCKWALL, TX 75032

ERVIN CHRISTOPHER SCOTT AND SEON
BEATROUS
1507 RIDGETOP CT
ROCKWALL, TX 75032

MORITZ GREG AND BIANCA MARTINEZ
1507 WESTFIELD LN
ROCKWALL, TX 75032

RESIDENT
1512 TIMBER RIDGE DR
ROCKWALL, TX 75032

CONFIDENTIAL
1512 RICHFIELD CT
ROCKWALL, TX 75032

CONFIDENTIAL
1512 RICHFIELD CT
ROCKWALL, TX 75032

DHILLON RANJEET K AND GURMIT S
1512 RIDGETOP COURT
ROCKWALL, TX 75032

KROUCH MONY
1512 WESTFIELD LN
ROCKWALL, TX 75032

RESIDENT
1513 TIMBER RIDGE DR
ROCKWALL, TX 75032

MACFOY THEODORE P & EASTERLINE V
1513 FIELDSTONE DR
ROCKWALL, TX 75032

UNDERWOOD STEPHEN GREGORY AMANDA
BETH RYAN
1513 RICHFIELD COURT
ROCKWALL, TX 75032

HROMATKA EDWARD J & MARIA L
1513 RIDGETOP CT
ROCKWALL, TX 75032

BOSCO MIGUEL ADOLFO RODRIGUEZ AND
VERNOICA ANDREINA ZAMORA HIDALGO
1513 WALNUT RIDGE DR
ROCKWALL, TX 75032

PEREZ ELIZABETH
1513 WESTFIELD LN
ROCKWALL, TX 75032

ATTARDI JENNIFER LEIGH
1516 TIMBER RIDGE DRIVE
ROCKWALL, TX 75032

RESIDENT
1518 RIDGETOP CT
ROCKWALL, TX 75032

JIMENEZ SANTIAGO & MARIA D
1518 RICHFIELD CT
ROCKWALL, TX 75032

KORDI KIOMARS AND ELICIA
1518 TIMBER RIDGE DR
ROCKWALL, TX 75032

GRAEF DAVID R & DIANE J
1518 WESTFIELD LN
ROCKWALL, TX 75032

RESIDENT
1519 TIMBER RIDGE DR
ROCKWALL, TX 75032

RESIDENT
1519 WESTFIELD LN
ROCKWALL, TX 75032

ACOSTA CORAZON
1519 FIELDSTONE DR
ROCKWALL, TX 75032

JACKSON SHANNON D AND
VANCE R EKQUIST
1519 RICHFIELD CT
ROCKWALL, TX 75032

THOMAS BROOKE M
1519 RIDGETOP CT
ROCKWALL, TX 75032

RESIDENT
1524 TIMBER RIDGE DR
ROCKWALL, TX 75032

GAKWAYA BLAISE AND LOUISE
1524 RICHFIELD COURT
ROCKWALL, TX 75032

WINSTON CRAIG S AND LACETIA D
1524 WESTFIELD LN
ROCKWALL, TX 75032

RESIDENT
1525 WESTFIELD LN
ROCKWALL, TX 75032

PATRICK RICHARD & BRANDY
1525 RICHFIELD CT
ROCKWALL, TX 75032

DUNCAN JOSHUA LEE
1525 TIMBER RIDGE DRIVE
ROCKWALL, TX 75032

RESIDENT
1530 TIMBER RIDGE DR
ROCKWALL, TX 75032

RESIDENT
1530 WESTFIELD LN
ROCKWALL, TX 75032

DO SON & NGA HUYNH
1530 RICHFIELD CT
ROCKWALL, TX 75032

RESIDENT
1531 TIMBER RIDGE DR
ROCKWALL, TX 75032

RESIDENT
1531 WESTFIELD LN
ROCKWALL, TX 75032

TRANSAM TRUCKING
A MISSOURI CORP
15910 S 169 HWY
OLATHE, KS 66062

BURKS GLEN
1612 AMESBURY LN
ROCKWALL, TX 75087

LEMMOND BRENTON & KIMBERLY
175 E INTERSTATE 30
GARLAND, TX 75043

HICKORY RIDGE EAST HOMEOWNERS ASSOC
1800 PRESTON PARK BLVD STE 101
PLANO, TX 75093

HICKORY RIDGE EAST HOMEOWNERS ASSOC
1800 PRESTON PARK BLVD STE 101
PLANO, TX 75093

RESIDENT
182 NATIONAL DR
ROCKWALL, TX 75032

ABARCA CARLOS ALBERTO RIVERS AND TATIANA
CHAMORRO GARCIA
1892 PONTCHARTRAIN DR
ROCKWALL, TX 75087

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

LM LEASING LLC
2091 FM 1139
ROCKWALL, TX 75032

RESIDENT
227 NATIONAL DR
ROCKWALL, TX 75032

HOWELL MTN RE LLC
2560 TECHNOLOGY DRIVE SUITE 100
PLANO, TX 75074

RESIDENT
2655 S GOLIAD
ROCKWALL, TX 75032

RESIDENT
2670 S GOLIAD
ROCKWALL, TX 75032

RESIDENT
2686 S HWY205
ROCKWALL, TX 75032

RESIDENT
2800 MISTY RIDGE LN
ROCKWALL, TX 75032

PATINO TRACY AND
SUZANNE LANE
2801 WILD OAK LANE
ROCKWALL, TX 75032

GRANGER MATTHEW P AND LEAH K
2806 MISTY RIDGE LN
ROCKWALL, TX 75032

TOMAJ ENGIELL AND LAURA
2812 MISTY RIDGE LANE
ROCKWALL, TX 75032

HARKLESS ADAM AND
CYNTHIA WOMACK
2818 MISTY RIDGE LANE
ROCKWALL, TX 75032

DABNEY TERESA AND
WILBERT HANEY
2824 MISTY RIDGE LN
ROCKWALL, TX 75032

RESIDENT
2890 S GOLIAD
ROCKWALL, TX 75032

RACK HOLDINGS LLC- 125 NATIONAL SERIES
3021 RIDGE ROAD SUITE A-131
ROCKWALL, TX 75032

MAH JEFFERY
305 BLANCO CIR
SOUTHLAKE, TX 76092

EPES TRANSPORT SYSTEM LLC
3400 EDGEFIELD CT
GREENSBORO, NC 27408

HPLI LLC
3820 AZURE LN
ADDISON, TX 75001

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

ISSAC PARAMPOTTIL T & LEELAMMA
4215 EDMONDSON AVENUE
HIGHLAND PARK, TX 75205

MEBRATU GEZI
46 WINDSOR DR
ROCKWALL, TX 75032

GREENOAKS PROPERTIES INC
512 SUNSTONE DR
IRVING, TX 75060

USMAN ASIM & HUMA RASHID
5140 BEAR CLAW LN
ROCKWALL, TX 75032

WU CHUN Y
518 ALLENTOWN RD
PARSIPPANY, NJ 7054

SCOTTFREE INVESTMENTS LP
519 E INTERSTATE 30 #511
ROCKWALL, TX 75087

RESIDENT
626 NATIONAL DR
ROCKWALL, TX 75032

RESIDENT
627 NATIONAL DR
ROCKWALL, TX 75032

TWO RAIDER VENTURES LLC
708 AGAPE CIRCLE
ROCKWALL, TX 75087

TRI-TEX CONSTRUCTION INC
797 N GROVE RD
RICHARDSON, TX 75081

ROCKWALL I S D
801 E WASHINGTON ST
ROCKWALL, TX 75087

205 AND 276 PARTNERS
8750 N CENTRAL EXPY SUITE 1735
DALLAS, TX 75231

RESIDENT
900 SIDS RD
ROCKWALL, TX 75032

JS CUSTOM HOMES LLC
9091 FM 2728
TERRELL, TX 75161

RESIDENT
950 SIDS RD
ROCKWALL, TX 75032

RESIDENT
955 SIDS RD
ROCKWALL, TX 75032

RESIDENT
960 SIDS RD
ROCKWALL, TX 75032

RESIDENT
965 SIDS RD
ROCKWALL, TX 75032

RESIDENT
980 SIDS RD
ROCKWALL, TX 75032

RESIDENT
981 SIDS RD
ROCKWALL, TX 75032

SRYGLEY JAMES G
992 SIDS RD
ROCKWALL, TX 75032

RESIDENT
995 SIDS RD
ROCKWALL, TX 75032

RS RENTAL I LLC
ATTN AVENUE ONE, 11TH FL, 31 HUDSON
YARDS
NEW YORK, NY 10001

AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT 23975
PARK SORRENTO, SUITE 300
CALABASAS, CA 91302

SLAUGHTER RICHARD E JR
PO BOX 1717
ROCKWALL, TX 75087

ESTEP KIP
PO BOX 2
ROCKWALL, TX 75087

RODD HANNA'S AIR PERFORMANCE
HEATING & A/C INC
PO BOX 208
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC CORP INC
PO BOX 37
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC CORP INC
PO BOX 37
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC CORP INC
PO BOX 37
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC COOPERATIVE
INC
PO BOX 37
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC COOPERATIVE
INC
PO BOX 37
ROCKWALL, TX 75087

D & A REAL ESTATE PARTNERS LTD
PO BOX 850
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Z2024-028: Zoning Change from PD-44, HC, & C to PD-44

Hold a public hearing to discuss and consider a request by David Naylor of Rayburn Electric Cooperative for the approval of a Zoning Change from Planned Development District 44 (PD-44), Commercial (C) District, and Heavy Commercial (HC) District to Planned Development District 44 (PD-44) for Commercial (C) District and Heavy Commercial (HC) District land uses for a 95.00-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26; Lots 6, 7, 8, & 9, Block A, Rayburn Country Addition; Lot 1, Block 1, Helwig Addition; and Lot 1, Block A, Estep Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, Heavy Commercial (HC) District, and Planned Development District 44 (PD-44) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located in between Mims Road, Sids Road, and S. Goliad Street [SH-205], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, July 9, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 15, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

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

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

— . . . PLEASE RETURN THE BELOW FORM — . . .

Case No. Z2024-028: Zoning Change from PD-44, HC, & C to PD-44

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

[PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE](#)



Rayburn Electric Cooperative Inc.
P.O. Box 37 | Rockwall, TX 75087
950 Sids Rd. | Rockwall, TX 75032
Phone 469-402-2100
<http://www.rayburnelectric.com>

June 10, 2024

Ryan C. Miller, AICP
Director of Planning & Zoning, Planning & Zoning Division, City of Rockwall
972.722.6441 Office
RMiller@rockwall.com
385 S. Goliad Street
Rockwall, TX 75087

Cc: Mary Smith, City Manager; Msmith@rockwall.com

Rayburn Electric Cooperative (Rayburn) submits the attached zoning application request and proposed planned development ordinance for our property bounded by Sids Road, Mims Road, and State Highway 205. As you are aware, Rayburn has recently acquired additional tracts (e.g., TransAm Trucking and Fuji Dental Lab) adjacent to our current headquarters. These additions have provided Rayburn with the ability to consider the overall use of our property. As a result, we would like to adjust the zoning on the overall property to ensure consistency with our current use as well as utilize portions of the property to benefit the community (e.g., soccer fields and other recreational use) and our employees. Rayburn was chosen by the Dallas Morning News as the #5 Top Small Business Workplace in the DFW Metroplex (#1 in Employee Benefits), and we view the requested changes as the next step in our continued effort to enhance our cooperative and Rockwall community. I welcome the City staff and Council members to tour our campus as an indication of what we are constructing here.

The attached ordinance reflects this request. Rayburn looks forward to working with the City of Rockwall and improving our overall community.

Thank you,



David A. Naylor

Enclosed: Zoning Application Request

City of
Rockwall

205
TEXAS

276
TEXAS

SH276

S GOLIAD ST

SIDS RD

(TransAm
Trucking)

(Fuji
Dental)

Meadowcreek
Park

Rayburn Electric
Cooperative

90.37 AC
(3,936,502.92 SF)

POB

Pristine
Cast
Stone

MIMS RD

Peachtree Meadows
Subdivision



City of
Rockwall



0 500 Feet

Date: 6/10/2024

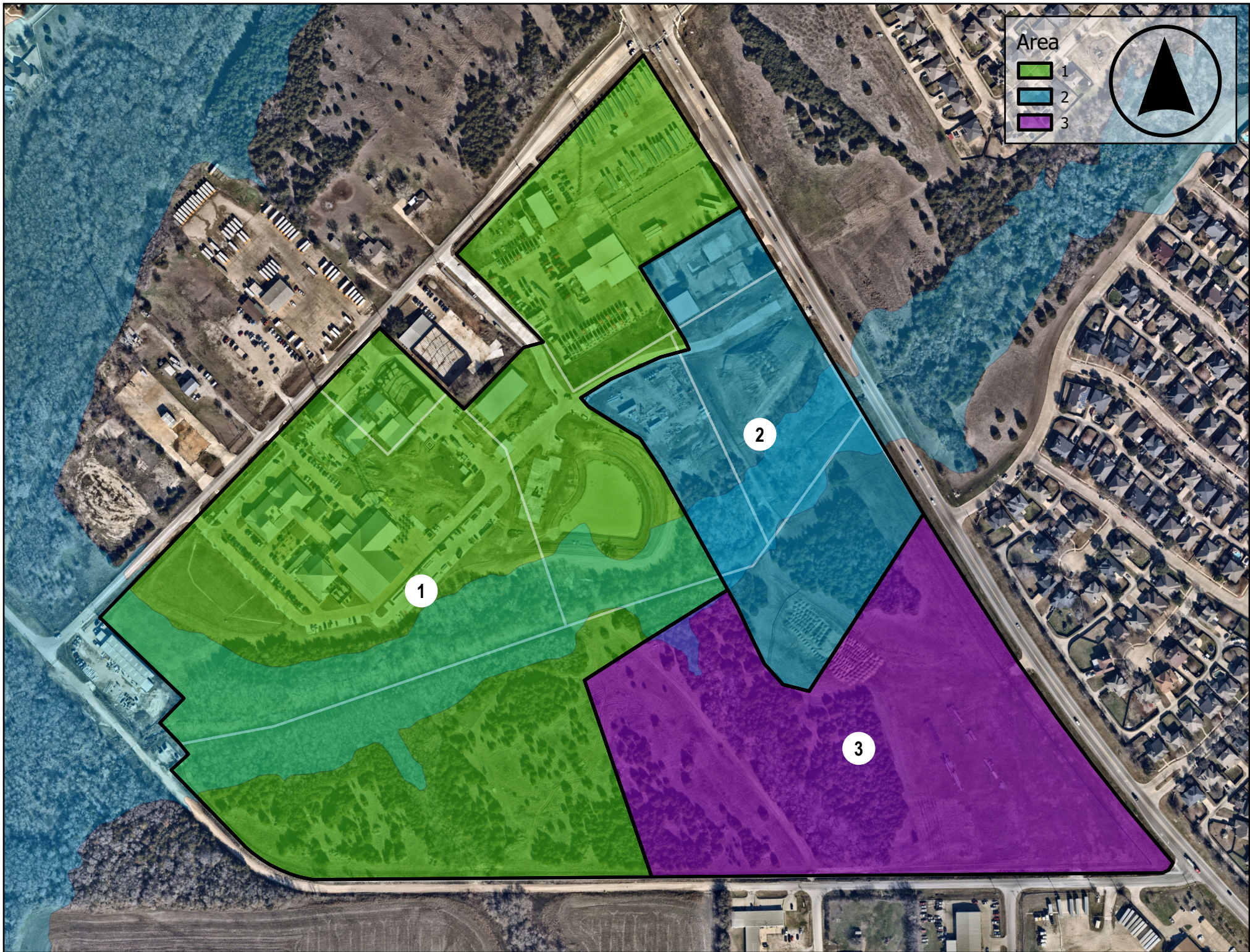
RAYBURN ELECTRIC COOPERATIVE

Rayburn Electric Cooperative

BEING 90.37 acres of land situated in Abstract 26, William N. Barnes Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at the Westernmost corner of the Rayburn Country Addition, Block A, Lot 9 (2019), *NAD83 Texas State Plane GPS Coordinate (Grid): E 2598018.94, N 7014699.27 Feet*;

- 1 **THENCE** North 45°-09'-40" East, along the Southern Right of Way of Sids Road, a distance of 1166.39 feet to a corner;
- 2 **THENCE** South 45°-09'-07" East, following the boundary of the Pott Shrigley Addition (RCAD Account # 47004), a distance of 338.73 feet to a corner;
- 3 **THENCE** North 45°-09'-13" East, continuing along said boundary, a distance of 247.63 feet to a corner;
- 4 **THENCE** North 45°-02'-39" West, a distance of 338.69 feet to a corner;
- 5 **THENCE** North 45°-09'-41" East, a distance of 59.41 feet to a corner;
- 6 **THENCE** South 46°-05'-37" East, a distance of 10.654 feet for a corner;
- 7 **THENCE** North 44°-07'-04" East, following the boundary of the Helwig Addition (RCAD Account # 44046), a distance of 794.409 feet to a corner;
- 8 **THENCE** South 29°-54'-19" East, continuing along said boundary a distance of 734.37 feet to a corner;
- 9 **THENCE** South 30°-01'-35" East, along the West Right of Way of South Goliad St. (State Highway 205), a distance of 284.635 feet to a point;
- 10 **THENCE** South 30°-01'-35" East, continuing along said Right of Way, a distance of 297.94 feet to a point;
- 11 **THENCE** South 30°-01'-35" East, a distance of 449.71 feet to the beginning of a curve;
- 12 **THENCE** along said curve to the left having an angle of 09°-34'-15" and a radius of 5789.71 feet with a chord distance of 966.01 feet and a chord bearing of South 34°-48'-42" East, to the beginning of a curve;
- 13 **THENCE** along said curve to the right having an angle of 129°-16'-39" and a radius of 40.00 feet with a chord distance of 72.29 feet and a chord bearing of South 25°-02'-31" West, to a point;
- 14 **THENCE** South 89°-40'-52" West, along the North Right of Way of Mims Rd, a distance of 366.51 feet to a point;
- 15 **THENCE** South 89°-40'-52" West, continuing along said Right of Way, a distance of 849.66 feet to a point;
- 16 **THENCE** North 88°-36'-16" West, a distance of 1129.63 feet to the beginning of a curve;
- 17 **THENCE** along said curve to the right having an angle of 46°-17'-43" and a radius of 417.50 feet with a chord distance of 328.24 feet and a chord bearing of North 65°-27'-24" West, to a point;
- 18 **THENCE** North 42°-18'-34" West, a distance of 364.963 feet to a corner;
- 19 **THENCE** North 43°-30'-55" East, following the boundary of Abstract 26, Tract 3-7, a 1.5-acre tract (RCAD Account # 26918), a distance of 70.203 feet to a point;
- 20 **THENCE** North 45°-33'-50" East, continuing along said boundary, a distance of 99.73 feet to a corner;
- 21 **THENCE** North 45°-07'-43" West, a distance of 338.235 feet, to the POINT OF BEGINNING AND CONTAINING 90.37 acres of land (3,936,502.92 square feet) more or less.



ORDINANCE NO. 97-28

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO CHANGE THE ZONING ON A TRACT OF LAND WHICH IS MORE FULLY DESCRIBED HEREIN FROM "C" COMMERCIAL AND "HC" HEAVY COMMERCIAL CLASSIFICATION TO PLANNED DEVELOPMENT ZONING "PD- 44 PLANNED DEVELOPMENT NUMBER 44; CORRECTING THE OFFICIAL ZONING MAP; 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; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a change in the classification of a zoning district has been requested by James Helwig for the property more specifically described in Exhibit "A" attached hereto; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the state of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended by amending the zoning map of the City of Rockwall so as to give "Planned Development District No.44 classification to the tract of land described in Exhibit "A".

SECTION 2. That the property described in Exhibit "A" shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future. The granting of this zoning classification for the property as described in Exhibit "A" is subject to the following special conditions:

A. The use of the property shall be regulated by the following requirements:

1. The uses, area requirements and development standards of the Commercial zoning category of the Comprehensive Zoning ordinance as currently adopted,

or as revised in the future, except as otherwise provided for in this ordinance and the following additional permitted uses:

- a. Commercial Trucking Operation
- b. Outdoor Storage of Vehicles used in association with the trucking operation

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

SECTION 4. Any person, firm or corporation violating any of the provisions of this ordinance shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

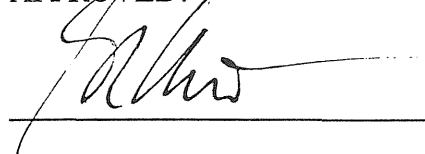
SECTION 5. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance 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 of this ordinance shall remain in full force and effect.

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 to the extent of that conflict.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 3rd day of November, 1997.

APPROVED:

 Mayor

ATTEST:

BY Cindy Kunder

1st reading 10/29/97

2nd reading 11/03/97



EXHIBIT "A"

PROPERTY DESCRIPTION

BEING a lot, tract or parcel of land situated in the City of Rockwall, Rockwall County, Texas, and being 7.51 acres out the William H. Barnes Survey, Abstract No. 26, said 7.51 acre tract being all of the Helwig Addition Lot 1, Block A recorded in Cabinet C, Slide 176, all of a 1.24 acre tract recorded in Volume 893, Page 244, and also containing part of the Pentecostal Church a 2.0 acre tract recorded in Volume 137, Page 201, part of the Gentry Plumbing a 1.0 acre tract recorded in Volume 1098, Page 164, and part of the Estep a 1.0 acre tract recorded in Volume 1098, Page 164, and being more particularly described by lines and bounds as follows:

BEGINNING at a 1½ Inch Iron rod found for corner at the intersection of the Southwest line of State Highway No. 205 (100 foot right of way) with the Southeast line of Sld's Road (40 foot right of way), said corner being the Northeast corner of the 7.51 acre tract of land and a U.S.C. & G.S. monument bears North 60 degrees 05 minutes 41 seconds East a distance of 35.0 feet and North 29 degrees 54 minutes 19 seconds East a distance of 1562.59 feet from said corner;

THENCE South 29 degrees 54 minutes 19 seconds East along the Southwest right of way line of said State Highway No. 205 a distance of 330.08 feet to a 1½ Inch Iron rod found for corner said corner being the North corner of said Pentecostal Church tract;

THENCE South 60 degrees 05 minutes 41 seconds West along the North line of said Pentecostal Church tract a distance of 337.42 feet to a 1½ Inch Iron rod found for corner;

THENCE South 29 minutes 54 seconds 19 minutes East along the West lines of said Pentecostal Church tract, said Gentry Plumbing tract, and said Estep tract, and the East line of said 1.24 acre tract, a distance of 417.42 feet to a 1½ Inch Iron rod found for corner;

THENCE South 60 degrees 08 minutes 51 seconds West along the South line of said 1.24 acre tract a distance of 351.14 feet to a 1½ Inch Iron rod found for corner;

THENCE North 30 degrees 00 minutes 00 seconds West along the West line of said 1.24 acre tract a distance of 199.67 feet to a 1½ Inch Iron rod found for corner.

THENCE North 45 degrees 04 minutes 21 seconds West a distance of 350.77 feet to a 1½ Inch Iron rod found for corner in the Southeast line of said Sld's Road;

THENCE North 45 degrees 06 minutes 36 seconds East along the Southwest line of said Sld's Road a distance of 808.15 feet to the POINT OF BEGINNING and containing 327,159.57 square feet or 7.51 acres of land.

ORDINANCE NO. 98-05

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO CHANGE THE ZONING ON A TRACT OF LAND WHICH IS MORE FULLY DESCRIBED HEREIN FROM "C" COMMERCIAL AND "HC" HEAVY COMMERCIAL CLASSIFICATION TO PLANNED DEVELOPMENT ZONING "PD- 44 PLANNED DEVELOPMENT NUMBER 44; CORRECTING THE OFFICIAL ZONING MAP; 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; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a change in the classification of a zoning district has been requested by James Helwig for the property more specifically described in Exhibit "A" attached hereto; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the state of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended by amending the zoning map of the City of Rockwall so as to give "Planned Development District No.44 classification to the tract of land described in Exhibit "A".

SECTION 2. That the property described in Exhibit "A" shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future. The granting of this zoning classification for the property as described in Exhibit "A" is subject to the following special conditions:

A. The use of the property shall be regulated by the following requirements:

1. The uses, area requirements and development standards of the Commercial zoning category of the Comprehensive Zoning ordinance as currently adopted,

or as revised in the future, except as otherwise provided for in this ordinance and the following additional permitted uses:

- a. Commercial Trucking Operation
- b. Outdoor Storage of Vehicles used in association with the trucking operation

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

SECTION 4. Any person, firm or corporation violating any of the provisions of this ordinance shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.


SECTION 5. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance 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 of this ordinance shall remain in full force and effect.

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 to the extent of that conflict.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 2nd day of February, 1998.

APPROVED:

 Mayor

ATTEST:

BY Cindy Kindred

1st reading 1/20/98

2nd reading 2/2/98

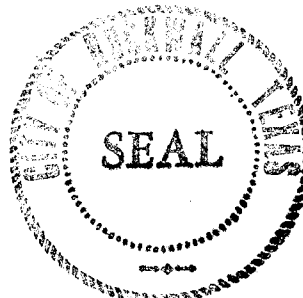


EXHIBIT "A"

PROPERTY DESCRIPTION

BEING a lot, tract or parcel of land situated in the City of Rockwall, Rockwall County, Texas, and being 7.51 acres out the William H. Barnes Survey, Abstract No. 26, said 7.51 acre tract being all of the Helwig Addition Lot 1, Block A recorded in Cabinet C, Slide 176, all of a 1.24 acre tract recorded in Volume 893, Page 244, and also containing part of the Pentecostal Church a 2.0 acre tract recorded in Volume 137, Page 201, part of the Gentry Plumbing a 10 acre tract recorded in Volume 1098, Page 164, and part of the Estap a 10 acre tract recorded in Volume 1098, Page 164, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1½ inch iron rod found for corner at the intersection of the Southwest line of State Highway No. 205 (100 foot right of way) with the Southeast line of Sid's Road (40 foot right of way), said corner being the Northeast corner of the 7.51 acre tract of land and a U.S.C. & G.S. monument bears North 60 degrees 05 minutes 41 seconds East a distance of 350 feet and North 29 degrees 54 minutes 19 seconds East a distance of 1562.59 feet from said corner;

THENCE South 29 degrees 54 minutes 19 seconds East along the Southwest right of way line of said State Highway No. 205 a distance of 330.08 feet to a 1½ inch iron rod found for corner said corner being the North corner of said Pentecostal Church tract;

THENCE South 60 degrees 05 minutes 41 seconds West along the North line of said Pentecostal Church tract a distance of 337.42 feet to a 1½ inch iron rod found for corner;

THENCE South 29 minutes 54 seconds 19 minutes East along the West lines of said Pentecostal Church tract, said Gentry Plumbing tract, and said Estep tract, and the East line of said 1.24 acre tract, a distance of 417.42 feet to a 1½ inch iron rod found for corner;

THENCE South 60 degrees 08 minutes 51 seconds West along the South line of said 1.24 acre tract a distance of 351.14 feet to a 1½ inch iron rod found for corner;

THENCE North 30 degrees 00 minutes 00 seconds West along the West line of said 1.24 acre tract a distance of 199.67 feet to a 1½ inch iron rod found for corner.

THENCE North 45 degrees 04 minutes 21 seconds West a distance of 350.77 feet to a 1½ inch iron rod found for corner in the Southeast line of said Sid's Road;

THENCE North 45 degrees 06 minutes 36 seconds East along the Southwest line of said Sid's Road a distance of 808.15 feet to the POINT OF BEGINNING and containing 327,159.57 square feet or 7.51 acres of land.

CITY OF ROCKWALL

ORDINANCE NO. 09 - 03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL AS PREVIOUSLY AMENDED SO AS TO APPROVE A CHANGE IN ZONING FROM (C) COMMERCIAL DISTRICT TO (PD-44) PLANNED DEVELOPMENT NO. 44 DISTRICT, ON A 1.57-ACRE TRACT KNOWN AS PART OF LOT 1, BLOCK A, JAMES HELWIG ADDITION AND MORE SPECIFICALLY SHOWN IN EXHIBIT "A" ATTACHED HEREIN; 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, a zoning change from (C) Commercial district to (PD-44) Planned Development No. 44 district has been requested by John Bledsoe of Trans Am Trucking Inc., for a 1.57-acre tract known as part of Lot 1, Block A, James Helwig Addition, City and County of Rockwall, Texas, and more specifically shown in Exhibit "A" attached 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 of the City of Rockwall should be amended as follows:

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

Section 1. That the Unified Development Code (Ord. No. 04-38) 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 from (C) Commercial district to (PD-44) Planned Development No. 44 district on a 1.57-acre tract known as part of Lot 1, Block A, James Helwig Addition, City and County of Rockwall, Texas, and more specifically shown in Exhibit "A" attached herein; and

Section 2. That the property described herein shall be used only in the manner and for the purposes provided for in **Article V, Section 4.5, Commercial District** of the City of Rockwall Unified Development Code (Ord. No. 04-38) as heretofore amended and as may be amended in the future, and shall be subject to the following additional conditions:

1. As approved via Ordinance No. 97-28, the additional permitted uses shall be allowed:
 - a. Commercial Trucking Operation
 1. No Outdoor Storage/Parking of Vehicles shall be allowed on the 1.57-acre property as shown on Exhibit "B".

2. The subject site shall be limited to "Truck Driver Training" for the adjacent Trucking Operation located on the remaining portion of Lot 1, Block A, James Helwig Addition.

2. Adherence to the approved site plan (Exhibit "B").

Section 3. That the official zoning map of the City be corrected to reflect the changes in 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 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.

Section 6. That all ordinances of the City of Rockwall in conflict with the provisions of this 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 and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 20th day of ~~January~~, 2009.

2nd February
KWA

William R. Cecil

William R. Cecil, Mayor

ATTEST:

Kristy Ashberry
Kristy Ashberry, City Secretary

APPROVED AS TO FORM:

Pete Eckert
Pete Eckert, City Attorney

1st Reading: 01-05-09

2nd Reading: 02-02-09



[illegible]

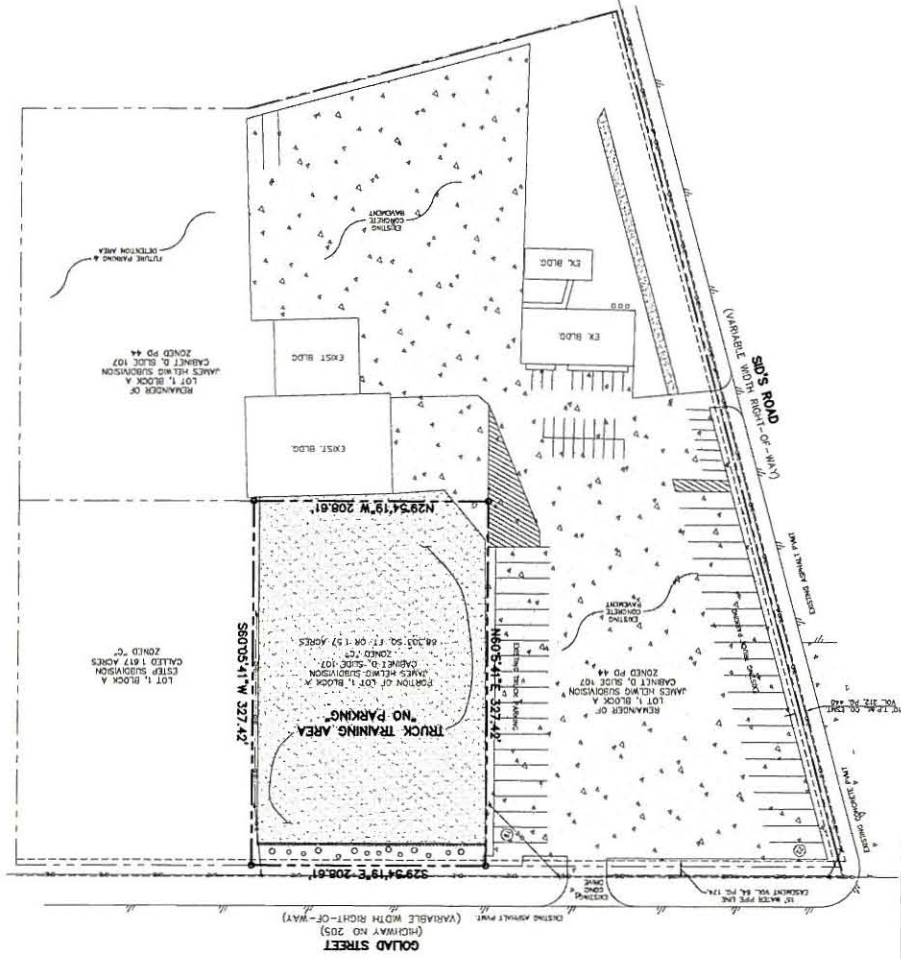
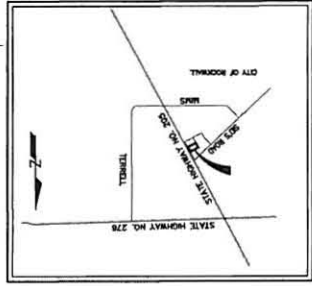
620 30032

OWNER/APPLICANT:
TRANSAM TRUCKING, INC.
2670 SOUTH GOLIAD
ROCKWALL, TEXAS 75032
PHONE: 972-722-0673
FAX: 972-961-9050

SPS
SHEET

Scale: 1" = 50'
Designed by J.J.V.
Drawn by J.M.M.
Checked by J.J.V.
Vp 2006\401-02\dwg\PROJECTA SPT1
DATE 11/14/2006

TRANS-AM TRUCKING
LOT 1, BLOCK A
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



OWNER/APPLICANT:
TRANSAM TRUCKING, INC.
2670 SOUTH GOLIAD
ROCKWALL, TEXAS 75087
PHONE: 972-722-0573
FAX: 972-981-9050

PURPOSE FOR REZONING:
REZONE 1.57 ACRES OF LOT 1, BLOCK A
JAMES HELWIG SUBDIVISION FROM "C"
COMMERCIAL TO PD 44 TO MATCH ZONING
ON REMAINDER OF LOT 1, BLOCK A.



PD SITE PLAN		TRANSAM TRUCKING, INC. 2670 SOUTH GOLIAD ROCKWALL, TEXAS 75087 PHONE: 972-722-0573 FAX: 972-981-9050		 TOMDEN ENGINEERING, L.L.P. 12555 N. Central Expressway, Suite 700 Pl. 972.386.6446 Fax: 972.386.6408 mail@tmden.com	
SHEET		DESIGNED BY: JLV		NO.	
17/18/08 15.26		DRAWN BY: JLV		DATE	
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS		CHECKED BY: JLV		APP.	
PDS1		12/18/08 15.26			



● COMMERCIAL/RETAIL (CR)

The *Commercial/Retail* land use category is characterized by single to multi-tenant commercial retail centers along major arterials at key intersections. These areas are typically considered to be convenience shopping centers and service adjacent residential subdivisions. Zoning in conformance with the Commercial/Retail land uses category can be incorporated into a Planned Development (PD) District as part of a larger mix-use master planned community, and may vary in size depending on the adjacent service area. In certain cases where commercial land uses are eminent, it may be appropriate to incorporate zoning in conformance to the Commercial land use category on all four (4) corners of an intersection; however, this is not necessary in all cases. These areas should be designed with the pedestrian in mind, and provide connections between the commercial land use and the adjacent residential subdivision.

DESIGNATION CHARACTERISTICS

- ① Primary Land Uses: Commercial Retail Buildings, Restaurants/Brew Pubs, Multi-Tenant Commercial Centers, Neighborhood Centers and Convenience Centers
- ② Secondary Land Uses: Office/Financial Institutions, Parks, Open Space, and Institutional/Civic Land Uses
- ③ Zoning Districts: Neighborhood Services (NS) District, General Retail (GR) District, Commercial (C) District and certain mixed-use Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

- ① Shops at Stone Creek
- ② Corner of the Intersection of N. Lakeshore Drive and N. Goliad Street [SH-205]
- ③ Walmart Neighborhood Market Shopping Center



● COMMERCIAL/INDUSTRIAL (CI)

The *Commercial/Industrial* land use category typically is characterized by smaller business and industrial land uses that are focused around assembly, manufacturing and fabrication. This designation may also accommodate land uses that require outside storage. These areas are also appropriate for small business and business incubator arrangements. Land uses under this designation should be heavily screened by landscaping and should be separated from other land uses using large buffers and roadways. These areas are not appropriate adjacent to residential land use designations and should be separated from these areas using transitional land uses.

DESIGNATION CHARACTERISTICS

- ① Primary Land Uses: Small Scale Manufacturing, Assembly, and Fabrication Businesses, Business Incubators, Contractors Shops, and Heavy Equipment/Truck Rental Businesses
- ② Secondary Land Uses: Warehouse and Outside Storage
- ③ Zoning Districts: Heavy Commercial (HC) District and Heavy Industrial (HI) District

EXISTING LAND USE EXAMPLES

- ① Areas Adjacent to National Drive
- ② Areas Adjacent to Sids Road

● BUSINESS CENTERS (BC)

The Business Center land use designation is intended to provide areas with a variety of employment options. While focusing on employment land uses, these areas may also incorporate limited supporting land uses (e.g. restaurants and commercial-retail) that complement the primary land uses. These areas should be designed with public amenities and greenspaces, increased landscaping, and unique design features that will help create a sense of place.

DESIGNATION CHARACTERISTICS

- ① Primary Land Uses: Professional Offices, Corporate Offices, General Offices, Institutional Land Uses, Research and Design/Development Businesses, and Technology/Data Centers.
- ② Secondary Land Uses: Supporting Restaurants and Commercial-Retail Land Uses, Hotels, Parks, Open Space and Civic Uses
- ③ Zoning Districts: Commercial (C) District, Light Industrial (LI) District, and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

- ① Trend Tower

18 SOUTHWEST RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The *Southwest Residential District* contains a mixture of land uses that include existing medium and low density residential, heavy commercial/retail land uses (i.e. *National Drive, Sids Road, and Mims Road*) and commercial land uses. In the future, this district is expected to continue to function as it does today with additional low-density master planned communities filling in the vacant land remaining in the central and southern areas of the district. In addition, the areas that are in transition are expected to continue to improve adding additional value to the City.

DISTRICT STRATEGIES

The strategies for the *Southwest Residential District* are as follows:

- 1 Suburban Residential.** This district has several large tracts of land that can support highly amenitized master planned communities. Areas adjacent to the Oaks of Buffalo Way Subdivision should utilize larger lots adjacent to the subdivision to transition to a smaller lot sizes; however, these areas should incorporate a mix of larger to mid-sized lots.

- 2 Commercial/Industrial Land Uses.** The areas around Sids Road, National Drive, and Mims Road are some of the only areas in the City that are designated for *Commercial/Industrial* land uses. As a result, these areas should be protected from the encroachment of incompatible land uses (i.e. *residential land uses -- higher density or otherwise*). This should protect the businesses that currently exist in these areas.

- 3 Transitional Areas.** The areas designated as *Transitional Areas* are currently transitioning from interim land uses and building types to more permanent structures with conforming land uses. These areas should be given special consideration with regard to requests that further the establishment of uses and structures that will improve the property values of the adjacent properties; however, the City should look to continue to discourage uses and structures that are situated within established floodplains.

- 4 Intersection of SH-276 and S. Goliad Street (Sids Road and S. Goliad Street).** The intersection at Sids Road and S. Goliad Street [SH-205] -- also identified as the future intersection of SH-276 and S. Goliad Street -- is anticipated to be a major commercial intersection due to the high traffic volumes carried by both SH-276 and S. Goliad Street [SH-205]. This intersection will most likely have commercial at all four (4) corners and will create a major node along both highways.



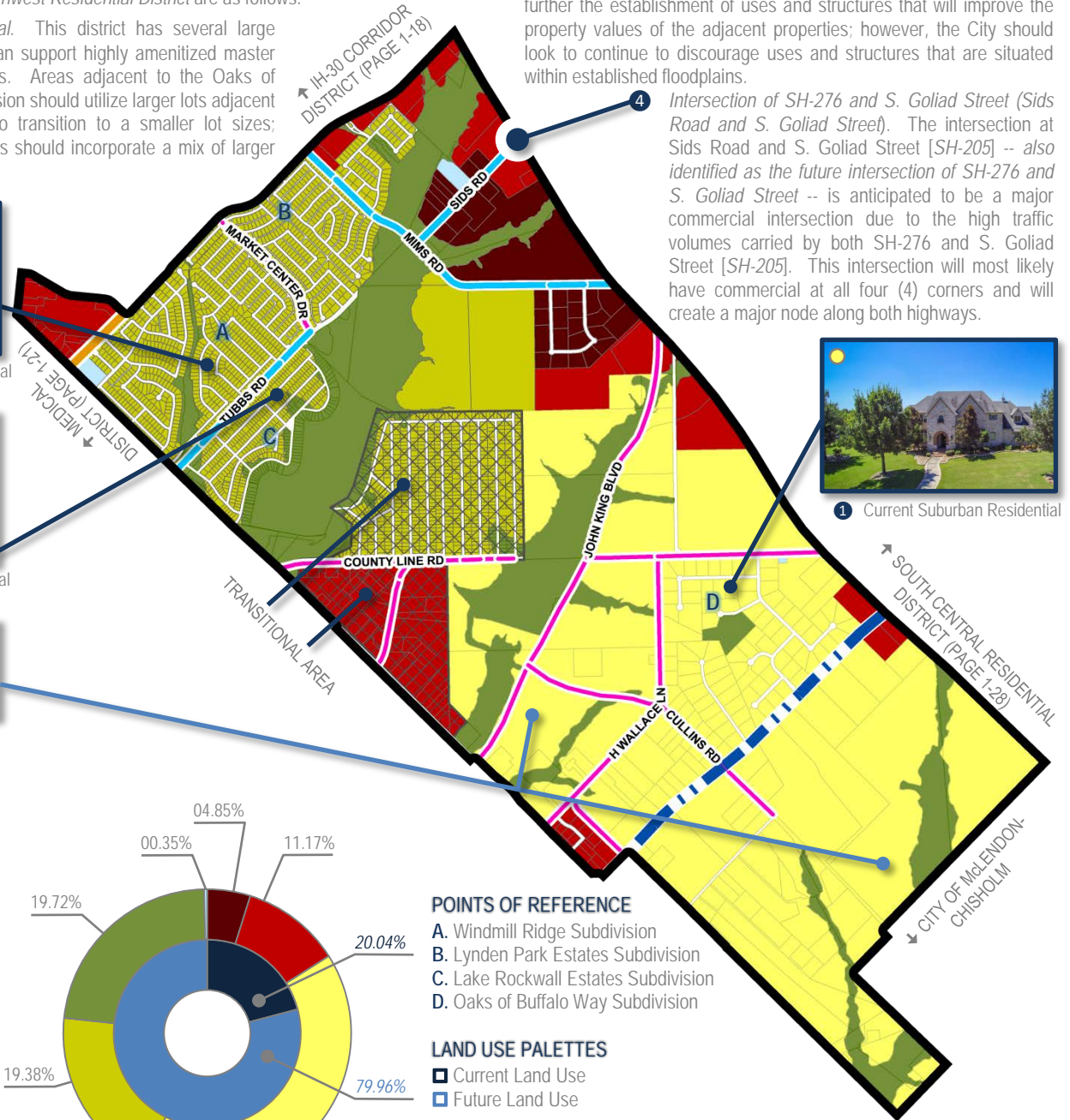
1 Current Suburban Residential



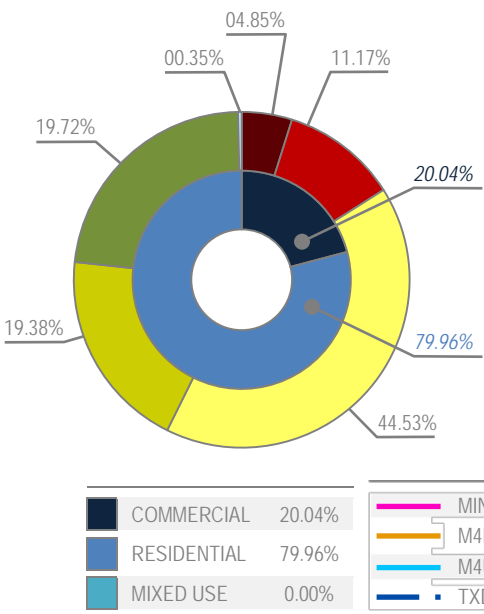
1 Current Suburban Residential



1 Future Suburban Residential



BUILT OUT	4,251
% OF ROCKWALL	10.95%
	10.34%
	12.49%
CURRENT	2,190
	188
	7,437



COMMERCIAL/INDUSTRIAL (CI)	120.50-ACRES
COMMERCIAL/RETAIL (CR)	277.44-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,106.20-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	481.39-ACRES
PARKS AND OPEN SPACE (OS)	489.99-ACRES
QUASI-PUBLIC (QP)	8.67-ACRES

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 44 (PD-44) [ORDINANCE NO.'S 97-28 & 09-03] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM A HEAVY COMMERCIAL (HC) DISTRICT AND COMMERCIAL (C) DISTRICT TO PLANNED DEVELOPMENT DISTRICT 44 (PD-44) AND FOR THE PURPOSES AMENDING THE CONCEPT PLAN AND DEVELOPMENT STANDARDS FOR A 90.37-ACRE TRACT OF LAND IDENTIFIED AS LOTS 6, 7, 8 & 9, BLOCK A, RAYBURN COUNTRY ADDITION; LOT 1, BLOCK 1, HELWIG ADDITION; LOT 1, BLOCK A, ESTEP ADDITION; AND TRACT 3 OF THE W. H. BARNES SURVEY, ABSTRACT NO. 26, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* AND FURTHER 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 David Naylor of Rayburn Electric Cooperative for the approval of a *Zoning Change* from a Heavy Commercial (HC) District and Commercial (C) District to Planned Development District 44 (PD-44) and for the purposes of amending the concept plan and development standards contained within Planned Development District 44 (PD-44) [Ordinance No.'s 97-28 & 09-03] for a 90.37-acre tract of land identified as Lots 6, 7, 8 & 9, Block A, Rayburn Country Addition; Lot 1, Block 1, Helwig Addition; Lot 1, Block A, Estep Addition; and Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, Heavy Commercial (HC) District, and Planned Development District 44 (PD-44) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, bounded by SH-205 to the east, Sids Road to the north, and Mims Road south and west, and more fully described in *Exhibit 'A'* 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 Planned Development District 44 (PD-44) [Ordinance No.'s 97-28 & 09-03] and the Unified Development Code [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 approval of this ordinance shall supersede all requirements stipulated in *Ordinance No.'s 97-28 & 09-03*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, outlined in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

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

SECTION 5. That 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 offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 6. That 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, 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;

SECTION 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (*including references to the Unified Development Code [UDC]*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 5TH DAY OF AUGUST, 2024.**

Trace Johannessen, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: July 15, 2024

2nd Reading: August 5, 2024

Exhibit 'A'
Legal Description

BEING 90.37 acres of land situated in Abstract 26, William N. Barnes Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at the Westernmost corner of the Rayburn Country Addition, Block A, Lot 9 (2019), *NAD83 Texas State Plane GPS Coordinate (Grid): E 2598018.94, N 7014699.27-feet*;

- 1 *THENCE* North 45°-09'-40" East, along the Southern Right of Way of Sids Road, a distance of 1166.39-feet to a corner;
- 2 *THENCE* South 45°-09'-07" East, following the boundary of the Pott Shrigley Addition (RCAD Account # 47004), a distance of 338.73-feet to a corner;
- 3 *THENCE* North 45°-09'-13" East, continuing along said boundary, a distance of 247.63-feet to a corner;
- 4 *THENCE* North 45°-02'-39" West, a distance of 338.69-feet to a corner;
- 5 *THENCE* North 45°-09'-41" East, a distance of 59.41-feet to a corner;
- 6 *THENCE* South 46°-05'-37" East, a distance of 10.654-feet for a corner;
- 7 *THENCE* North 44°-07'-04" East, following the boundary of the Helwig Addition (RCAD Account # 44046), a distance of 794.409-feet to a corner;
- 8 *THENCE* South 29°-54'-19" East, continuing along said boundary a distance of 734.37-feet to a corner;
- 9 *THENCE* South 30°-01'-35" East, along the West Right of Way of South Goliad St. (State Highway 205), a distance of 284.635-feet to a point;
- 10 *THENCE* South 30°-01'-35" East, continuing along said Right of Way, a distance of 297.94-feet to a point;
- 11 *THENCE* South 30°-01'-35" East, a distance of 449.71-feet to the beginning of a curve;
- 12 *THENCE* along said curve to the left having an angle of 09°-34'-15" and a radius of 5789.71-feet with a chord distance of 966.01-feet and a chord bearing of South 34°-48'-42" East, to the beginning of a curve;
- 13 *THENCE* along said curve to the right having an angle of 129°-16'-39" and a radius of 40.00-feet with a chord distance of 72.29-feet and a chord bearing of South 25°-02'-31" West, to a point;
- 14 *THENCE* South 89°-40'-52" West, along the North Right of Way of Mims Rd, a distance of 366.51-feet to a point;
- 15 *THENCE* South 89°-40'-52" West, continuing along said Right of Way, a distance of 849.66-feet to a point;
- 16 *THENCE* North 88°-36'-16" West, a distance of 1129.63-feet to the beginning of a curve;
- 17 *THENCE* along said curve to the right having an angle of 46°-17'-43" and a radius of 417.50-feet with a chord distance of 328.24-feet and a chord bearing of North 65°-27'-24" West, to a point;
- 18 *THENCE* North 42°-18'-34" West, a distance of 364.963-feet to a corner;
- 19 *THENCE* North 43°-30'-55" East, following the boundary of Abstract 26, Tract 3-7, a 1.5-acre tract (RCAD Account # 26918), a distance of 70.203-feet to a point;
- 20 *THENCE* North 45°-33'-50" East, continuing along said boundary, a distance of 99.73-feet to a corner;
- 21 *THENCE* North 45°-07'-43" West, a distance of 338.235-feet, to the *POINT OF BEGINNING AND CONTAINING* 90.37 acres of land (3,936,502.92 square-feet) more or less.

Exhibit 'B'
Survey

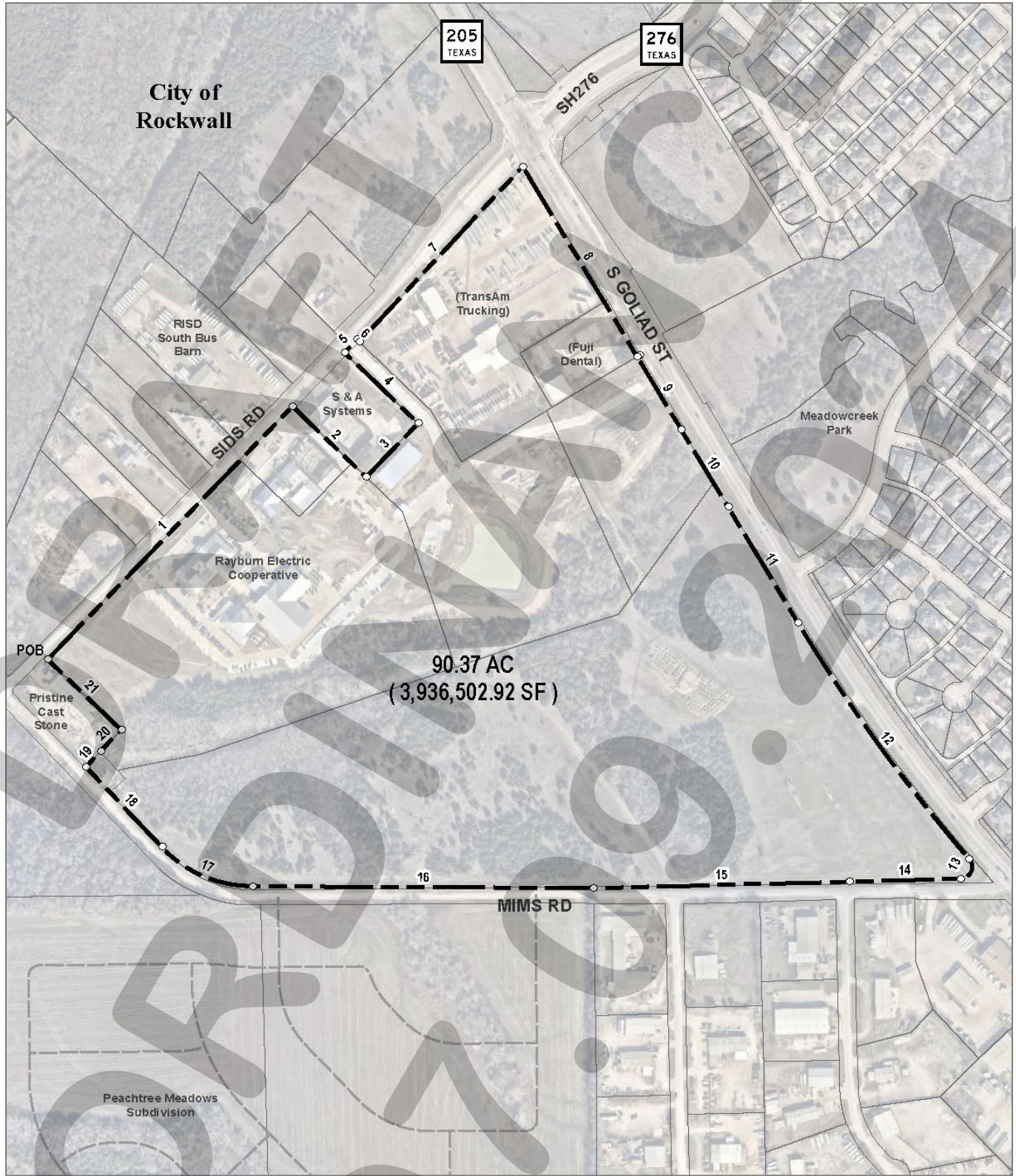


Exhibit 'C'
Concept Plan

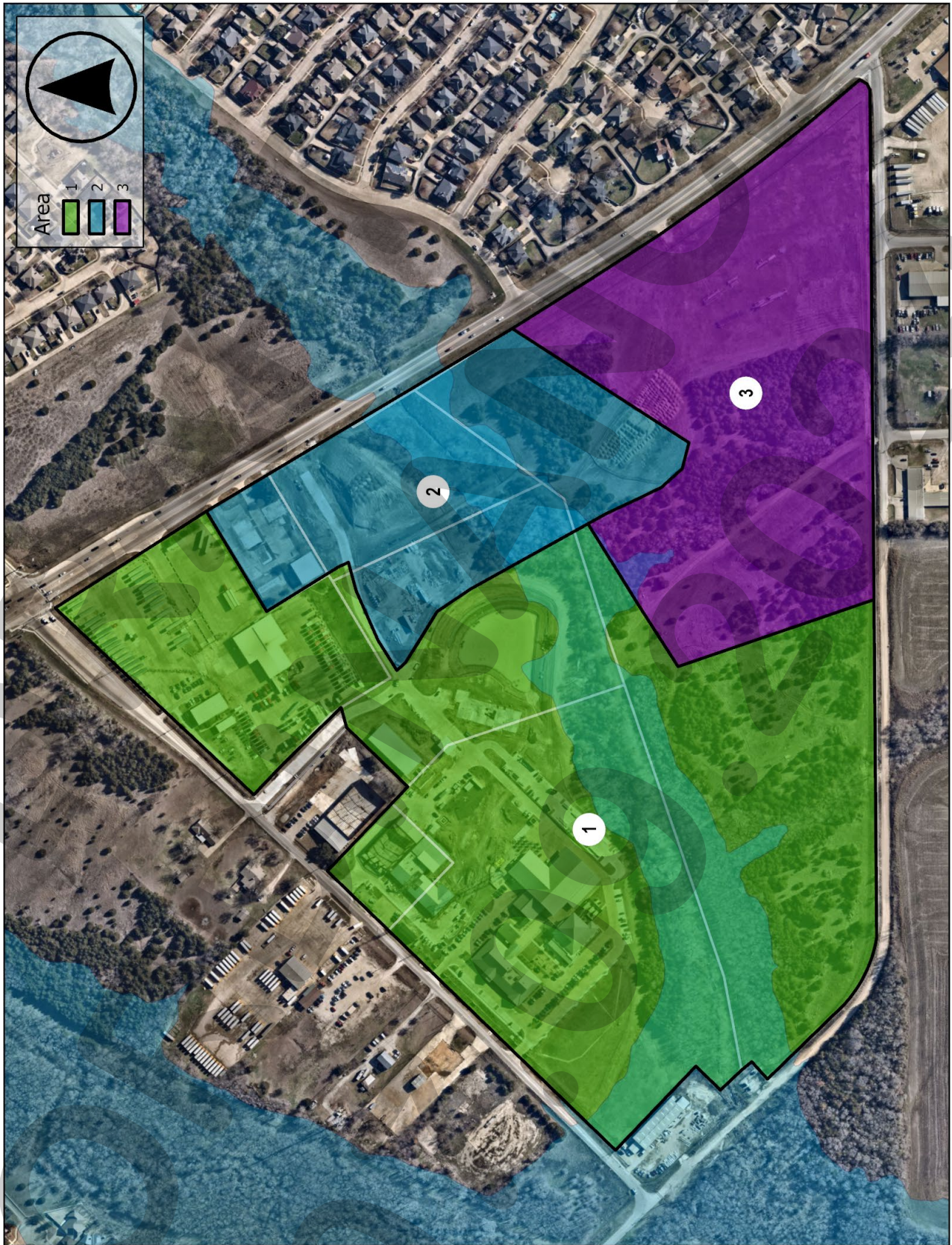


Exhibit 'D'
Development Standards

(A) PURPOSE.

The purpose of this Planned Development District ordinance is to provide flexible design standards to accommodate a commercial campus for the Rayburn Electric Cooperative that incorporates unique architecture and land uses that are otherwise not permitted in the Commercial (C) and Heavy Commercial (HC) Districts. These land uses include the existing offices and warehouse space, future amenities for employees and their guests (e.g. a private indoor gun range and recreation area), and community spaces (e.g. recreational fields, soccer complex, playgrounds, etc.).

(B) GENERAL STANDARDS FOR ALL AREAS.

- (1) Development Review Process. All development proposed for the *Subject Property* shall require site plan approval in accordance with the requirements and procedures of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).
- (2) Development Standards. In addition to the standards stipulated for the underlying zoning district, *Areas 1, 2, & 3 -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the requirements of Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC).
- (3) Permitted Uses. Unless specifically provided for by this Planned Development District ordinance, the land uses permitted within *Areas 1, 2, & 3 -- as depicted in Exhibit 'C' of this ordinance* -- shall be determined by the underlying zoning district and additional land use provisions stated in Sections (C), (D), & (E) of this ordinance and as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC); however, the following land uses shall be prohibited in all *Areas* of this Planned Development District:

- Animal Boarding/Kennel without Outside Pens
- Animal Clinic for Small Animals without Outdoor Pens
- Animal Hospital or Clinic
- Community Garden
- Urban Farm
- Caretakers Quarters/Domestic or Security Unit
- Covenant, Monastery, or Temple
- Limited Service Hotel
- Full Service Hotel
- Residence Hotel
- Motel
- Assisted Living Facility
- Blood Plasma Donor Center
- Cemetery/Mausoleum
- Church/House of Worship
- College, University, or Seminary
- Convalescent Care Facility/Nursing Home
- Congregate Care Facility/Elderly Housing
- Daycare with Seven (7) or More Children
- Emergency Ground Ambulance Services
- Hospice
- Hospital
- Local Post Office

Exhibit 'D'
Development Standards

- Regional Post Office
- Temporary Carnival, Circus, or Amusement Ridge
- Private Country Club
- Private Club, Lodge or Fraternal Organization
- Theater
- Alcoholic Beverage Package Sales
- Alcoholic Beverage Store
- Antique/Collectible Store
- Brew Pub
- Business School
- Catering Service
- Temporary Christmas Tree Sales Lot and/or Similar Uses
- Copy Center
- Craft/Micro Brewery, Distillery and/or Winery
- Incidental Display
- Garden Supply/Plant Nursery
- Hair Salon and/or Manicurist
- Laundromat with Dropoff/Pickup Services
- Self-Service Laundromat
- Massage Therapist
- Private Museum or Art Gallery
- Night-Club, Discotheque, or Dance Hall
- Pawn Shop
- Permeant Cosmetics
- Pet Shop
- Temporary Real Estate Sales Office
- Rental Store without Outside Storage and/or Display
- Restaurant with less than 2,000 SF with Drive-Through or Drive-In
- Restaurant with less than 2,000 SF without Drive-Through or Drive-In
- Restaurant with 2,000 SF or more with Drive-Through or Drive-In
- Restaurant with 2,000 SF or more without Drive-Through or Drive-In
- Retail Store with Gasoline Sales that has Two (2) or Less Dispensers (*i.e. a Maximum of Four [4] Vehicles*)
- Retail Store with Gasoline Sales that has more than Two (2) Dispensers
- Secondhand Dealer
- Art, Photography, or Music Studio
- Tailor, Clothing, and/or Apparel Shop
- Tattoo and/or Body Piercing
- Taxidermist Shop
- Bail Bond Service
- Commercial Cleaners
- Custom and Craft Work
- Electrical, Watch, Clock, jewelry and/or Similar Repair
- Feed Store or Ranch Supply
- Furniture Upholstery/Refinishing and Resale
- Gunsmith Repair and Sales
- Rental, Sales and Service of Heavy Machinery and Equipment
- Locksmith
- Medical or Scientific Research Lab
- Manufactured Home Sales
- Shoe and Boot Repair and Sales
- Trade School
- Major Automotive Repair Garage
- Minor Automotive Repair Garage
- Automobile Rental
- New or Used Boat and Trailer Dealership

Exhibit 'D'
Development Standards

- Full Service Car Wash
- Self-Service Car Wash
- New and/or Used Indoor Motor Vehicle Dealership/Showroom
- New Motor Vehicle Dealership for Cars and Light Trucks
- Commercial Parking Lot
- Recreational Vehicle (RV) Sales and Service
- Service Station
- Towing and Impound Yard
- Towing Service without Storage
- Truck Rental
- Truck Stop with Gasoline Sales and Accessory Services
- Carpet and Rug Cleaning
- Environmentally Hazardous Materials
- Food Processing with No Animal Slaughtering
- Light Assembly and Fabrication
- Heavy Manufacturing
- Light Manufacturing
- Mining and Extraction of Sand, Gravel, Oil and/or Other Materials
- Printing and Publishing
- Salvage or Reclamation of Products Indoors
- Sheet Metal Shop
- Welding Repair
- Cold Storage Plant
- Mini-Warehouse
- Wholesale Showroom Facility
- Bus Charter Service and Service Facility
- Radio Broadcasting
- Recording Studio
- Trucking Company

(4) **Landscape Standards.** Unless specifically provided for by this Planned Development District ordinance, and in addition to the requirements of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), *Areas 1, 2, & 3 -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the following requirements:

(a) **Landscape Buffer (SH-205).** A minimum of a 25-foot landscape buffer shall be provided along the frontage of SH-205 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm, and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum combined height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-linear feet of frontage. A meandering five (5) foot sidewalk shall be constructed within the 25-foot landscape buffer.

(b) **Landscape Buffer (Mims Road and Sids Road).** A minimum of a ten (10) foot landscape buffer shall be provided along the frontage of Mims Road and Sids Road (*outside of and beyond any required right-of-way dedication*). In addition, one (1) canopy and one (1) accent trees shall be required to be planted per 50-linear feet of frontage. A five (5) foot sidewalk shall be constructed within the ten (10) foot landscape buffer.

(5) **Building and Design Standards.** All buildings proposed within *Areas 1, 2, & 3 -- as depicted in Exhibit 'C' of this ordinance* -- shall incorporate complementary architectural styles, building materials, and colors. The Architecture Review Board (ARB) shall review all building elevations during the site plan process to ensure that a complementary

Exhibit 'D'
Development Standards

design scheme and building materials are being proposed, and that the design is consistent and complimentary to the existing buildings on the site. In addition, buildings that are adjacent to or that will be highly visibility from S. Goliad Street (SH-205) should generally conform to the *General Overlay District Standards*; however, buildings internal to the site should be given special consideration through the variance process to allow more functional buildings and building materials.

- (6) **Variances**. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance; however, in considering a variance to the standards of this ordinance the Architectural Review Board (ARB) and Planning and Zoning Commission shall consider the previous approvals and design schemes of the overall campus and look to create uniformity in design and aesthetics for the area.

(C) AREA 1.

- (1) **Permitted Uses**. *Area 1 -- as depicted in Exhibit 'C' of this ordinance --* shall be subject to the land uses permitted within the Heavy Commercial (HC) District, as stipulated by the *Permissible Use Charts* contained within Article 04, *Permissible Uses*, of the Unified Development Code (UDC); however, the following additional land use provisions shall apply to *Area 1*:

- (a) The following additional land uses shall be permitted *by-right*:

- Private Indoor Gun Range

NOTE: For the purposes of this Planned Development District ordinance, a *Private Indoor Gun Range* shall be defined as a gun range that is fully contained within an enclosed area (*i.e. all activities shall be done inside an indoor building*) that is intended for the private use of employees of Rayburn Electric Cooperative and their guests.

- (b) The following additional land uses shall be permitted as an accessory land use to an *Corporate Office Campus/Warehouse* land use:

- Major Automotive Repair Garage
- Service of Heavy Machinery and Equipment
- Self-Service Car Wash
- Welding Repair

- (2) **Development Standards**. Unless specifically provided for by this Planned Development District ordinance, the development standards for *Area 1* shall be those stipulated for properties in the Heavy Commercial (HC) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC).

(D) AREA 2.

- (1) **Permitted Uses**. *Area 2 -- as depicted in Exhibit 'C' of this ordinance --* shall be subject to the land uses permitted within the Commercial (C) District, as stipulated by the *Permissible Use Charts* contained within Article 04, *Permissible Uses*, of the Unified Development Code (UDC); however, the following additional land use provisions shall apply to *Area 2*:

Exhibit 'D'
Development Standards

(a) The following additional land uses shall be permitted *by-right*:

- Private Outdoor Recreation Facilities
- Banquet Facility/Event Hall

NOTE: For the purposes of this Planned Development District ordinance, the Private Outdoor Recreation Facilities land use shall be defined as private recreation facilities (e.g. pickleball courts, basketball courts, picnic areas, playgrounds, or similar uses) that are intended for the private use of employees of Rayburn Electric Cooperative and their guests.

(2) Development Standards. Unless specifically provided for by this Planned Development District ordinance, the development standards for Area 2 shall be those stipulated for properties in the Commercial (C) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC).

(E) AREA 3.

(1) Permitted Uses. Area 3 -- as depicted in Exhibit 'C' of this ordinance -- shall be subject to the land uses permitted within the Commercial (C) District, as stipulated by the *Permissible Use Charts* contained within Article 04, *Permissible Uses*, of the Unified Development Code (UDC); however, the following additional land use provisions shall apply to Area 3:

(a) The following additional land uses shall be permitted *by-right*:

- Outdoor Commercial Amusement/Recreation
- Banquet Facility/Event Hall
- Solar Collector Energy Panels (*Ground Mounted*)¹

NOTES:

¹: The Solar Collector Energy Panels land use shall adhere to the following *Conditional Land Use Standards*:

- (1) The Solar Collector Energy Panels shall be required to be shown on a site plan that is approved by the Planning and Zoning Commission.
- (2) The Solar Collector Energy Panels shall be fully screened from the public's view (i.e. adjacent properties or rights-of-way) by a solid masonry screening wall. As an alternative, the Planning and Zoning Commission may grant the use of three (3) tiered screening and berms where it is deemed to be an appropriate screening alternative.
- (3) All ground mounted or pole mounted Solar Collector Energy Panels shall be located outside of any building setbacks or easements.
- (4) The maximum overall height of ground mounted or pole mounted Solar Collector Energy Panels shall be eight (8) feet.
- (5) Solar Collector Energy Panels shall meet all other pertinent requirements of the Unified Development Code (UDC).

(2) Development Standards. Unless specifically provided for by this Planned Development District ordinance, the development standards for Area 3 shall be those stipulated for properties in the Commercial (C) District as stipulated by Article 05, *District Development*

Exhibit 'D'
Development Standards

Standards, of the Unified Development Code (UDC).



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council

DATE: July 15, 2024

APPLICANT: David Naylor; *Rayburn Electric Cooperative*

CASE NUMBER: Z2024-028; *Zoning Change (PD-44, HC, & C to PD-44) for the Rayburn Electric Cooperative Corporate Campus*

SUMMARY

Hold a public hearing to discuss and consider a request by David Naylor of Rayburn Electric Cooperative for the approval of a Zoning Change from Planned Development District 44 (PD-44), Commercial (C) District, and Heavy Commercial (HC) District to Planned Development District 44 (PD-44) for Commercial (C) District and Heavy Commercial (HC) District land uses for a 95.00-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26; Lots 6, 7, 8, & 9, Block A, Rayburn Country Addition; Lot 1, Block 1, Helwig Addition; and Lot 1, Block A, Estep Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, Heavy Commercial (HC) District, and Planned Development District 44 (PD-44) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located in between Mims Road, Sids Road, and S. Goliad Street [SH-205], and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on May 19, 1986 through the adoption of *Ordinance No. 86-37 (Case No. A1986-005)*. At the time of annexation, the subject property was zoned Agricultural (AG) District. The changes after annexation to the subject property are as follows (see *Figure 1*):

TRACT A. LOTS 6, 7, 8 & 9, BLOCK A, RAYBURN COUNTRY ADDITION AND TRACT 3 OF THE W. H. BARNES SURVEY, ABSTRACT NO. 26

At the time of annexation, *Tract A* had a *Construction Company (i.e. Halderman and True Construction Co.)* situated on it. This included one (1) of the existing buildings that currently makes up a portion of the Rayburn Electric Cooperative's corporate campus (*i.e. 950 Sids Road*). On May 4, 1987, the City Council approved *Ordinance No. 87-19 (Case No. PZ1987-006-01)*, which rezoned a 76.685-acre portion of the subject property (*i.e. portions of Lots 6, 7, 8 & 9, Block A, Rayburn Country Addition and all of Tract 3 of the W. H. Barnes Survey*) from Agricultural (AG) District to Heavy Commercial (HC) District [*i.e. 44.706-acres*] and Commercial (C) District [*i.e. 31.979-acres*] (see *Figure 2*). On June 3, 2013, the City Council approved a preliminary plat (*Case No. P2013-014*) proposing to create Lots 1-3, Rayburn Country Addition. The Planning and Zoning Commission approved a site plan (*Case No. SP2014-004*) for a 118,022 SF office/warehouse building on March 11, 2014. Following this approval, on August 11, 2014, the City Council approved a final plat (*Case No. P2014-013*) -- in conformance with the approved preliminary plat -- for a portion of the Area designating it as Lots 1-3, Block A, Rayburn Country Addition. On December 4, 2017 the City Council approved a replat (*Case No. P2017-063*) for this area reestablishing Lots 1-3, Block A, Rayburn Country Addition as Lots 4-7, Block A, Rayburn Country Addition. On June 4, 2018, the City



FIGURE 1. TRACT A: GREEN; TRACT B: BLUE; TRACT C: PURPLE

Council approved a subsequent replat (Case No. P2018-010) of this area establishing Lots 8 & 9, Block A, Rayburn Country Addition. This portion of the Area was re-designated as Lot 1-3, Block A, REC Campus Addition after the City Council approved a preliminary plat (Case No. P2022-041) on September 19, 2022 and a final plat (Case No. P2023-018) on July 17, 2023. On November 15, 2022, the Planning and Zoning Commission approved a site plan [Case No. SP2022-058] to allow the construction of three (3) buildings, which were added to the Rayburn Electric Cooperative's corporate campus. The building elevations approved with this site plan were amended on July 25, 2023 (Case No. SP2023-023) and November 28, 2023 (Case No. SP2023-045). According to the Rockwall Central Appraisal District (RCAD) currently situated in Area A is the follow: [1] a 15,037 SF office building that was constructed in 2014, [2] a 9,280 SF office building that was constructed in 2018, [3] a 3,563 SF office building that was constructed in 2018, [4] a 26,909 SF storage/warehouse building that was constructed in 2018, [5] a 3,600 SF office building that was constructed in 1986, and [6] a 4,000 SF storage/warehouse building that was constructed in 1986.

TRACT B. LOT 1, BLOCK 1, HELWIG ADDITION

At the time of annexation, *Tract B* was occupied by a *House of Worship* (i.e. *Pentecostal Church of Rockwall*) and an industrial land use. On December 19, 1988, a portion of *Tract B* was rezoned from an Agricultural (AG) District to a Commercial (C) District and Heavy Commercial (C) District by *Ordinance No. 88-64* (Case No. PZ1988-053-01). Around the time this property was zoned, a *Commercial Trucking Operation* was established on the subject property. On July 20, 1992, the City Council approved a site plan and preliminary plat for the subject property (i.e. Case No.'s PZ1992-026-01 & PZ1992-026-02). The purpose of this approval was to allow the redevelopment of the site for an office building and maintenance shop for the existing *Commercial Trucking Operation*. Following this approval, the City Council approved a final plat (Case No. PZ1993-002-01) on January 18, 1993. This established this portion of the subject property as Lot 1, Block 1, Helwig Addition. On November 3, 1997, the City Council approved *Ordinance No. 97-28* (Case No. PZ1997-071-01), which changed the zoning of a 7.51-acre portion of *Tract B* from Heavy Commercial (HC) District and Commercial (C) District to Planned Development District 44 (PD-44). This Planned Development District allowed Commercial (C) District land uses with the addition of the *Commercial Trucking Operation* land use. In conjunction with this case, the City Council approved a replat (Case No. PZ1997-071-02) on January 20, 1998; however, the subject property remained designated as Lot 1, Block 1, Helwig Addition. This subdivision plat defined the current boundaries of *Tract B*. On February 2, 1998, the City Council adopted *Ordinance No. 98-05* (Case No. PZ1997-093-01), which amended Planned Development District 44 (PD-44) to incorporate approximately two (2) acres (which was occupied with the aforementioned *House of Worship*) into the Planned Development District. On February 2, 2009, the City Council again amended Planned Development District 44 (PD-44) through *Ordinance No. 09-03* (Case No. Z2008-029). The purpose of this amendment was to add a 1.57-acre tract of land to the Planned Development District. According to the Rockwall Central Appraisal District (RCAD) the original commercial building on the subject property was construction in 1985 and consists of 1,680 SF of building area. The remaining structures on the subject property were constructed in 1993 and consist of: [1] a 5,000 SF office building, [2] an 11,520 SF service repair garage, [3] a 5,244 SF storage warehouse, and [4] a 1,300 SF maintenance/storage building.

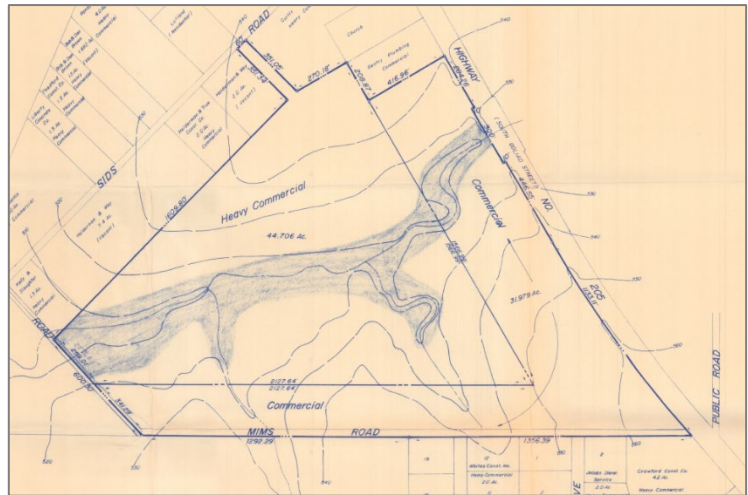


FIGURE 2. ZONING EXHIBIT FROM CASE NO. PZ1987-006-01

TRACT C. LOT 1, BLOCK A, ESTEP ADDITION

At the time of annexation, *Tract C* was occupied by a *Contractor's Shop* (i.e. *Gentry Plumbing*). A portion of *Tract C* was rezoned from an Agricultural (AG) District to a Commercial (C) District through the adoption of *Ordinance No. 87-19* (Case No. PZ1987-006-01) on May 4, 1987. The remainder of the tract was rezoned from an Agricultural (AG) District to a Commercial (C) District on January 18, 1988 by *Ordinance No. 88-02* (Case No. PZ1987-69-01). A site plan, building elevations and landscape plan (i.e. Case No.'s PZ2003-05-02, PZ2003-05-03, & PZ2003-05-04) were approved by the Planning and Zoning Commission on February 25, 2003. This approval was for *Fuji Ceramics Dental Lab*. Following this approval, *Tract C* was platted as Lot 1, Block A, Estep Addition by Case No. PZ2003-05-01 on March 3, 2003. According to the Rockwall Central Appraisal District (RCAD) currently situated on the subject property are the following structures: [1] a 7,832 SF office building

constructed in 2000, [2] a 1,936 SF office building constructed in 2003, [3] a 1,170 SF office building constructed in 2003, [4] a 4,900 SF office building constructed in 2003, [5] a 2,760 SF office building constructed in 2003, and [6] a 1,120 SF storage garage constructed in 2003.

PURPOSE

On June 14, 2024, the applicant -- *David Naylor of Rayburn Electric Cooperative* -- submitted a development application requesting to change the zoning of the subject property from Planned Development District 44 (PD-44), Heavy Commercial (HC) District, and Commercial (C) District to Planned Development District 44 (PD-44) for Commercial (C) District and Heavy Commercial (HC) District land uses. The applicant has stated that the purpose of the zoning change is create a Planned Development District that allows the land uses necessary to create a corporate campus for the Rayburn Electric Cooperative.

ADJACENT LAND USES AND ACCESS

The subject property is generally bounded by SH-205 (*S. Goliad Street*) to the east, Sids Road to the north, and Mims Road to the south and west. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Sids Road, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this roadway are the following land uses: [1] a five (5) acre tract of vacant land (*i.e. Tract 8-1 of the J. D. McFarland Survey, Abstract No. 145*) that is zoned Agricultural (AG) District; [2] four (4) tracts of land (*i.e. Tracts 8 & 8-3 of the J. D. McFarland Survey, Abstract No. 145 and Lots 1 & 2, Block A, Brown & Brown Subdivision*), which are zoned Heavy Commercial (HC) District and occupied with industrial and storage land uses; [3] a 1.50-acre tract of land (*i.e. Tract 8-02 of the J. D. McFarland Survey, Abstract No. 145*), which is zoned Commercial (C) District and is occupied with an industrial land use and a telecommunications tower; [4] two (2) tracts of land (*i.e. Tracts 5 & 11 of the J. D. McFarland Survey, Abstract No. 145*), zoned Agricultural (AG) District, that are occupied with two (2) single-family homes; and, [5] a 9.01-acre vacant parcel of land (*i.e. Lot 1, Block 1, Rockwall Hospital Addition*) that is zoned Commercial (C) District.

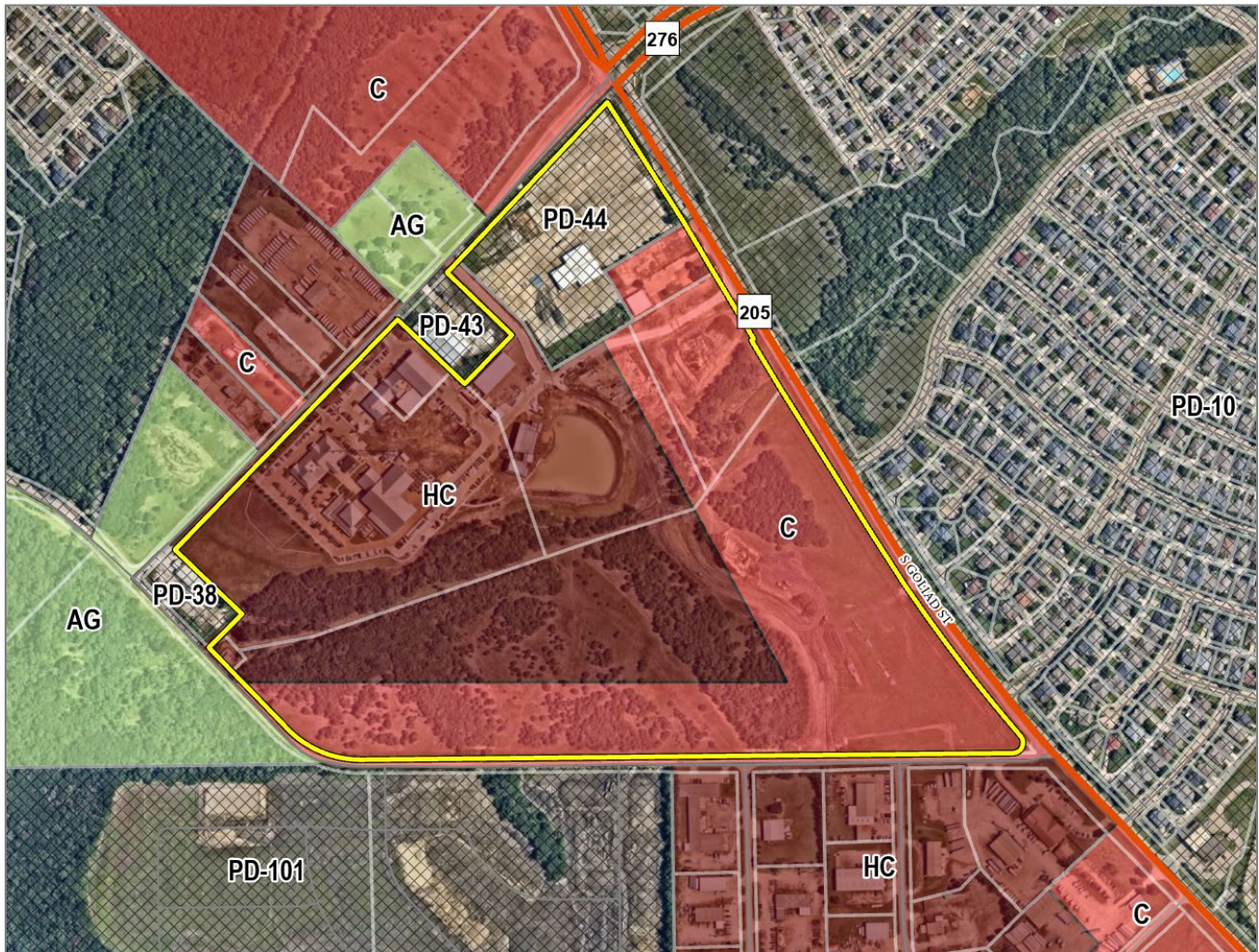
South: Directly south of the subject property is Mims Road, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this is the Peachtree Subdivision, which is zoned Planned Development District 101 (PD-101) for Single-Family 10 (SF-10) District land uses. This subdivision will consist of 292 single-family residential lots, and is currently in the development process. Also, south of the subject property is 16 properties that are developed with various industrial and heavy commercial land uses and that are zoned Heavy Commercial (HC) District.

East: Directly east of the subject property is SH-205 (*S. Goliad Street*), which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this are the following land uses: [1] Phase 1 of the Hickory Ridge Subdivision, which was established on February 22, 2001 and consists of 139 single-family residential lots on 41.67-acres; [2] Phase 3 of the Meadow Creek Estates Subdivision, which was established on February 27, 2001 and consists of 132 single-family residential lots on 43.56-acres; and, [3] a vacant 8.969-acre tract of land (*i.e. Tract 2-2 of the W. H. Barnes Survey, Abstract No. 26*). All of these properties are zoned Planned Development District 10 (PD-10) for Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District, and Commercial (C) District land uses.

West: Directly west of the subject property is Mims Road, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. West of this roadway is a 15.0530-acre tract of land, owned by the City of Rockwall, and zoned Agricultural (AG) District. This property will be the future site of a City water tower. Beyond this is Phase 1 of the Highland Meadow Subdivision, which was established on January 10, 1996 and consists of 101 single-family residential lots on 25.93-acres of land. This subdivision is zoned Single-Family 7 (SF-7) District.

Continued on Next Page ...

FIGURE 3. LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

Recently, the Rayburn Electric Cooperative purchased several properties around their existing corporate campus. These include several vacant/raw tracts of land, some buildings that were used in conjunction with a dental lab (i.e. *Fuji Dental Lab*), and a trucking facility (i.e. *TransAM Trucking*). Based on this the applicant -- *David Naylor* -- has submitted a development application proposing to rezone this area from Planned Development District 44 (PD-44), Commercial (C) District, and Heavy Commercial (HC) District to Planned Development District 44 (PD-44) for limited Commercial (C) District and Heavy Commercial (HC) District land uses. According to Subsection 01.01, *Purpose*, of Article 11, *Planned Development Regulations*, of the Unified Development Code (UDC), "PD Districts are intended to implement the goals and

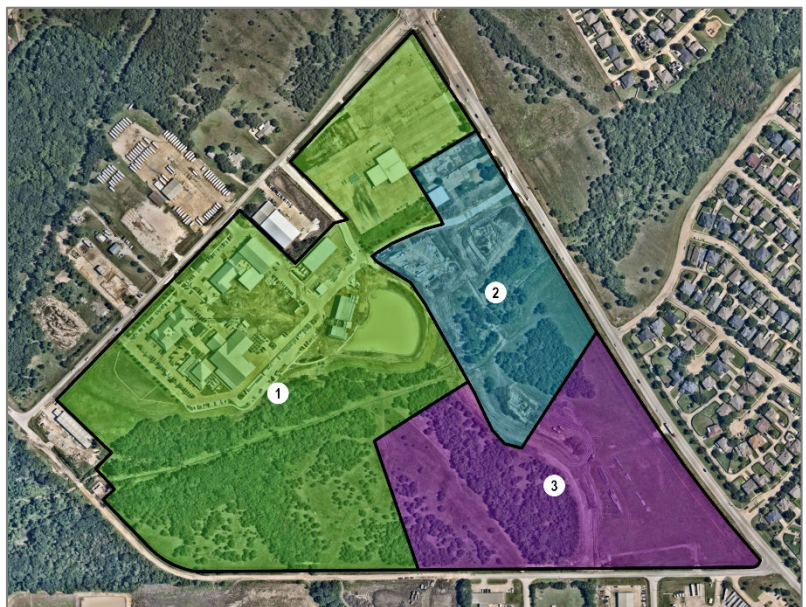


FIGURE 4. PROPOSED SITE PLAN
 AREA 1: GREEN; AREA 2: BLUE; AREA 3: PURPLE

objectives of the City's Comprehensive Plan ... PD Districts are also intended to encourage flexible and creative planning, to ensure the compatibility of land uses, and to allow for the adjustment of changing demands to meet the current needs of the community by meeting one or more of the following purposes: [1] To provide for superior design of lots or buildings; [2] To provide for increased recreation and/or open space opportunities for public use; {and} [3] To provide amenities or features that would be of special benefit to the property users or community; ..." The applicant has submitted a letter stating that it is Rayburn Electric Cooperative's intent "...to adjust the zoning on the overall property to ensure consistency with our current use [Rayburn Electric Cooperative's existing facilities] as well as utilize portions of the property to benefit the community (e.g. soccer fields and other recreational uses) and our employees." In addition, the *Concept Plan* provided by the applicant shows that the subject property will be subdivided into three (3) tracts of land (i.e. Areas 1, 2, & 3) [see Figure 4], and -- according to the proposed Planned Development District ordinance -- these tracts of land will be used as follows:

AREA 1

Area 1 will contain the entirety of the existing Rayburn Electric Cooperative's corporate campus, the existing trucking facility situated at the southwest corner of S. Goliad Street [SH-205] and Sids Road, and approximately half of the vacant tracts of land south of the existing corporate campus. This Area will be subject to the land uses permitted within the Heavy Commercial (HC) District, with the exception of the prohibited land uses contained in the Planned Development District ordinance [i.e. staff delineated a list of prohibited land uses that the applicant has agreed to incorporate into the ordinance]. In addition, the applicant is requesting to add a *Private Indoor Gun Range* as a permitted *by-right* land use in this Area, and has stated that this is being incorporated to provide an amenity to Rayburn Electric Cooperative's employees and their guests. This section also includes the following accessory land uses (which are permitted as accessory land uses to a Corporate Office Campus/Warehouse land use): *Major Automotive Repair Garage*, *Service of Heavy Machinery and Equipment*, *Self-Service Car Wash*, and *Welding Repair*. This Area will be subject to the density and dimensional requirements stipulated for the Heavy Commercial (HC) District, which are summarized as follows:

TABLE 1: HEAVY COMMERCIAL (HC) 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' + ½ Height > 36
MINIMUM REAR YARD SETBACK	10'
MINIMUM BETWEEN BUILDINGS ⁽²⁾	20' + ½ Height > 36
MAXIMUM BUILDING HEIGHT ⁽³⁾	60'
MAXIMUM LOT COVERAGE	60%
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: NOT TO EXCEED 50-FEET.

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.

AREA 2

Area 2 will incorporate vacant tracts of land adjacent to S. Goliad Street [SH-205] and the parcel of land that was previously a dental lab. This Area will be subject to the land uses permitted within the Commercial (C) District with the exception of the prohibited land uses contained in the Planned Development District ordinance [i.e. staff delineated a list of prohibited land uses that the applicant has agreed to incorporate into the ordinance]. In addition, the applicant is requesting to allow the *Private Outdoor Recreation Facilities* and *Banquet/Event Hall* land uses *by-right* in this Area. The applicant has stated to staff that the purpose of incorporating these land uses is to allow for a *Banquet/Event Hall* that can provide space for company events and recreational amenities for Rayburn Electric Cooperative's employees and their guests. This Area will be subject to the density and dimensional requirements stipulated for the Commercial (C) District, which are summarized as follows:

TABLE 2: COMMERCIAL (C) DISTRICT STANDARDS

MINIMUM LOT AREA	10,000 SF
MINIMUM LOT WIDTH	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK ^{(1) & (2)}	15'
MINIMUM SIDE YARD SETBACK ⁽³⁾	10'
MINIMUM REAR YARD SETBACK ⁽³⁾	10'
MINIMUM BETWEEN BUILDINGS ⁽³⁾	15'
MAXIMUM BUILDING HEIGHT ⁽⁴⁾	60'
MAXIMUM LOT COVERAGE	60%
MINIMUM LANDSCAPING	20%

GENERAL NOTES:

- ¹: FROM FUTURE RIGHT-OF-WAY AS SHOWN ON THE ADOPTED MASTER THOROUGHFARE PLAN OR AS ACTUALLY EXISTS, WHICHEVER IS GREATER.
- ²: PARKING SHOULD NOT BE LOCATED BETWEEN THE FRONT FAÇADE AND THE PROPERTY LINE.
- ³: THE SETBACK CAN BE REDUCED TO ZERO (0) FEET WITH A FIRE RATED WALL.
- ⁴: 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.

AREA 3

Area 3 incorporates the vacant tracts of land around the intersection of Mims Road and S. Goliad Street [SH-205]. This Area will be subject to the land uses permitted within the Commercial (C) District with the exception of the prohibited land uses contained in the Planned Development District ordinance [i.e. staff delineated a list of prohibited land uses that the applicant has agreed to incorporate into the ordinance]. In addition, the applicant is requesting the following additional land uses be permitted by-right: Outdoor Commercial Amusement/Recreation, Banquet Facility/Event Hall, and Solar Collector Energy Panels (Ground Mounted). According to the applicant, the Outdoor Commercial Amusement/Recreation land use is being requested for the purpose of providing soccer fields and other recreational uses that may be open to the public in addition to employees and their guests. The applicant has also stated that this could be an alternative location for the proposed Banquet/Event Hall that is planned in Area 2, and intended to provide space for company events for Rayburn Electric Cooperative's employees and their guests. This Area will be subject to the density and dimensional requirements stipulated for the Commercial (C) District, which are summarized as follows:

TABLE 3: COMMERCIAL (C) DISTRICT STANDARDS

MINIMUM LOT AREA	10,000 SF
MINIMUM LOT WIDTH	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK ^{(1) & (2)}	15'
MINIMUM SIDE YARD SETBACK ⁽³⁾	10'
MINIMUM REAR YARD SETBACK ⁽³⁾	10'
MINIMUM BETWEEN BUILDINGS ⁽³⁾	15'
MAXIMUM BUILDING HEIGHT ⁽⁴⁾	60'
MAXIMUM LOT COVERAGE	60%
MINIMUM LANDSCAPING	20%

GENERAL NOTES:

- ¹: FROM FUTURE RIGHT-OF-WAY AS SHOWN ON THE ADOPTED MASTER THOROUGHFARE PLAN OR AS ACTUALLY EXISTS, WHICHEVER IS GREATER.
- ²: PARKING SHOULD NOT BE LOCATED BETWEEN THE FRONT FAÇADE AND THE PROPERTY LINE.
- ³: THE SETBACK CAN BE REDUCED TO ZERO (0) FEET WITH A FIRE RATED WALL.
- ⁴: 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.

INFRASTRUCTURE

Based on the applicant's concept plan and the proposed density, the following infrastructure is required to be constructed to provide adequate public services for development:

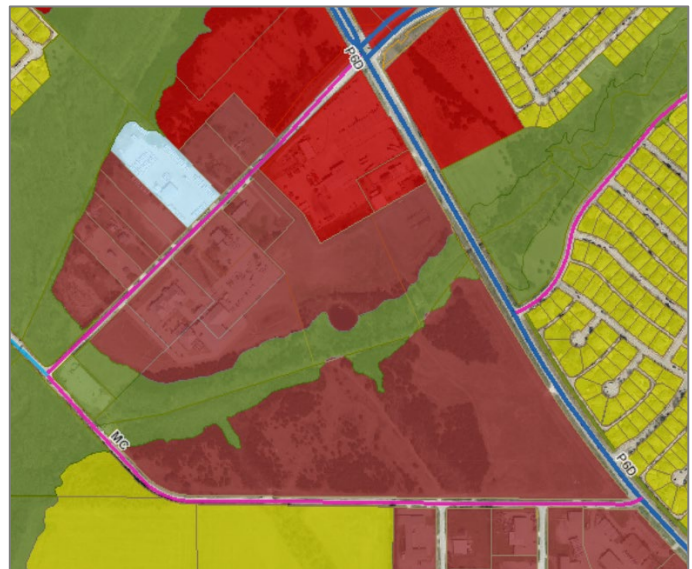
- (1) Roadways. According to the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan, the applicant will be required to construct portions of Mims Road and Sids Road. Both of these roadways are identified as *Minor Collectors*, which require a minimum of 60-feet of right-of-way with a 41-foot *back-to-back* concrete street. Based on this, the applicant will be required to dedicate a minimum of 30-feet of right-of-way from the centerline of Mims Road and construct a minimum of a 24-foot concrete road section along the entire adjacency of the subject property. In addition, the applicant will be required to construct a minimum of a five (5) foot sidewalk along Mims Road.
- (2) Water. All public water lines shall be a minimum size of eight (8) inches, and be looped through the site. All water lines shall be centered in a 20-foot wide easement and be a minimum of ten (10) feet from all stormwater and sewer lines. Only one (1) use (e.g. *domestic, irrigation, fire sprinkler, fire hydrant, etc.*) shall be established off of a *dead-end* water line. Any water lines established underneath of an existing public roadway must be completed by dry bore. Open cutting a roadway shall not be allowed.
- (3) Wastewater. All public wastewater lines shall be a minimum size of eight (8) inches, and commercial private sanitary sewer service lines shall be a minimum size of six (6) inches and be connected to an existing or proposed manhole. All public wastewater lines shall be centered in a 20-foot wide easement, and be a minimum of ten (10) feet from all stormwater and water lines. Any wastewater lines established underneath of an existing public roadway must be completed by dry bore. Open cutting a roadway shall not be allowed. In addition, the applicant will be required to pay a pro-rata fee of \$401.89 per acre (*including the floodplain*).
- (4) Drainage. The applicant shall be required to perform a flood study to delineate the fully developed 100-year localized floodplain for all ponds, creeks or streams, and draws on the subject property. Detention will be required and sized per the required detention study. The applicant will also be required to perform a Wetlands and Waters of the United States (WOTUS) study for any existing ponds on the subject property.

CONFORMANCE TO THE CITY'S CODES

The applicant's development standards are intended to maintain conformity with the existing corporate campus and -- as a result -- do not appear to increase the non-conformities that already exist on the site. With this being said, the proposed Planned Development District conforms to the City's code requirements, and only makes deviations to the land uses permitted within each of the areas designated on the *Concept Plan*.

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 Southwest Residential District and is designated for Commercial/Industrial and Commercial/Retail land uses on the Future Land Use Plan. The current/proposed land use (i.e. a corporate office/warehouse/indoor and outdoor recreational amenity for employees and the public) is in conformance with the Commercial/Industrial designation as outlined in the Southwest Residential District; however, the proposed zoning change will require an adjustment to the Commercial/Retail designation (located at the southwest corner of the intersection of S. Goliad Street [SH-205] and Sids Road), changing this to a Commercial/Industrial designation. This has been added as a condition of approval for this case.



According to the *District Strategies* for the Southwest

FIGURE 5. FUTURE LAND USE MAP

Residential District, “(t)he areas around Sids Road, National Drive, and Mims Road are some of the only areas in the City that are designated for *Commercial/Industrial* land uses. As a result, these areas should be protected from the encroachment of incompatible land uses (*i.e. residential land uses -- higher density or otherwise*). This should protect the businesses that currently exist in these areas.” Since the proposed Planned Development District is associated with an existing corporate campus (*i.e. Rayburn Electric Cooperative*), the applicant's request appears to meet the intent of the *District Strategies*. Based on all this information, the proposed changes do not change the subject property's conformance with the Comprehensive Plan.

In addition, the proposed changes to the subject property help further the following goals and objectives contained in the OURHometown Vision 2040 Comprehensive Plan:

- (1) *CH. 07 | Goal 02*: Create distinctive destinations built around the City's existing assets that invite people into the community and encourage social interaction ... [*Policy 1*] Explore opportunities to incorporate public open spaces into commercial and industrial developments.
- (2) *CH. 07 | Goal 05*: Allow only high-quality buildings that are constructed for the long-term value of the community, are easily adaptable to the changing market conditions, and that reflect a sense of permanence and public pride ... [*Policy 1*] All building should be architecturally significant, reflecting characteristics of the community.
- (3) *CH. 08 | Goal 01*: All non-residential developments should create distinctive destinations that further a sense of place and will attract people to the community ... [*Policy 3*] Developments should be encouraged to incorporate a mix of land uses. This is especially vital adjacent to the City's major roadways (*i.e. IH-30, Ridge Road, Goliad Street and John King Boulevard*).
- (4) *CH. 08 | Goal 03*: All non-residential buildings should be designed so that negative visual impacts of the development are minimized ... [*Policy 1*] Large industrial developments should utilize a campus design style (*i.e. utilizing green spaces adjacent to roadways, incorporating pedestrian scale elements throughout the development, assimilating functional green spaces into the development, using traditional architecture characteristics, etc.*) to further the small-town, park-like feeling that is characteristic of the City of Rockwall.

In this case, the campus style design that the applicant is proposing allows more intense aspects of the business to be shielded from the adjacent roadways and softens the look of future buildings from S. Goliad Street [SH-205]. Based on this, the applicant's proposal appears to be in substantial conformance to many of the policies and goals that relate to commercial/industrial developments; however, a request for a Planned Development District ordinance is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On June 18, 2024, staff mailed 128 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Hickory Ridge, Hickory Ridge East, Meadow Creek Estates, Flagstone Estates, and Lynden Park Homeowner's Associations (HOAs), which is the only HOAs 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 concerning the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request to rezone the subject property from a Planned Development District 44 (PD-44), Commercial (C) District, and Heavy Commercial (HC) District to Planned Development District 44 (PD-44), then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the concept plan and development standards contained in the Planned Development District ordinance.

- (2) By approving this Zoning Change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the Commercial/Retail area (*i.e. at the southwest corner of the intersection of S. Goliad Street [SH-205] and Sids Road*) to a Commercial/Industrial designation; and,
- (3) 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.

PLANNING AND ZONING COMISSION

On July 9, 2024, the Planning and Zoning Commission approved the zoning change by a vote of 4-0, with Commissioners Deckard and Womble absent and one (1) vacant seat.



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 950 Sids Road, Rockwall 75032

SUBDIVISION _____

LOT _____

BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Mixed (Heavy Commercial, Commercial, PD)

CURRENT USE Electric Utility / Offices / Warehouse / Storage

PROPOSED ZONING Planned Development

PROPOSED USE Electric Utility, Offices, Warehouse, Storage, Recreation

ACREAGE 95

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 Rayburn Electric Cooperative

☐ APPLICANT _____

CONTACT PERSON David Naylor

CONTACT PERSON _____

ADDRESS 950 Sids Road

ADDRESS _____

CITY, STATE & ZIP Rockwall, TX 75032

CITY, STATE & ZIP _____

PHONE 469.402.2118

PHONE _____

E-MAIL dnaylor@rayburnelectric.com

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

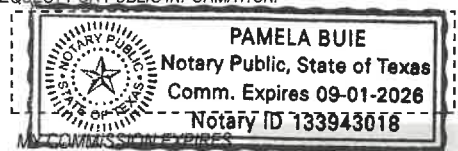
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED David A. Naylor [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 1,625.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 10th DAY OF June, 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 10 DAY OF June, 2024

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

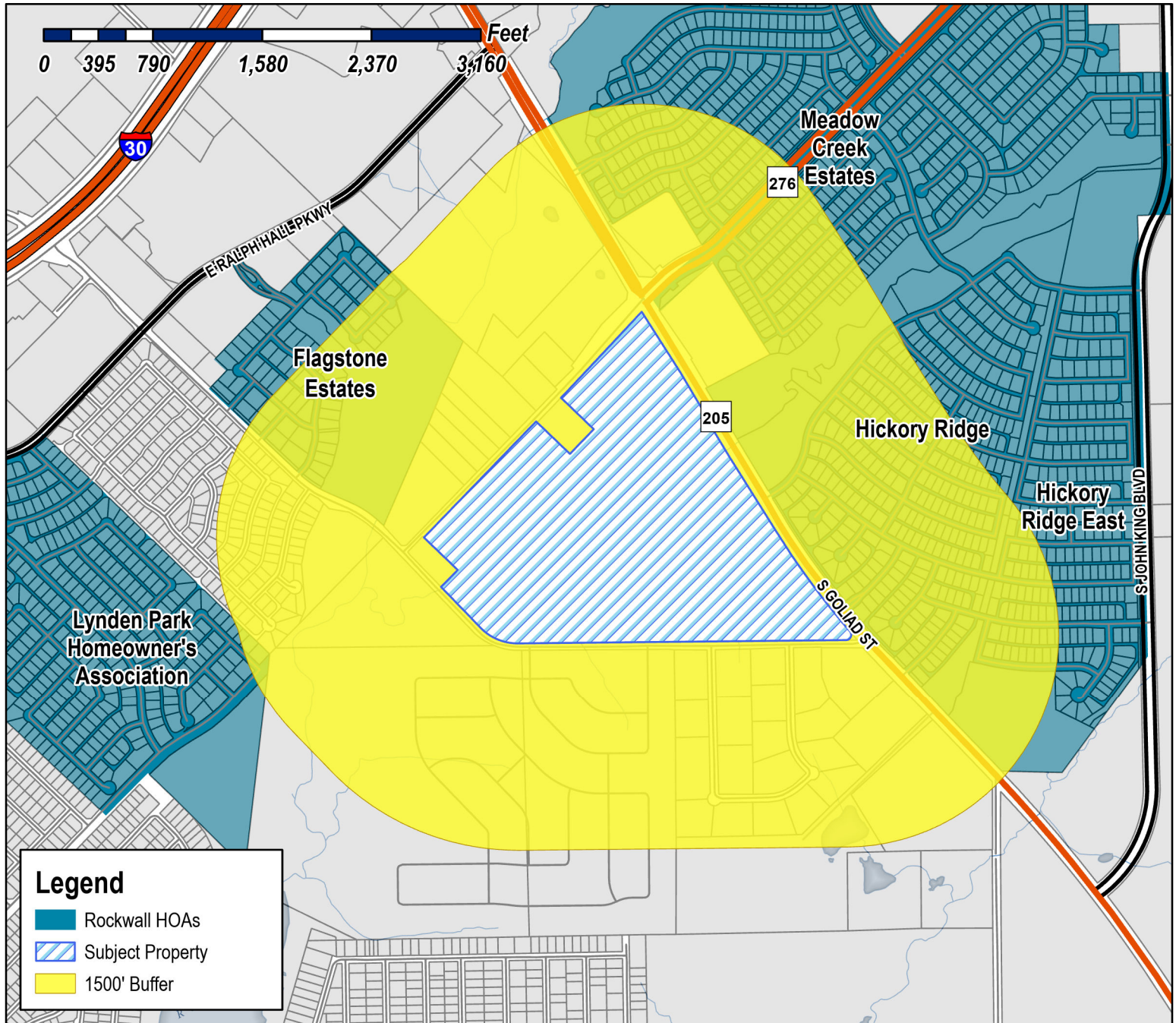
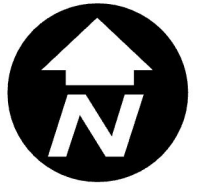




City of Rockwall

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

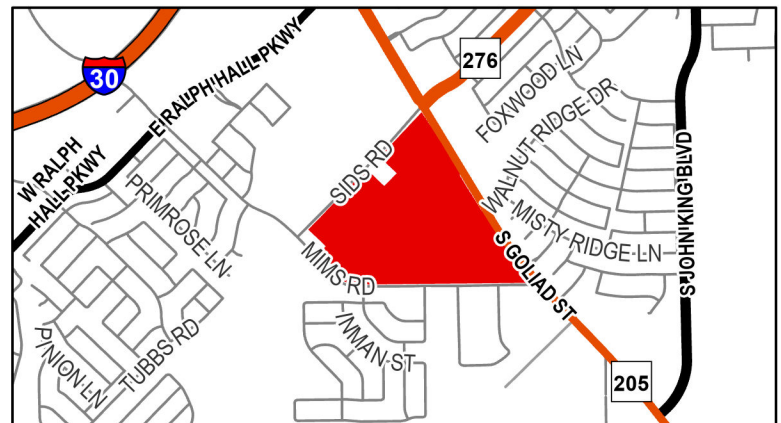
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2024-028
Case Name: Amendment to PD-44
Case Type: Zoning
Zoning: Heavy Commercial (HC) District
Case Address: 950 Sids Road

Date Saved: 6/14/2024

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



Miller, Ryan

From: Zavala, Melanie
Sent: Friday, June 21, 2024 1:20 PM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2024-028]
Attachments: HOA Map (06.14.2024).pdf; Public Notice (P&Z) (06.17.2024).pdf

Follow Up Flag: Flag for follow up
Flag Status: Flagged

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday June 21, 2024. The Planning and Zoning Commission will hold a public hearing on Tuesday, July 9, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 15, 2024 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2024-028: Z2024-028: Zoning Change from PD-44, HC, & C to PD-44

Hold a public hearing to discuss and consider a request by David Naylor of Rayburn Electric Cooperative for the approval of a Zoning Change from Planned Development District 44 (PD-44), Commercial (C) District, and Heavy Commercial (HC) District to Planned Development District 44 (PD-44) for Commercial (C) District and Heavy Commercial (HC) District land uses for a 95.00-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26; Lots 6, 7, 8, & 9, Block A, Rayburn Country Addition; Lot 1, Block 1, Helwig Addition; and Lot 1, Block A, Estep Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, Heavy Commercial (HC) District, and Planned Development District 44 (PD-44) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located in between Mims Road, Sids Road, and S. Goliad Street [SH-205], and take any action necessary.

Thank you,

Melanie Zavala

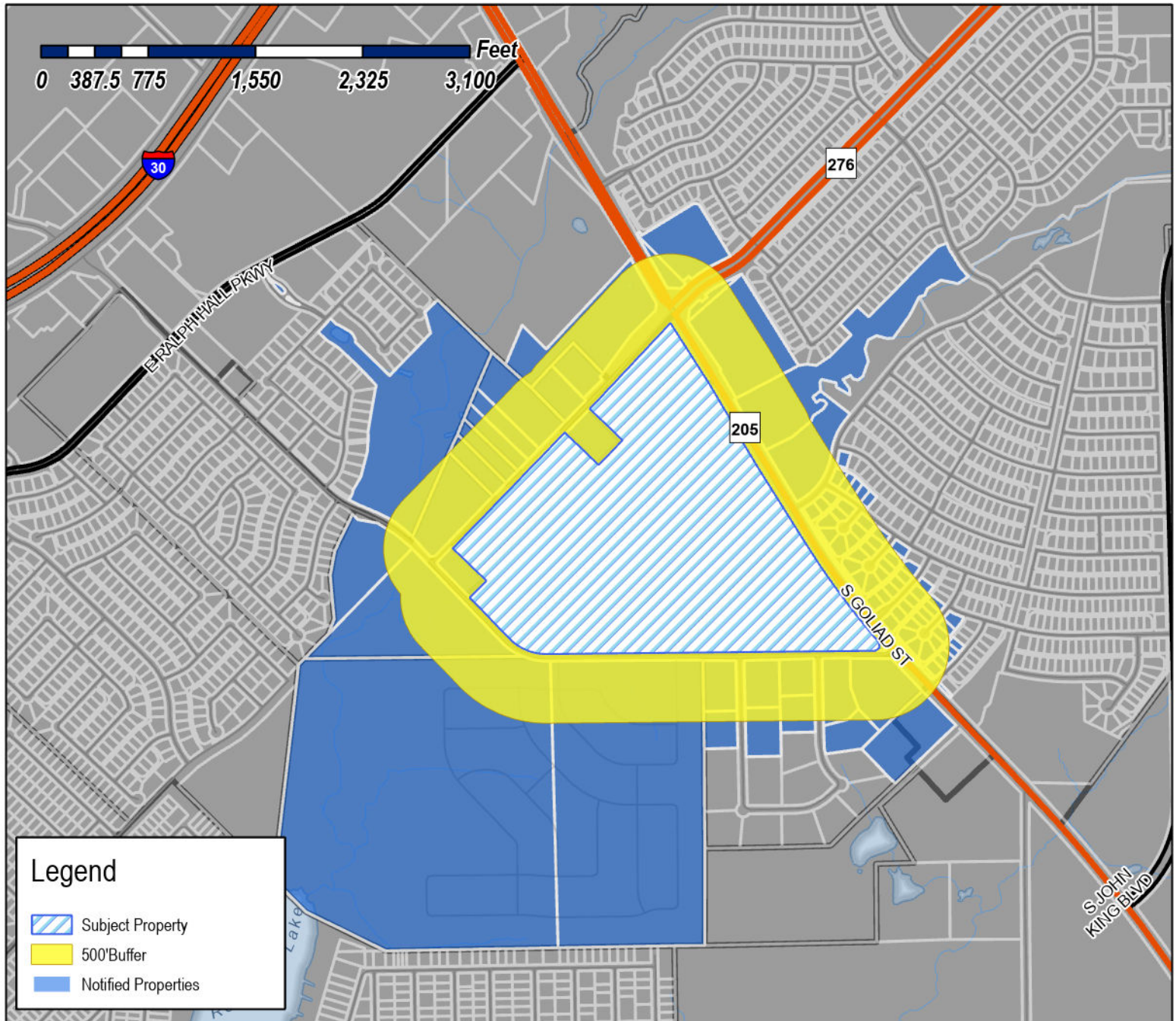
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](#)
972-771-7745 Ext. 6568



City of Rockwall

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

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Case Number: Z2024-028
Case Name: Amendment to PD-44
Case Type: Zoning
Zoning: Heavy Commercial (HC) District
Case Address: 950 Sids Road

Date Saved: 6/14/2024

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



RESIDENT
100 NATIONAL DR
ROCKWALL, TX 75032

RESIDENT
1005 SIDS RD
ROCKWALL, TX 75032

RESIDENT
101 NATIONAL DR
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
103 GROSS RD BLDG A
MESQUITE, TX 75149

ROCKWALL ISD
1050 WILLIAMS ST
ROCKWALL, TX 75087

ROCKWALL ISD
1050 WILLIAMS ST
ROCKWALL, TX 75087

DEAN ANN W
106 STANDING OAK DR
GEORGETOWN, TX 78633

RESIDENT
118 NATIONAL DR
ROCKWALL, TX 75032

RESIDENT
125 NATIONAL DR
ROCKWALL, TX 75032

MOORE LEE OSCAR & SHERYL ANN
1251 MARLIN AVENUE
SEAL BEACH, CA 90740

ROCKWALL HICKORY RIDGE HOMEOWNERS
ASSOC INC
C/O SBB MANAGEMENT COMPANY
12801 N CENTRAL EXPY STE 1401
DALLAS, TX 75243

DING CHENG LIANG AND LUH LUH TING
1406 ROSALIA AVE
SAN JOSE, CA 95130

MCH SFR PROPERTY OWNER 4 LLC
14355 COMMERCE WAY
MIAMI LAKES, FL 33016

QUALICO DEVELOPMENTS (US), INC
14400 THE LAKES BLVD BUILDING C, SUITE 200
AUSTIN, TX 78660

RESIDENT
1441 FOXWOOD LN
ROCKWALL, TX 75032

MCSWAIN BILLY
148 NATIONAL DR
ROCKWALL, TX 75032

REYES JULIO CESAR & URANIA S
1491 FIELDSTONE DR
ROCKWALL, TX 75032

RESIDENT
1500 WESTFIELD LN
ROCKWALL, TX 75032

ENGLESTAD HOPE ELIZABETH AND WILLIAM
MCELROY
1500 RICHFIELD CT
ROCKWALL, TX 75032

PEWICK JAMES & SHANNA PEWICK
1500 RIDGETOP CT
ROCKWALL, TX 75032

LUSK DERRICK L
1500 TIMBER RIDGE DR
ROCKWALL, TX 75032

NICKERSON TELISA A
1501 FIELDSTONE DR
ROCKWALL, TX 75032

BYRD THEODORE ZACHARY
1501 RICHFIELD CT
ROCKWALL, TX 75032

CONFIDENTIAL
1501 RIDGETOP COURT
ROCKWALL, TX 75032

SAHLOU WALIYE BESHAH
1501 TIMBER RIDGE DRIVE
ROCKWALL, TX 75032

COURSEY JOE MICHAEL
1501 WALNUT RIDGE DR
ROCKWALL, TX 75032

JONES MYRON D
1501 WESTFIELD LN
ROCKWALL, TX 75032

WILK MICHELLE R AND VICTOR
1506 RICHFIELD COURT
ROCKWALL, TX 75032

TATOM DANNY & TRACI
1506 RIDGETOP CT
ROCKWALL, TX 75032

GARDNER AALIYAH DEJANE TRUST NUMBER
TWO
AMBER GARDNER & HER SUCCESSORS TRUSTEE
1506 TIMBER RIDGE
ROCKWALL, TX 75032

HOGAN CHAD & STEFANIE
1506 WESTFIELD LN
ROCKWALL, TX 75032

RESIDENT
1507 FIELDSTONE DR
ROCKWALL, TX 75032

RESIDENT
1507 TIMBER RIDGE DR
ROCKWALL, TX 75032

RESIDENT
1507 WALNUT RIDGE DR
ROCKWALL, TX 75032

HOYL ROBERT & DARLA
1507 RICHFIELD CT
ROCKWALL, TX 75032

ERVIN CHRISTOPHER SCOTT AND SEON
BEATROUS
1507 RIDGETOP CT
ROCKWALL, TX 75032

MORITZ GREG AND BIANCA MARTINEZ
1507 WESTFIELD LN
ROCKWALL, TX 75032

RESIDENT
1512 TIMBER RIDGE DR
ROCKWALL, TX 75032

CONFIDENTIAL
1512 RICHFIELD CT
ROCKWALL, TX 75032

CONFIDENTIAL
1512 RICHFIELD CT
ROCKWALL, TX 75032

DHILLON RANJEET K AND GURMIT S
1512 RIDGETOP COURT
ROCKWALL, TX 75032

KROUCH MONY
1512 WESTFIELD LN
ROCKWALL, TX 75032

RESIDENT
1513 TIMBER RIDGE DR
ROCKWALL, TX 75032

MACFOY THEODORE P & EASTERLINE V
1513 FIELDSTONE DR
ROCKWALL, TX 75032

UNDERWOOD STEPHEN GREGORY AMANDA
BETH RYAN
1513 RICHFIELD COURT
ROCKWALL, TX 75032

HROMATKA EDWARD J & MARIA L
1513 RIDGETOP CT
ROCKWALL, TX 75032

BOSCO MIGUEL ADOLFO RODRIGUEZ AND
VERNOICA ANDREINA ZAMORA HIDALGO
1513 WALNUT RIDGE DR
ROCKWALL, TX 75032

PEREZ ELIZABETH
1513 WESTFIELD LN
ROCKWALL, TX 75032

ATTARDI JENNIFER LEIGH
1516 TIMBER RIDGE DRIVE
ROCKWALL, TX 75032

RESIDENT
1518 RIDGETOP CT
ROCKWALL, TX 75032

JIMENEZ SANTIAGO & MARIA D
1518 RICHFIELD CT
ROCKWALL, TX 75032

KORDI KIOMARS AND ELICIA
1518 TIMBER RIDGE DR
ROCKWALL, TX 75032

GRAEF DAVID R & DIANE J
1518 WESTFIELD LN
ROCKWALL, TX 75032

RESIDENT
1519 TIMBER RIDGE DR
ROCKWALL, TX 75032

RESIDENT
1519 WESTFIELD LN
ROCKWALL, TX 75032

ACOSTA CORAZON
1519 FIELDSTONE DR
ROCKWALL, TX 75032

JACKSON SHANNON D AND
VANCE R EKQUIST
1519 RICHFIELD CT
ROCKWALL, TX 75032

THOMAS BROOKE M
1519 RIDGETOP CT
ROCKWALL, TX 75032

RESIDENT
1524 TIMBER RIDGE DR
ROCKWALL, TX 75032

GAKWAYA BLAISE AND LOUISE
1524 RICHFIELD COURT
ROCKWALL, TX 75032

WINSTON CRAIG S AND LACETIA D
1524 WESTFIELD LN
ROCKWALL, TX 75032

RESIDENT
1525 WESTFIELD LN
ROCKWALL, TX 75032

PATRICK RICHARD & BRANDY
1525 RICHFIELD CT
ROCKWALL, TX 75032

DUNCAN JOSHUA LEE
1525 TIMBER RIDGE DRIVE
ROCKWALL, TX 75032

RESIDENT
1530 TIMBER RIDGE DR
ROCKWALL, TX 75032

RESIDENT
1530 WESTFIELD LN
ROCKWALL, TX 75032

DO SON & NGA HUYNH
1530 RICHFIELD CT
ROCKWALL, TX 75032

RESIDENT
1531 TIMBER RIDGE DR
ROCKWALL, TX 75032

RESIDENT
1531 WESTFIELD LN
ROCKWALL, TX 75032

TRANSAM TRUCKING
A MISSOURI CORP
15910 S 169 HWY
OLATHE, KS 66062

BURKS GLEN
1612 AMESBURY LN
ROCKWALL, TX 75087

LEMMOND BRENTON & KIMBERLY
175 E INTERSTATE 30
GARLAND, TX 75043

HICKORY RIDGE EAST HOMEOWNERS ASSOC
1800 PRESTON PARK BLVD STE 101
PLANO, TX 75093

HICKORY RIDGE EAST HOMEOWNERS ASSOC
1800 PRESTON PARK BLVD STE 101
PLANO, TX 75093

RESIDENT
182 NATIONAL DR
ROCKWALL, TX 75032

ABARCA CARLOS ALBERTO RIVERS AND TATIANA
CHAMORRO GARCIA
1892 PONTCHARTRAIN DR
ROCKWALL, TX 75087

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

LM LEASING LLC
2091 FM 1139
ROCKWALL, TX 75032

RESIDENT
227 NATIONAL DR
ROCKWALL, TX 75032

HOWELL MTN RE LLC
2560 TECHNOLOGY DRIVE SUITE 100
PLANO, TX 75074

RESIDENT
2655 S GOLIAD
ROCKWALL, TX 75032

RESIDENT
2670 S GOLIAD
ROCKWALL, TX 75032

RESIDENT
2686 S HWY205
ROCKWALL, TX 75032

RESIDENT
2800 MISTY RIDGE LN
ROCKWALL, TX 75032

PATINO TRACY AND
SUZANNE LANE
2801 WILD OAK LANE
ROCKWALL, TX 75032

GRANGER MATTHEW P AND LEAH K
2806 MISTY RIDGE LN
ROCKWALL, TX 75032

TOMAJ ENGIELL AND LAURA
2812 MISTY RIDGE LANE
ROCKWALL, TX 75032

HARKLESS ADAM AND
CYNTHIA WOMACK
2818 MISTY RIDGE LANE
ROCKWALL, TX 75032

DABNEY TERESA AND
WILBERT HANEY
2824 MISTY RIDGE LN
ROCKWALL, TX 75032

RESIDENT
2890 S GOLIAD
ROCKWALL, TX 75032

RACK HOLDINGS LLC- 125 NATIONAL SERIES
3021 RIDGE ROAD SUITE A-131
ROCKWALL, TX 75032

MAH JEFFERY
305 BLANCO CIR
SOUTHLAKE, TX 76092

EPES TRANSPORT SYSTEM LLC
3400 EDGEFIELD CT
GREENSBORO, NC 27408

HPLI LLC
3820 AZURE LN
ADDISON, TX 75001

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

ISSAC PARAMPOTTIL T & LEELAMMA
4215 EDMONDSON AVENUE
HIGHLAND PARK, TX 75205

MEBRATU GEZI
46 WINDSOR DR
ROCKWALL, TX 75032

GREENOAKS PROPERTIES INC
512 SUNSTONE DR
IRVING, TX 75060

USMAN ASIM & HUMA RASHID
5140 BEAR CLAW LN
ROCKWALL, TX 75032

WU CHUN Y
518 ALLENTOWN RD
PARSIPPANY, NJ 7054

SCOTTFREE INVESTMENTS LP
519 E INTERSTATE 30 #511
ROCKWALL, TX 75087

RESIDENT
626 NATIONAL DR
ROCKWALL, TX 75032

RESIDENT
627 NATIONAL DR
ROCKWALL, TX 75032

TWO RAIDER VENTURES LLC
708 AGAPE CIRCLE
ROCKWALL, TX 75087

TRI-TEX CONSTRUCTION INC
797 N GROVE RD
RICHARDSON, TX 75081

ROCKWALL I S D
801 E WASHINGTON ST
ROCKWALL, TX 75087

205 AND 276 PARTNERS
8750 N CENTRAL EXPY SUITE 1735
DALLAS, TX 75231

RESIDENT
900 SIDS RD
ROCKWALL, TX 75032

JS CUSTOM HOMES LLC
9091 FM 2728
TERRELL, TX 75161

RESIDENT
950 SIDS RD
ROCKWALL, TX 75032

RESIDENT
955 SIDS RD
ROCKWALL, TX 75032

RESIDENT
960 SIDS RD
ROCKWALL, TX 75032

RESIDENT
965 SIDS RD
ROCKWALL, TX 75032

RESIDENT
980 SIDS RD
ROCKWALL, TX 75032

RESIDENT
981 SIDS RD
ROCKWALL, TX 75032

SRYGLEY JAMES G
992 SIDS RD
ROCKWALL, TX 75032

RESIDENT
995 SIDS RD
ROCKWALL, TX 75032

RS RENTAL I LLC
ATTN AVENUE ONE, 11TH FL, 31 HUDSON
YARDS
NEW YORK, NY 10001

AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT 23975
PARK SORRENTO, SUITE 300
CALABASAS, CA 91302

SLAUGHTER RICHARD E JR
PO BOX 1717
ROCKWALL, TX 75087

ESTEP KIP
PO BOX 2
ROCKWALL, TX 75087

RODD HANNA'S AIR PERFORMANCE
HEATING & A/C INC
PO BOX 208
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC CORP INC
PO BOX 37
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC CORP INC
PO BOX 37
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC CORP INC
PO BOX 37
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC COOPERATIVE
INC
PO BOX 37
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC COOPERATIVE
INC
PO BOX 37
ROCKWALL, TX 75087

D & A REAL ESTATE PARTNERS LTD
PO BOX 850
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Z2024-028: Zoning Change from PD-44, HC, & C to PD-44

Hold a public hearing to discuss and consider a request by David Naylor of Rayburn Electric Cooperative for the approval of a Zoning Change from Planned Development District 44 (PD-44), Commercial (C) District, and Heavy Commercial (HC) District to Planned Development District 44 (PD-44) for Commercial (C) District and Heavy Commercial (HC) District land uses for a 95.00-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26; Lots 6, 7, 8, & 9, Block A, Rayburn Country Addition; Lot 1, Block 1, Helwig Addition; and Lot 1, Block A, Estep Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, Heavy Commercial (HC) District, and Planned Development District 44 (PD-44) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located in between Mims Road, Sids Road, and S. Goliad Street [SH-205], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, July 9, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 15, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

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

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

— . . . PLEASE RETURN THE BELOW FORM — . . .

Case No. Z2024-028: Zoning Change from PD-44, HC, & C to PD-44

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

[PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE](#)



Rayburn Electric Cooperative Inc.
P.O. Box 37 | Rockwall, TX 75087
950 Sids Rd. | Rockwall, TX 75032
Phone 469-402-2100
<http://www.rayburnelectric.com>

June 10, 2024

Ryan C. Miller, AICP
Director of Planning & Zoning, Planning & Zoning Division, City of Rockwall
972.722.6441 Office
RMiller@rockwall.com
385 S. Goliad Street
Rockwall, TX 75087

Cc: Mary Smith, City Manager; Msmith@rockwall.com

Rayburn Electric Cooperative (Rayburn) submits the attached zoning application request and proposed planned development ordinance for our property bounded by Sids Road, Mims Road, and State Highway 205. As you are aware, Rayburn has recently acquired additional tracts (e.g., TransAm Trucking and Fuji Dental Lab) adjacent to our current headquarters. These additions have provided Rayburn with the ability to consider the overall use of our property. As a result, we would like to adjust the zoning on the overall property to ensure consistency with our current use as well as utilize portions of the property to benefit the community (e.g., soccer fields and other recreational use) and our employees. Rayburn was chosen by the Dallas Morning News as the #5 Top Small Business Workplace in the DFW Metroplex (#1 in Employee Benefits), and we view the requested changes as the next step in our continued effort to enhance our cooperative and Rockwall community. I welcome the City staff and Council members to tour our campus as an indication of what we are constructing here.

The attached ordinance reflects this request. Rayburn looks forward to working with the City of Rockwall and improving our overall community.

Thank you,

A handwritten signature in blue ink, appearing to read 'D. Naylor', is written over the name David A. Naylor.

David A. Naylor

Enclosed: Zoning Application Request

City of
Rockwall

205
TEXAS

276
TEXAS

SH276

S GOLIAD ST

SIDS RD

(TransAm
Trucking)

(Fuji
Dental)

Meadowcreek
Park

Rayburn Electric
Cooperative

90.37 AC
(3,936,502.92 SF)

POB

Pristine
Cast
Stone

MIMS RD

Peachtree Meadows
Subdivision



City of
Rockwall



0 500 Feet
Date: 6/10/2024

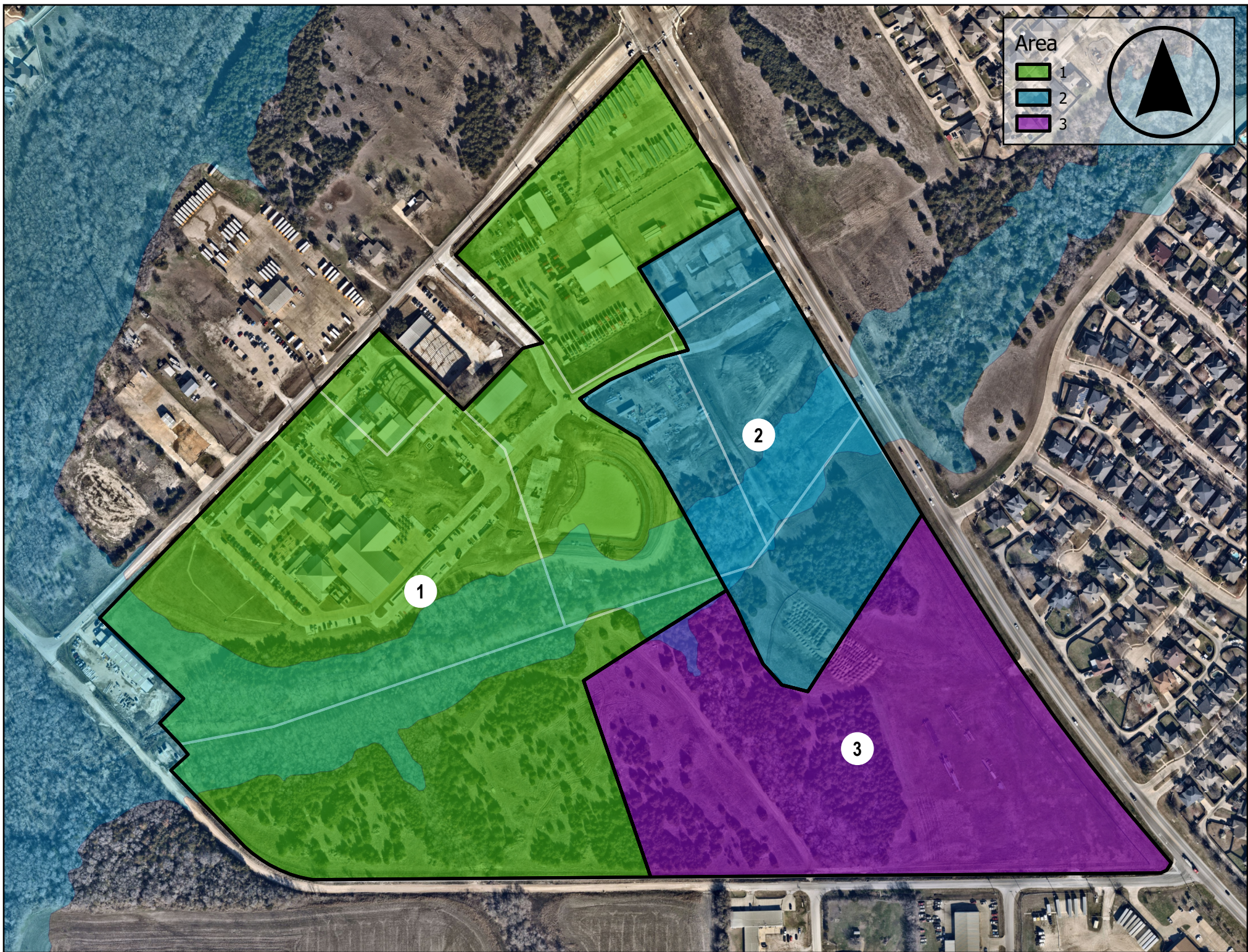
RAYBURN ELECTRIC COOPERATIVE

Rayburn Electric Cooperative

BEING 90.37 acres of land situated in Abstract 26, William N. Barnes Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at the Westernmost corner of the Rayburn Country Addition, Block A, Lot 9 (2019), *NAD83 Texas State Plane GPS Coordinate (Grid): E 2598018.94, N 7014699.27 Feet*;

- 1 **THENCE** North 45°-09'-40" East, along the Southern Right of Way of Sids Road, a distance of 1166.39 feet to a corner;
- 2 **THENCE** South 45°-09'-07" East, following the boundary of the Pott Shrigley Addition (RCAD Account # 47004), a distance of 338.73 feet to a corner;
- 3 **THENCE** North 45°-09'-13" East, continuing along said boundary, a distance of 247.63 feet to a corner;
- 4 **THENCE** North 45°-02'-39" West, a distance of 338.69 feet to a corner;
- 5 **THENCE** North 45°-09'-41" East, a distance of 59.41 feet to a corner;
- 6 **THENCE** South 46°-05'-37" East, a distance of 10.654 feet for a corner;
- 7 **THENCE** North 44°-07'-04" East, following the boundary of the Helwig Addition (RCAD Account # 44046), a distance of 794.409 feet to a corner;
- 8 **THENCE** South 29°-54'-19" East, continuing along said boundary a distance of 734.37 feet to a corner;
- 9 **THENCE** South 30°-01'-35" East, along the West Right of Way of South Goliad St. (State Highway 205), a distance of 284.635 feet to a point;
- 10 **THENCE** South 30°-01'-35" East, continuing along said Right of Way, a distance of 297.94 feet to a point;
- 11 **THENCE** South 30°-01'-35" East, a distance of 449.71 feet to the beginning of a curve;
- 12 **THENCE** along said curve to the left having an angle of 09°-34'-15" and a radius of 5789.71 feet with a chord distance of 966.01 feet and a chord bearing of South 34°-48'-42" East, to the beginning of a curve;
- 13 **THENCE** along said curve to the right having an angle of 129°-16'-39" and a radius of 40.00 feet with a chord distance of 72.29 feet and a chord bearing of South 25°-02'-31" West, to a point;
- 14 **THENCE** South 89°-40'-52" West, along the North Right of Way of Mims Rd, a distance of 366.51 feet to a point;
- 15 **THENCE** South 89°-40'-52" West, continuing along said Right of Way, a distance of 849.66 feet to a point;
- 16 **THENCE** North 88°-36'-16" West, a distance of 1129.63 feet to the beginning of a curve;
- 17 **THENCE** along said curve to the right having an angle of 46°-17'-43" and a radius of 417.50 feet with a chord distance of 328.24 feet and a chord bearing of North 65°-27'-24" West, to a point;
- 18 **THENCE** North 42°-18'-34" West, a distance of 364.963 feet to a corner;
- 19 **THENCE** North 43°-30'-55" East, following the boundary of Abstract 26, Tract 3-7, a 1.5-acre tract (RCAD Account # 26918), a distance of 70.203 feet to a point;
- 20 **THENCE** North 45°-33'-50" East, continuing along said boundary, a distance of 99.73 feet to a corner;
- 21 **THENCE** North 45°-07'-43" West, a distance of 338.235 feet, to the POINT OF BEGINNING AND CONTAINING 90.37 acres of land (3,936,502.92 square feet) more or less.



ORDINANCE NO. 97-28

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO CHANGE THE ZONING ON A TRACT OF LAND WHICH IS MORE FULLY DESCRIBED HEREIN FROM "C" COMMERCIAL AND "HC" HEAVY COMMERCIAL CLASSIFICATION TO PLANNED DEVELOPMENT ZONING "PD- 44 PLANNED DEVELOPMENT NUMBER 44; CORRECTING THE OFFICIAL ZONING MAP; 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; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a change in the classification of a zoning district has been requested by James Helwig for the property more specifically described in Exhibit "A" attached hereto; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the state of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended by amending the zoning map of the City of Rockwall so as to give "Planned Development District No.44 classification to the tract of land described in Exhibit "A".

SECTION 2. That the property described in Exhibit "A" shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future. The granting of this zoning classification for the property as described in Exhibit "A" is subject to the following special conditions:

A. The use of the property shall be regulated by the following requirements:

1. The uses, area requirements and development standards of the Commercial zoning category of the Comprehensive Zoning ordinance as currently adopted,

or as revised in the future, except as otherwise provided for in this ordinance and the following additional permitted uses:

- a. Commercial Trucking Operation
- b. Outdoor Storage of Vehicles used in association with the trucking operation

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

SECTION 4. Any person, firm or corporation violating any of the provisions of this ordinance shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

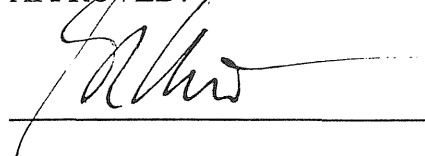
SECTION 5. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance 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 of this ordinance shall remain in full force and effect.

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 to the extent of that conflict.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 3rd day of November, 1997.

APPROVED:

 Mayor

ATTEST:

BY Cindy Kunder

1st reading 10/29/97

2nd reading 11/03/97



EXHIBIT "A"

PROPERTY DESCRIPTION

BEING a lot, tract or parcel of land situated in the City of Rockwall, Rockwall County, Texas, and being 7.51 acres out the William H. Barnes Survey, Abstract No. 26, said 7.51 acre tract being all of the Helwig Addition Lot 1, Block A recorded in Cabinet C, Slide 176, all of a 1.24 acre tract recorded in Volume 893, Page 244, and also containing part of the Pentecostal Church a 2.0 acre tract recorded in Volume 137, Page 201, part of the Gentry Plumbing a 1.0 acre tract recorded in Volume 1098, Page 164, and part of the Estep a 1.0 acre tract recorded in Volume 1098, Page 164, and being more particularly described by lines and bounds as follows:

BEGINNING at a 1½ Inch Iron rod found for corner at the intersection of the Southwest line of State Highway No. 205 (100 foot right of way) with the Southeast line of Sld's Road (40 foot right of way), said corner being the Northeast corner of the 7.51 acre tract of land and a U.S.C. & G.S. monument bears North 60 degrees 05 minutes 41 seconds East a distance of 35.0 feet and North 29 degrees 54 minutes 19 seconds East a distance of 1562.59 feet from said corner;

THENCE South 29 degrees 54 minutes 19 seconds East along the Southwest right of way line of said State Highway No. 205 a distance of 330.08 feet to a 1½ Inch Iron rod found for corner said corner being the North corner of said Pentecostal Church tract;

THENCE South 60 degrees 05 minutes 41 seconds West along the North line of said Pentecostal Church tract a distance of 337.42 feet to a 1½ Inch Iron rod found for corner;

THENCE South 29 minutes 54 seconds 19 minutes East along the West lines of said Pentecostal Church tract, said Gentry Plumbing tract, and said Estep tract, and the East line of said 1.24 acre tract, a distance of 417.42 feet to a 1½ Inch Iron rod found for corner;

THENCE South 60 degrees 08 minutes 51 seconds West along the South line of said 1.24 acre tract a distance of 351.14 feet to a 1½ Inch Iron rod found for corner;

THENCE North 30 degrees 00 minutes 00 seconds West along the West line of said 1.24 acre tract a distance of 199.67 feet to a 1½ Inch Iron rod found for corner.

THENCE North 45 degrees 04 minutes 21 seconds West a distance of 350.77 feet to a 1½ Inch Iron rod found for corner in the Southeast line of said Sld's Road;

THENCE North 45 degrees 06 minutes 36 seconds East along the Southwest line of said Sld's Road a distance of 808.15 feet to the POINT OF BEGINNING and containing 327,159.57 square feet or 7.51 acres of land.

ORDINANCE NO. 98-05

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO CHANGE THE ZONING ON A TRACT OF LAND WHICH IS MORE FULLY DESCRIBED HEREIN FROM "C" COMMERCIAL AND "HC" HEAVY COMMERCIAL CLASSIFICATION TO PLANNED DEVELOPMENT ZONING "PD- 44 PLANNED DEVELOPMENT NUMBER 44; CORRECTING THE OFFICIAL ZONING MAP; 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; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a change in the classification of a zoning district has been requested by James Helwig for the property more specifically described in Exhibit "A" attached hereto; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the state of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended by amending the zoning map of the City of Rockwall so as to give "Planned Development District No.44 classification to the tract of land described in Exhibit "A".

SECTION 2. That the property described in Exhibit "A" shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future. The granting of this zoning classification for the property as described in Exhibit "A" is subject to the following special conditions:

A. The use of the property shall be regulated by the following requirements:

1. The uses, area requirements and development standards of the Commercial zoning category of the Comprehensive Zoning ordinance as currently adopted,

or as revised in the future, except as otherwise provided for in this ordinance and the following additional permitted uses:

- a. Commercial Trucking Operation
- b. Outdoor Storage of Vehicles used in association with the trucking operation

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

SECTION 4. Any person, firm or corporation violating any of the provisions of this ordinance shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

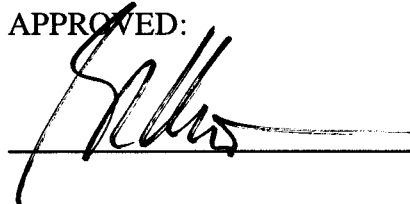
SECTION 5. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance 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 of this ordinance shall remain in full force and effect.

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 to the extent of that conflict.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 2nd day of February, 1998.

APPROVED:

 Mayor

ATTEST:

BY Cindy Kindred

1st reading 1/20/98

2nd reading 2/2/98



EXHIBIT "A"

PROPERTY DESCRIPTION

BEING a lot, tract or parcel of land situated in the City of Rockwall, Rockwall County, Texas, and being 7.51 acres out the William H. Barnes Survey, Abstract No. 26, said 7.51 acre tract being all of the Helwig Addition Lot 1, Block A recorded in Cabinet C, Slide 176, all of a 1.24 acre tract recorded in Volume 893, Page 244, and also containing part of the Pentecostal Church a 2.0 acre tract recorded in Volume 137, Page 201, part of the Gentry Plumbing a 10 acre tract recorded in Volume 1098, Page 164, and part of the Estap a 10 acre tract recorded in Volume 1098, Page 164, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1½ inch iron rod found for corner at the intersection of the Southwest line of State Highway No. 205 (100 foot right of way) with the Southeast line of Sid's Road (40 foot right of way), said corner being the Northeast corner of the 7.51 acre tract of land and a U.S.C. & G.S. monument bears North 60 degrees 05 minutes 41 seconds East a distance of 350 feet and North 29 degrees 54 minutes 19 seconds East a distance of 1562.59 feet from said corner;

THENCE South 29 degrees 54 minutes 19 seconds East along the Southwest right of way line of said State Highway No. 205 a distance of 330.08 feet to a 1½ inch iron rod found for corner said corner being the North corner of said Pentecostal Church tract;

THENCE South 60 degrees 05 minutes 41 seconds West along the North line of said Pentecostal Church tract a distance of 337.42 feet to a 1½ inch iron rod found for corner;

THENCE South 29 minutes 54 seconds 19 minutes East along the West lines of said Pentecostal Church tract, said Gentry Plumbing tract, and said Estep tract, and the East line of said 1.24 acre tract, a distance of 417.42 feet to a 1½ inch iron rod found for corner;

THENCE South 60 degrees 08 minutes 51 seconds West along the South line of said 1.24 acre tract a distance of 351.14 feet to a 1½ inch iron rod found for corner;

THENCE North 30 degrees 00 minutes 00 seconds West along the West line of said 1.24 acre tract a distance of 199.67 feet to a 1½ inch iron rod found for corner.

THENCE North 45 degrees 04 minutes 21 seconds West a distance of 350.77 feet to a 1½ inch iron rod found for corner in the Southeast line of said Sid's Road;

THENCE North 45 degrees 06 minutes 36 seconds East along the Southwest line of said Sid's Road a distance of 808.15 feet to the POINT OF BEGINNING and containing 327,159.57 square feet or 7.51 acres of land.

CITY OF ROCKWALL

ORDINANCE NO. 09 - 03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL AS PREVIOUSLY AMENDED SO AS TO APPROVE A CHANGE IN ZONING FROM (C) COMMERCIAL DISTRICT TO (PD-44) PLANNED DEVELOPMENT NO. 44 DISTRICT, ON A 1.57-ACRE TRACT KNOWN AS PART OF LOT 1, BLOCK A, JAMES HELWIG ADDITION AND MORE SPECIFICALLY SHOWN IN EXHIBIT "A" ATTACHED HEREIN; 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, a zoning change from (C) Commercial district to (PD-44) Planned Development No. 44 district has been requested by John Bledsoe of Trans Am Trucking Inc., for a 1.57-acre tract known as part of Lot 1, Block A, James Helwig Addition, City and County of Rockwall, Texas, and more specifically shown in Exhibit "A" attached 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 of the City of Rockwall should be amended as follows:

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

Section 1. That the Unified Development Code (Ord. No. 04-38) 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 from (C) Commercial district to (PD-44) Planned Development No. 44 district on a 1.57-acre tract known as part of Lot 1, Block A, James Helwig Addition, City and County of Rockwall, Texas, and more specifically shown in Exhibit "A" attached herein; and

Section 2. That the property described herein shall be used only in the manner and for the purposes provided for in **Article V, Section 4.5, Commercial District** of the City of Rockwall Unified Development Code (Ord. No. 04-38) as heretofore amended and as may be amended in the future, and shall be subject to the following additional conditions:

1. As approved via Ordinance No. 97-28, the additional permitted uses shall be allowed:
 - a. Commercial Trucking Operation
 1. No Outdoor Storage/Parking of Vehicles shall be allowed on the 1.57-acre property as shown on Exhibit "B".

2. The subject site shall be limited to "Truck Driver Training" for the adjacent Trucking Operation located on the remaining portion of Lot 1, Block A, James Helwig Addition.

2. Adherence to the approved site plan (Exhibit "B").

Section 3. That the official zoning map of the City be corrected to reflect the changes in 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 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.

Section 6. That all ordinances of the City of Rockwall in conflict with the provisions of this 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 and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 20th day of ~~January~~, 2009.

2nd February
KWA

William R. Cecil

William R. Cecil, Mayor

ATTEST:

Kristy Ashberry
Kristy Ashberry, City Secretary

APPROVED AS TO FORM:

Pete Eckert
Pete Eckert, City Attorney

1st Reading: 01-05-09

2nd Reading: 02-02-09



[illegible]

620 30232

942 L. F. Lopez

SP1
SHEET

Scale: 1" = 30'
Designed by J.L.V.
Drawn by J.N.M.
Checked by J.L.V.
VP 2006\401-02\eng\JLVELLUM.SPI
DATE 11/14/2006

TRANS-AM TRUCKING
LOT 1, BLOCK A
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



Scale: 1" = 50'

Designed by J.L.V.

Drawn by J.M.W.

Checked by J.L.V.

IP 2008/440-D1/4mg/3/Disinfection.dwg

12/18/08 15:26

TRANS-AM TRUCKING
LOT 1, BLOCK A
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

TRANSAM TRUCKING, INC.
2670 SOUTH GOLAD
ROCKWALL, TEXAS 75032
PHONE: 972-722-0673
FAX: 972-961-9050

TOMDEN ENGINEERING, L.L.P.
12655 N. Central Expwy., Suite 1016
Dallas, Texas 75243
Ph. 972.386.6446 Fax: 972.386.6409
mail@tmden.com

[illegible]



● COMMERCIAL/RETAIL (CR)

The *Commercial/Retail* land use category is characterized by single to multi-tenant commercial retail centers along major arterials at key intersections. These areas are typically considered to be convenience shopping centers and service adjacent residential subdivisions. Zoning in conformance with the Commercial/Retail land uses category can be incorporated into a Planned Development (PD) District as part of a larger mix-use master planned community, and may vary in size depending on the adjacent service area. In certain cases where commercial land uses are eminent, it may be appropriate to incorporate zoning in conformance to the Commercial land use category on all four (4) corners of an intersection; however, this is not necessary in all cases. These areas should be designed with the pedestrian in mind, and provide connections between the commercial land use and the adjacent residential subdivision.

DESIGNATION CHARACTERISTICS

- ① Primary Land Uses: Commercial Retail Buildings, Restaurants/Brew Pubs, Multi-Tenant Commercial Centers, Neighborhood Centers and Convenience Centers
- ② Secondary Land Uses: Office/Financial Institutions, Parks, Open Space, and Institutional/Civic Land Uses
- ③ Zoning Districts: Neighborhood Services (NS) District, General Retail (GR) District, Commercial (C) District and certain mixed-use Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

- ① Shops at Stone Creek
- ② Corner of the Intersection of N. Lakeshore Drive and N. Goliad Street [SH-205]
- ③ Walmart Neighborhood Market Shopping Center



● COMMERCIAL/INDUSTRIAL (CI)

The *Commercial/Industrial* land use category typically is characterized by smaller business and industrial land uses that are focused around assembly, manufacturing and fabrication. This designation may also accommodate land uses that require outside storage. These areas are also appropriate for small business and business incubator arrangements. Land uses under this designation should be heavily screened by landscaping and should be separated from other land uses using large buffers and roadways. These areas are not appropriate adjacent to residential land use designations and should be separated from these areas using transitional land uses.

DESIGNATION CHARACTERISTICS

- ① Primary Land Uses: Small Scale Manufacturing, Assembly, and Fabrication Businesses, Business Incubators, Contractors Shops, and Heavy Equipment/Truck Rental Businesses
- ② Secondary Land Uses: Warehouse and Outside Storage
- ③ Zoning Districts: Heavy Commercial (HC) District and Heavy Industrial (HI) District

EXISTING LAND USE EXAMPLES

- ① Areas Adjacent to National Drive
- ② Areas Adjacent to Sids Road

● BUSINESS CENTERS (BC)

The Business Center land use designation is intended to provide areas with a variety of employment options. While focusing on employment land uses, these areas may also incorporate limited supporting land uses (e.g. restaurants and commercial-retail) that complement the primary land uses. These areas should be designed with public amenities and greenspaces, increased landscaping, and unique design features that will help create a sense of place.

DESIGNATION CHARACTERISTICS

- ① Primary Land Uses: Professional Offices, Corporate Offices, General Offices, Institutional Land Uses, Research and Design/Development Businesses, and Technology/Data Centers.
- ② Secondary Land Uses: Supporting Restaurants and Commercial-Retail Land Uses, Hotels, Parks, Open Space and Civic Uses
- ③ Zoning Districts: Commercial (C) District, Light Industrial (LI) District, and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

- ① Trend Tower

18 SOUTHWEST RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The *Southwest Residential District* contains a mixture of land uses that include existing medium and low density residential, heavy commercial/retail land uses (i.e. *National Drive, Sids Road, and Mims Road*) and commercial land uses. In the future, this district is expected to continue to function as it does today with additional low-density master planned communities filling in the vacant land remaining in the central and southern areas of the district. In addition, the areas that are in transition are expected to continue to improve adding additional value to the City.

DISTRICT STRATEGIES

The strategies for the *Southwest Residential District* are as follows:

- 1 Suburban Residential.** This district has several large tracts of land that can support highly amenitized master planned communities. Areas adjacent to the Oaks of Buffalo Way Subdivision should utilize larger lots adjacent to the subdivision to transition to a smaller lot sizes; however, these areas should incorporate a mix of larger to mid-sized lots.

- 2 Commercial/Industrial Land Uses.** The areas around Sids Road, National Drive, and Mims Road are some of the only areas in the City that are designated for *Commercial/Industrial* land uses. As a result, these areas should be protected from the encroachment of incompatible land uses (i.e. *residential land uses -- higher density or otherwise*). This should protect the businesses that currently exist in these areas.

- 3 Transitional Areas.** The areas designated as *Transitional Areas* are currently transitioning from interim land uses and building types to more permanent structures with conforming land uses. These areas should be given special consideration with regard to requests that further the establishment of uses and structures that will improve the property values of the adjacent properties; however, the City should look to continue to discourage uses and structures that are situated within established floodplains.

- 4 Intersection of SH-276 and S. Goliad Street (Sids Road and S. Goliad Street).** The intersection at Sids Road and S. Goliad Street [SH-205] -- also identified as the future intersection of SH-276 and S. Goliad Street -- is anticipated to be a major commercial intersection due to the high traffic volumes carried by both SH-276 and S. Goliad Street [SH-205]. This intersection will most likely have commercial at all four (4) corners and will create a major node along both highways.



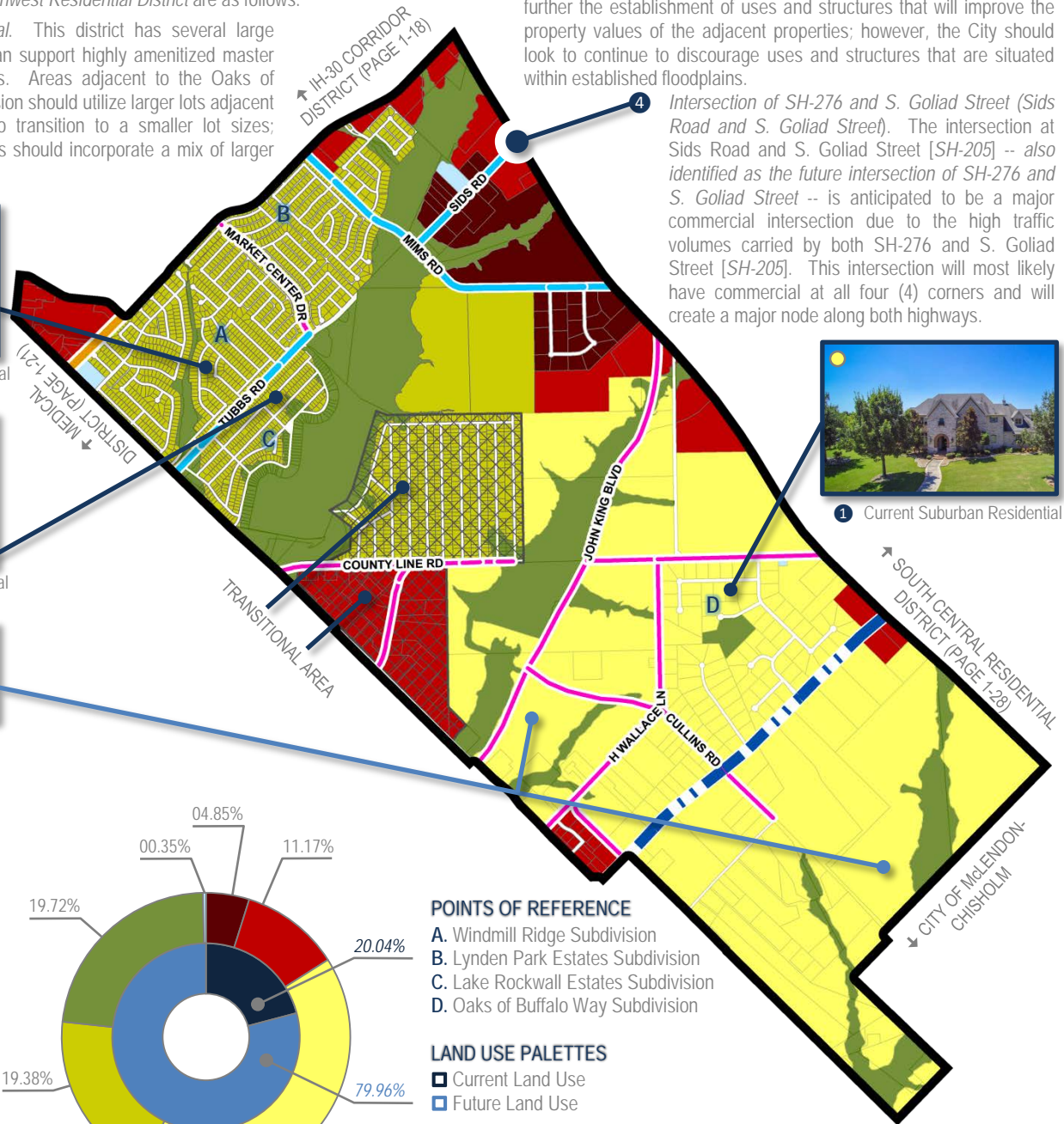
1 Current Suburban Residential



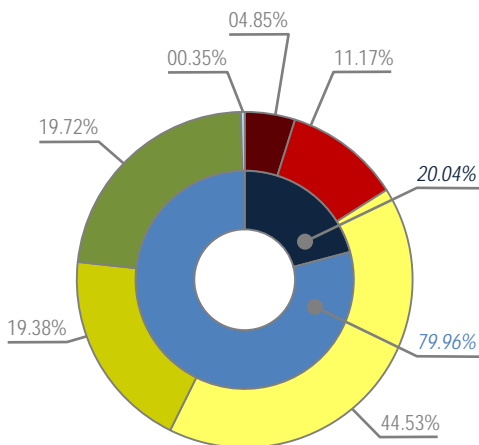
1 Current Suburban Residential



1 Future Suburban Residential



BUILT OUT		4,251
		14,108
% OF ROCKWALL		10.95%
		10.34%
		12.49%
CURRENT		2,190
		188
		7,437



POINTS OF REFERENCE

- Windmill Ridge Subdivision
- Lynden Park Estates Subdivision
- Lake Rockwall Estates Subdivision
- Oaks of Buffalo Way Subdivision

LAND USE PAlettes

- Current Land Use
- Future Land Use

	COMMERCIAL/INDUSTRIAL (CI)	120.50-ACRES
	COMMERCIAL/RETAIL (CR)	277.44-ACRES
	LOW DENSITY RESIDENTIAL (LDR)	1,106.20-ACRES
	MEDIUM DENSITY RESIDENTIAL (MDR)	481.39-ACRES
	PARKS AND OPEN SPACE (OS)	489.99-ACRES
	QUASI-PUBLIC (QP)	8.67-ACRES

	MINOR COLLECTOR
	M4D
	M4U
	TXDOT 4D

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 44 (PD-44) [ORDINANCE NO.'S 97-28 & 09-03] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM A HEAVY COMMERCIAL (HC) DISTRICT AND COMMERCIAL (C) DISTRICT TO PLANNED DEVELOPMENT DISTRICT 44 (PD-44) AND FOR THE PURPOSES AMENDING THE CONCEPT PLAN AND DEVELOPMENT STANDARDS FOR A 90.37-ACRE TRACT OF LAND IDENTIFIED AS LOTS 6, 7, 8 & 9, BLOCK A, RAYBURN COUNTRY ADDITION; LOT 1, BLOCK 1, HELWIG ADDITION; LOT 1, BLOCK A, ESTEP ADDITION; AND TRACT 3 OF THE W. H. BARNES SURVEY, ABSTRACT NO. 26, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* AND FURTHER 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 David Naylor of Rayburn Electric Cooperative for the approval of a *Zoning Change* from a Heavy Commercial (HC) District and Commercial (C) District to Planned Development District 44 (PD-44) and for the purposes of amending the concept plan and development standards contained within Planned Development District 44 (PD-44) [Ordinance No.'s 97-28 & 09-03] for a 90.37-acre tract of land identified as Lots 6, 7, 8 & 9, Block A, Rayburn Country Addition; Lot 1, Block 1, Helwig Addition; Lot 1, Block A, Estep Addition; and Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, Heavy Commercial (HC) District, and Planned Development District 44 (PD-44) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, bounded by SH-205 to the east, Sids Road to the north, and Mims Road south and west, and more fully described in *Exhibit 'A'* 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 Planned Development District 44 (PD-44) [Ordinance No.'s 97-28 & 09-03] and the Unified Development Code [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 approval of this ordinance shall supersede all requirements stipulated in *Ordinance No.'s 97-28 & 09-03*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, outlined in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

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

SECTION 5. That 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 offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 6. That 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, 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;

SECTION 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (*including references to the Unified Development Code [UDC]*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 5TH DAY OF AUGUST, 2024.**

Trace Johannessen, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: July 15, 2024

2nd Reading: August 5, 2024

Exhibit 'A'
Legal Description

BEING 90.37 acres of land situated in Abstract 26, William N. Barnes Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at the Westernmost corner of the Rayburn Country Addition, Block A, Lot 9 (2019), *NAD83 Texas State Plane GPS Coordinate (Grid): E 2598018.94, N 7014699.27-feet;*

- 1 *THENCE* North 45°-09'-40" East, along the Southern Right of Way of Sids Road, a distance of 1166.39-feet to a corner;
- 2 *THENCE* South 45°-09'-07" East, following the boundary of the Pott Shrigley Addition (RCAD Account # 47004), a distance of 338.73-feet to a corner;
- 3 *THENCE* North 45°-09'-13" East, continuing along said boundary, a distance of 247.63-feet to a corner;
- 4 *THENCE* North 45°-02'-39" West, a distance of 338.69-feet to a corner;
- 5 *THENCE* North 45°-09'-41" East, a distance of 59.41-feet to a corner;
- 6 *THENCE* South 46°-05'-37" East, a distance of 10.654-feet for a corner;
- 7 *THENCE* North 44°-07'-04" East, following the boundary of the Helwig Addition (RCAD Account # 44046), a distance of 794.409-feet to a corner;
- 8 *THENCE* South 29°-54'-19" East, continuing along said boundary a distance of 734.37-feet to a corner;
- 9 *THENCE* South 30°-01'-35" East, along the West Right of Way of South Goliad St. (State Highway 205), a distance of 284.635-feet to a point;
- 10 *THENCE* South 30°-01'-35" East, continuing along said Right of Way, a distance of 297.94-feet to a point;
- 11 *THENCE* South 30°-01'-35" East, a distance of 449.71-feet to the beginning of a curve;
- 12 *THENCE* along said curve to the left having an angle of 09°-34'-15" and a radius of 5789.71-feet with a chord distance of 966.01-feet and a chord bearing of South 34°-48'-42" East, to the beginning of a curve;
- 13 *THENCE* along said curve to the right having an angle of 129°-16'-39" and a radius of 40.00-feet with a chord distance of 72.29-feet and a chord bearing of South 25°-02'-31" West, to a point;
- 14 *THENCE* South 89°-40'-52" West, along the North Right of Way of Mims Rd, a distance of 366.51-feet to a point;
- 15 *THENCE* South 89°-40'-52" West, continuing along said Right of Way, a distance of 849.66-feet to a point;
- 16 *THENCE* North 88°-36'-16" West, a distance of 1129.63-feet to the beginning of a curve;
- 17 *THENCE* along said curve to the right having an angle of 46°-17'-43" and a radius of 417.50-feet with a chord distance of 328.24-feet and a chord bearing of North 65°-27'-24" West, to a point;
- 18 *THENCE* North 42°-18'-34" West, a distance of 364.963-feet to a corner;
- 19 *THENCE* North 43°-30'-55" East, following the boundary of Abstract 26, Tract 3-7, a 1.5-acre tract (RCAD Account # 26918), a distance of 70.203-feet to a point;
- 20 *THENCE* North 45°-33'-50" East, continuing along said boundary, a distance of 99.73-feet to a corner;
- 21 *THENCE* North 45°-07'-43" West, a distance of 338.235-feet, to the *POINT OF BEGINNING AND CONTAINING* 90.37 acres of land (3,936,502.92 square-feet) more or less.

Exhibit 'B'
Survey

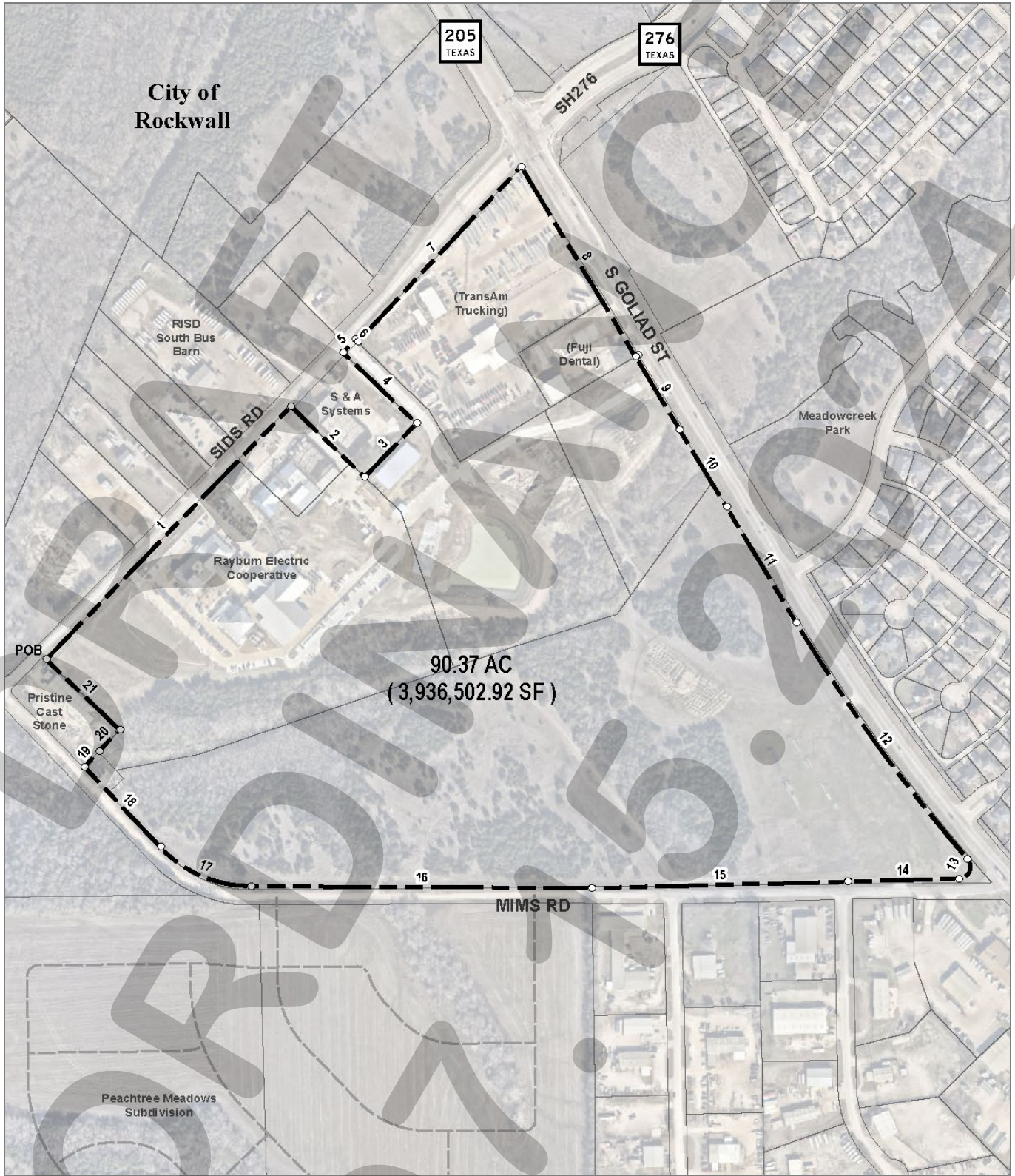


Exhibit 'C'
Concept Plan

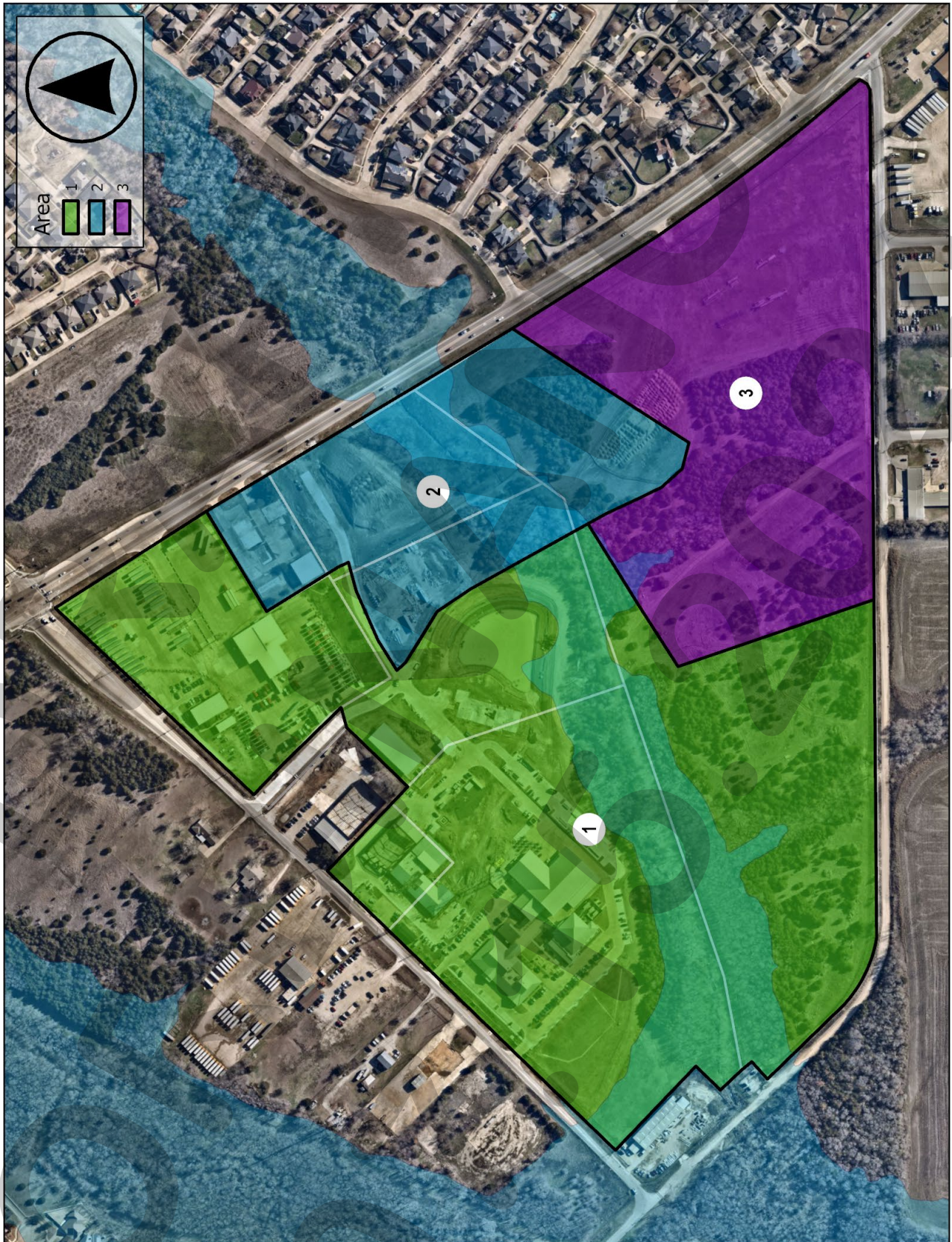


Exhibit 'D'
Development Standards

(A) PURPOSE.

The purpose of this Planned Development District ordinance is to provide flexible design standards to accommodate a commercial campus for the Rayburn Electric Cooperative that incorporates unique architecture and land uses that are otherwise not permitted in the Commercial (C) and Heavy Commercial (HC) Districts. These land uses include the existing offices and warehouse space, future amenities for employees and their guests (e.g. a private indoor gun range and recreation area), and community spaces (e.g. recreational fields, soccer complex, playgrounds, etc.).

(B) GENERAL STANDARDS FOR ALL AREAS.

- (1) Development Review Process. All development proposed for the *Subject Property* shall require site plan approval in accordance with the requirements and procedures of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).
- (2) Development Standards. In addition to the standards stipulated for the underlying zoning district, *Areas 1, 2, & 3 -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the requirements of Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC).
- (3) Permitted Uses. Unless specifically provided for by this Planned Development District ordinance, the land uses permitted within *Areas 1, 2, & 3 -- as depicted in Exhibit 'C' of this ordinance* -- shall be determined by the underlying zoning district and additional land use provisions stated in Sections (C), (D), & (E) of this ordinance and as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC); however, the following land uses shall be prohibited in all *Areas* of this Planned Development District:

- Animal Boarding/Kennel without Outside Pens
- Animal Clinic for Small Animals without Outdoor Pens
- Animal Hospital or Clinic
- Community Garden
- Urban Farm
- Caretakers Quarters/Domestic or Security Unit
- Covenant, Monastery, or Temple
- Limited Service Hotel
- Full Service Hotel
- Residence Hotel
- Motel
- Assisted Living Facility
- Blood Plasma Donor Center
- Cemetery/Mausoleum
- Church/House of Worship
- College, University, or Seminary
- Convalescent Care Facility/Nursing Home
- Congregate Care Facility/Elderly Housing
- Daycare with Seven (7) or More Children
- Emergency Ground Ambulance Services
- Hospice
- Hospital
- Local Post Office

Exhibit 'D'
Development Standards

- Regional Post Office
- Temporary Carnival, Circus, or Amusement Ridge
- Private Country Club
- Private Club, Lodge or Fraternal Organization
- Theater
- Alcoholic Beverage Package Sales
- Alcoholic Beverage Store
- Antique/Collectible Store
- Brew Pub
- Business School
- Catering Service
- Temporary Christmas Tree Sales Lot and/or Similar Uses
- Copy Center
- Craft/Micro Brewery, Distillery and/or Winery
- Incidental Display
- Garden Supply/Plant Nursery
- Hair Salon and/or Manicurist
- Laundromat with Dropoff/Pickup Services
- Self-Service Laundromat
- Massage Therapist
- Private Museum or Art Gallery
- Night-Club, Discotheque, or Dance Hall
- Pawn Shop
- Permeant Cosmetics
- Pet Shop
- Temporary Real Estate Sales Office
- Rental Store without Outside Storage and/or Display
- Restaurant with less than 2,000 SF with Drive-Through or Drive-In
- Restaurant with less than 2,000 SF without Drive-Through or Drive-In
- Restaurant with 2,000 SF or more with Drive-Through or Drive-In
- Restaurant with 2,000 SF or more without Drive-Through or Drive-In
- Retail Store with Gasoline Sales that has Two (2) or Less Dispensers (*i.e. a Maximum of Four [4] Vehicles*)
- Retail Store with Gasoline Sales that has more than Two (2) Dispensers
- Secondhand Dealer
- Art, Photography, or Music Studio
- Tailor, Clothing, and/or Apparel Shop
- Tattoo and/or Body Piercing
- Taxidermist Shop
- Bail Bond Service
- Commercial Cleaners
- Custom and Craft Work
- Electrical, Watch, Clock, jewelry and/or Similar Repair
- Feed Store or Ranch Supply
- Furniture Upholstery/Refinishing and Resale
- Gunsmith Repair and Sales
- Rental, Sales and Service of Heavy Machinery and Equipment
- Locksmith
- Medical or Scientific Research Lab
- Manufactured Home Sales
- Shoe and Boot Repair and Sales
- Trade School
- Major Automotive Repair Garage
- Minor Automotive Repair Garage
- Automobile Rental
- New or Used Boat and Trailer Dealership

Exhibit 'D'
Development Standards

- Full Service Car Wash
- Self-Service Car Wash
- New and/or Used Indoor Motor Vehicle Dealership/Showroom
- New Motor Vehicle Dealership for Cars and Light Trucks
- Commercial Parking Lot
- Recreational Vehicle (RV) Sales and Service
- Service Station
- Towing and Impound Yard
- Towing Service without Storage
- Truck Rental
- Truck Stop with Gasoline Sales and Accessory Services
- Carpet and Rug Cleaning
- Environmentally Hazardous Materials
- Food Processing with No Animal Slaughtering
- Light Assembly and Fabrication
- Heavy Manufacturing
- Light Manufacturing
- Mining and Extraction of Sand, Gravel, Oil and/or Other Materials
- Printing and Publishing
- Salvage or Reclamation of Products Indoors
- Sheet Metal Shop
- Welding Repair
- Cold Storage Plant
- Mini-Warehouse
- Wholesale Showroom Facility
- Bus Charter Service and Service Facility
- Radio Broadcasting
- Recording Studio
- Trucking Company

(4) **Landscape Standards.** Unless specifically provided for by this Planned Development District ordinance, and in addition to the requirements of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), *Areas 1, 2, & 3 -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the following requirements:

(a) **Landscape Buffer (SH-205).** A minimum of a 25-foot landscape buffer shall be provided along the frontage of SH-205 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm, and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum combined height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-linear feet of frontage. A meandering five (5) foot sidewalk shall be constructed within the 25-foot landscape buffer.

(b) **Landscape Buffer (Mims Road and Sids Road).** A minimum of a ten (10) foot landscape buffer shall be provided along the frontage of Mims Road and Sids Road (*outside of and beyond any required right-of-way dedication*). In addition, one (1) canopy and one (1) accent trees shall be required to be planted per 50-linear feet of frontage. A five (5) foot sidewalk shall be constructed within the ten (10) foot landscape buffer.

(5) **Building and Design Standards.** All buildings proposed within *Areas 1, 2, & 3 -- as depicted in Exhibit 'C' of this ordinance* -- shall incorporate complementary architectural styles, building materials, and colors. The Architecture Review Board (ARB) shall review all building elevations during the site plan process to ensure that a complementary

Exhibit 'D'
Development Standards

design scheme and building materials are being proposed, and that the design is consistent and complimentary to the existing buildings on the site. In addition, buildings that are adjacent to or that will be highly visibility from S. Goliad Street (SH-205) should generally conform to the *General Overlay District Standards*; however, buildings internal to the site should be given special consideration through the variance process to allow more functional buildings and building materials.

- (6) *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance; however, in considering a variance to the standards of this ordinance the Architectural Review Board (ARB) and Planning and Zoning Commission shall consider the previous approvals and design schemes of the overall campus and look to create uniformity in design and aesthetics for the area.

(C) AREA 1.

- (1) *Permitted Uses*. Area 1 -- as depicted in Exhibit 'C' of this ordinance -- shall be subject to the land uses permitted within the Heavy Commercial (HC) District, as stipulated by the *Permissible Use Charts* contained within Article 04, *Permissible Uses*, of the Unified Development Code (UDC); however, the following additional land use provisions shall apply to Area 1:

- (a) The following additional land uses shall be permitted *by-right*:

- Private Indoor Gun Range

NOTE: For the purposes of this Planned Development District ordinance, a *Private Indoor Gun Range* shall be defined as a gun range that is fully contained within an enclosed area (*i.e. all activities shall be done inside an indoor building*) that is intended for the private use of employees of Rayburn Electric Cooperative and their guests.

- (b) The following additional land uses shall be permitted as an accessory land use to an *Corporate Office Campus/Warehouse* land use:

- Major Automotive Repair Garage
- Service of Heavy Machinery and Equipment
- Self-Service Car Wash
- Welding Repair

- (2) *Development Standards*. Unless specifically provided for by this Planned Development District ordinance, the development standards for Area 1 shall be those stipulated for properties in the Heavy Commercial (HC) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC).

(D) AREA 2.

- (1) *Permitted Uses*. Area 2 -- as depicted in Exhibit 'C' of this ordinance -- shall be subject to the land uses permitted within the Commercial (C) District, as stipulated by the *Permissible Use Charts* contained within Article 04, *Permissible Uses*, of the Unified Development Code (UDC); however, the following additional land use provisions shall apply to Area 2:

Exhibit 'D'
Development Standards

(a) The following additional land uses shall be permitted *by-right*:

- Private Outdoor Recreation Facilities
- Banquet Facility/Event Hall

NOTE: For the purposes of this Planned Development District ordinance, the Private Outdoor Recreation Facilities land use shall be defined as private recreation facilities (e.g. pickleball courts, basketball courts, picnic areas, playgrounds, or similar uses) that are intended for the private use of employees of Rayburn Electric Cooperative and their guests.

(2) Development Standards. Unless specifically provided for by this Planned Development District ordinance, the development standards for Area 2 shall be those stipulated for properties in the Commercial (C) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC).

(E) AREA 3.

(1) Permitted Uses. Area 3 -- as depicted in Exhibit 'C' of this ordinance -- shall be subject to the land uses permitted within the Commercial (C) District, as stipulated by the *Permissible Use Charts* contained within Article 04, *Permissible Uses*, of the Unified Development Code (UDC); however, the following additional land use provisions shall apply to Area 3:

(a) The following additional land uses shall be permitted *by-right*:

- Outdoor Commercial Amusement/Recreation
- Banquet Facility/Event Hall
- Solar Collector Energy Panels (*Ground Mounted*)¹

NOTES:

¹: The Solar Collector Energy Panels land use shall adhere to the following *Conditional Land Use Standards*:

- (1) The Solar Collector Energy Panels shall be required to be shown on a site plan that is approved by the Planning and Zoning Commission.
- (2) The Solar Collector Energy Panels shall be fully screened from the public's view (i.e. *adjacent properties or rights-of-way*) by a solid masonry screening wall. As an alternative, the Planning and Zoning Commission may grant the use of three (3) tiered screening and berms where it is deemed to be an appropriate screening alternative.
- (3) All ground mounted or pole mounted Solar Collector Energy Panels shall be located outside of any building setbacks or easements.
- (4) The maximum overall height of ground mounted or pole mounted Solar Collector Energy Panels shall be eight (8) feet.
- (5) Solar Collector Energy Panels shall meet all other pertinent requirements of the Unified Development Code (UDC).

(2) Development Standards. Unless specifically provided for by this Planned Development District ordinance, the development standards for Area 3 shall be those stipulated for properties in the Commercial (C) District as stipulated by Article 05, *District Development*

Exhibit 'D'
Development Standards

Standards, of the Unified Development Code (UDC).

DRAFT
ORDINANCE
07.15.2024

Miller, Ryan

From: David Naylor <dnaylor@rayburnelectric.com>
Sent: Thursday, May 30, 2024 9:55 AM
To: Miller, Ryan
Subject: RE: Dates

Thanks Ryan. We're planning on meeting the June 14 date. I believe we were there on the PD, just needing to confirm the last set of changes.

David Naylor
President / CEO
Rayburn Electric Cooperative
dnaylor@rayburnelectric.com
469.402.2118



From: Miller, Ryan <RMiller@rockwall.com>
Sent: Thursday, May 30, 2024 9:42 AM
To: David Naylor <dnaylor@rayburnelectric.com>
Subject: RE: Dates

CAUTION: [EXTERNAL E-MAIL]

Good Morning David ... Hope you guys are getting everything back online. A link to the development calendar is below, but if you make our next submittal deadline of June 14, 2024 your schedule would be as follows:

P&Z Work Session: June 25, 2024
P&Z Public Hearing: July 9, 2024
City Council Public Hearing (1st Reading): July 15, 2024
City Council (2nd Reading/Approval): August 5, 2024

Development Calendar: <https://www.rockwall.com/pz/Planning/Documents/Development%20Calendar%202024.pdf>



RYAN C. MILLER, AICP

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

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

NOTES:

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

From: David Naylor <dnaylor@rayburnelectric.com>
Sent: Thursday, May 30, 2024 7:16 AM
To: Miller, Ryan <RMiller@rockwall.com>
Subject: Dates

Good morning Ryan,

I trust you are recovering well from the storm. It hit our system pretty hard, but primarily to the south of Rockwall.

No hurry, but would you mind sending me the dates when we'd be on the various P&Z and City Council agendas? I want to make sure I have those on my calendar.

Thanks.

David Naylor
President / CEO
Rayburn Electric Cooperative
dnaylor@rayburnelectric.com
469.402.2118



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Miller, Ryan

From: David Naylor <dnaylor@rayburnelectric.com>
Sent: Monday, June 10, 2024 11:06 AM
To: Miller, Ryan
Cc: Smith, Mary
Subject: FW: Letter to the City of Rockwall
Attachments: Letter to the City of Rockwall 20240610.pdf

Good morning Ryan,

We are bringing the attached letter, application, and check by City Hall later this morning. That leaves finalizing the PD, but I think that should be everything needed to meet the June 14 deadline and get this on the schedule for approval. I appreciate all of your help.

Thanks.

David Naylor
President / CEO
Rayburn Electric Cooperative
dnaylor@rayburnelectric.com
469.402.2118



From: Pamela Buie <PBuie@rayburnelectric.com>
Sent: Monday, June 10, 2024 11:01 AM
To: David Naylor <dnaylor@rayburnelectric.com>
Subject: Letter to the City of Rockwall

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Miller, Ryan

From: David Naylor <dnaylor@rayburnelectric.com>
Sent: Wednesday, June 12, 2024 2:23 PM
To: Miller, Ryan
Cc: Smith, Mary
Subject: RE: Letter to the City of Rockwall
Attachments: Draft Ordinance (01.26.2024)_DN_clean.docx; Draft Ordinance (01.26.2024)_DN_v2.docx; Letter to the City of Rockwall 20240610.pdf

Good afternoon Ryan,

Following up on the PD. I took the liberty of modifying the draft PD to reflect our last discussion. The v2 file is a redline version so you can see the changes. Hope this helps.

Thanks.

David Naylor
President / CEO
Rayburn Electric Cooperative
dnaylor@rayburnelectric.com
469.402.2118



From: David Naylor <dnaylor@rayburnelectric.com>
Sent: Monday, June 10, 2024 11:06 AM
To: Ryan Miller AICP (rmiller@rockwall.com) <rmiller@rockwall.com>
Cc: Mary Smith (MSmith@rockwall.com) <MSmith@rockwall.com>
Subject: FW: Letter to the City of Rockwall

Good morning Ryan,

We are bringing the attached letter, application, and check by City Hall later this morning. That leaves finalizing the PD, but I think that should be everything needed to meet the June 14 deadline and get this on the schedule for approval. I appreciate all of your help.

Thanks.

David Naylor
President / CEO
Rayburn Electric Cooperative
dnaylor@rayburnelectric.com
469.402.2118



From: Pamela Buie <PBuie@rayburnelectric.com>

Sent: Monday, June 10, 2024 11:01 AM

To: David Naylor <dnaylor@rayburnelectric.com>

Subject: Letter to the City of Rockwall

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Miller, Ryan

From: David Naylor <dnaylor@rayburnelectric.com>
Sent: Wednesday, June 12, 2024 3:58 PM
To: Miller, Ryan
Subject: RE: PD Ordinance

Thanks Ryan. This looks good to me. I believe we now have everything you need. If not, please let me know.

Enjoy your vacation.

David Naylor
President / CEO
Rayburn Electric Cooperative
dnaylor@rayburnelectric.com
469.402.2118



From: Miller, Ryan <RMiller@rockwall.com>
Sent: Wednesday, June 12, 2024 3:11 PM
To: David Naylor <dnaylor@rayburnelectric.com>
Subject: RE: PD Ordinance

CAUTION: [EXTERNAL E-MAIL]

David ... Attached is a copy of the updated PD Ordinance. Sorry for not getting this back to you sooner, but as I said we have plenty of time. I also wanted to get it over to you guys before I left on vacation (June 18th – 24th). If you have any additional questions or changes please let me know. Thanks.

Answers and Changes ...

- (1) Changed the concept plan to match the proposed in your markups.
- (2) Your question about the land use restrictions are correct. We would probably like to see what is built before allowing inconsistent land uses. Based on this we heavily restricted the land uses to your proposed plans. If you did sell off a portion of the property, it would give both you and the City control over what would be coming in on that property.
- (3) I removed *Indoor Gun Club with Skeet or Target Range*. I don't think it conflicts, but I don't think it is an issue to remove it either.
- (4) Your questions about the land uses for [1] *Rental, Sales and Service of Heavy Machinery and Equipment*, [2] *Major Automotive Repair Garage*, [3] *Self Service Car Wash*, and [4] *Welding Repair* would be for standalone land uses; however, for your comfort I added these in as accessory land uses in Area 1.
- (5) Changed the requirements for a *Banquet Facility/Event Hall* to be allowed *by-right* in Areas 2 & 3.



RYAN C. MILLER, AICP

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

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

NOTES:

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2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD.

From: David Naylor <dnaylor@rayburnelectric.com>
Sent: Tuesday, May 21, 2024 10:29 AM
To: Miller, Ryan <RMiller@rockwall.com>
Subject: RE: PD Ordinance

Hey Ryan,

Attached is our mark-up with requested changes and several comments, which are primarily questions.

Thanks.

David Naylor
President / CEO
Rayburn Electric Cooperative
dnaylor@rayburnelectric.com
469.402.2118



From: Miller, Ryan <RMiller@rockwall.com>
Sent: Thursday, May 16, 2024 9:18 AM
To: David Naylor <dnaylor@rayburnelectric.com>
Subject: RE: PD Ordinance

CAUTION: [EXTERNAL E-MAIL]

David ... Per our conversation yesterday, I think I have made the changes that we talked about. If you see anything else that you would like changed please let me know. Thanks.



RYAN C. MILLER, AICP

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
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From: Miller, Ryan
Sent: Monday, May 13, 2024 4:41 PM
To: David Naylor <dnaylor@rayburnelectric.com>
Subject: RE: PD Ordinance

David ... Easy fix on the gun range. The banquet facility is allowed by right in Area 1, but I wanted to give you the option of incorporating another into the soccer complex if it made sense in the future. We can discuss more on Wednesday. Thanks.



RYAN C. MILLER, AICP

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
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From: David Naylor <dnaylor@rayburnelectric.com>

Sent: Monday, May 13, 2024 4:31 PM

To: Miller, Ryan <RMiller@rockwall.com>

Subject: RE: PD Ordinance

I'm sure others may have additional questions, but on a quick read:

- We had not contemplated an indoor gun range but an outdoor range.
- The Event Center was going to be in Area 1

Look forward to visiting on Wednesday.

Thanks.

David Naylor
President / CEO
Rayburn Electric Cooperative
dnaylor@rayburnelectric.com
469.402.2118



From: Miller, Ryan <RMiller@rockwall.com>

Sent: Monday, May 13, 2024 4:19 PM

To: David Naylor <dnaylor@rayburnelectric.com>

Subject: RE: PD Ordinance

CAUTION: [EXTERNAL E-MAIL]

You can call my office line at 972-772-6441. Thanks.

**RYAN C. MILLER, AICP**

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

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8) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD.

From: David Naylor <dnaylor@rayburnelectric.com>

Sent: Monday, May 13, 2024 4:18 PM

To: Miller, Ryan <RMiller@rockwall.com>

Subject: Re: PD Ordinance

Sounds good. What number would you like us to call? I want to at least pull Stephen in.

Sent from my iPhone

David Naylor

On May 13, 2024, at 4:13 PM, Miller, Ryan <RMiller@rockwall.com> wrote:

CAUTION: [EXTERNAL E-MAIL]

David ... How about 8:30 AM – 9:30 AM on Wednesday? Thanks.

<image001.jpg>

RYAN C. MILLER, AICP

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
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From: David Naylor <dnaylor@rayburnelectric.com>

Sent: Monday, May 13, 2024 4:08 PM

To: Miller, Ryan <RMiller@rockwall.com>

Subject: RE: PD Ordinance

Thanks Ryan. Would you have some time Wednesday for a call? I'm available from 8:30 to 9:30 or 11 to 12. If those don't work, we can find another time.

David Naylor

President / CEO

Rayburn Electric Cooperative
dnaylor@rayburnelectric.com
469.402.2118

<image002.png>

From: Miller, Ryan <RMiller@rockwall.com>
Sent: Monday, May 13, 2024 3:52 PM
To: David Naylor <dnaylor@rayburnelectric.com>
Subject: PD Ordinance

CAUTION: [EXTERNAL E-MAIL]

David ... Per our conversation last week, attached is a rough draft for your proposed zoning change. I based this on the exhibit you provided; however, it may look a little different. After you have had a chance to look things over, I would like to have a quick call to discuss and also explain how the ordinance works. I also want to talk through some clarifying items. Thanks and let me know when you're ready to discuss.

<image005.jpg> **RYAN C. MILLER, AICP**
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
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Miller, Ryan

From: Zavala, Melanie
Sent: Friday, June 21, 2024 1:20 PM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2024-028]
Attachments: HOA Map (06.14.2024).pdf; Public Notice (P&Z) (06.17.2024).pdf

Follow Up Flag: Flag for follow up
Flag Status: Flagged

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday June 21, 2024. The Planning and Zoning Commission will hold a public hearing on Tuesday, July 9, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 15, 2024 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2024-028: Z2024-028: Zoning Change from PD-44, HC, & C to PD-44

Hold a public hearing to discuss and consider a request by David Naylor of Rayburn Electric Cooperative for the approval of a Zoning Change from Planned Development District 44 (PD-44), Commercial (C) District, and Heavy Commercial (HC) District to Planned Development District 44 (PD-44) for Commercial (C) District and Heavy Commercial (HC) District land uses for a 95.00-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26; Lots 6, 7, 8, & 9, Block A, Rayburn Country Addition; Lot 1, Block 1, Helwig Addition; and Lot 1, Block A, Estep Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, Heavy Commercial (HC) District, and Planned Development District 44 (PD-44) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located in between Mims Road, Sids Road, and S. Goliad Street [SH-205], and take any action necessary.

Thank you,

Melanie Zavala

Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](https://www.rockwalltx.gov/planning-zoning)
972-771-7745 Ext. 6568

Miller, Ryan

From: David Naylor <dnaylor@rayburnelectric.com>
Sent: Thursday, June 27, 2024 10:30 AM
To: Miller, Ryan
Subject: Rayburn PD

Good morning Ryan,

Heard the P&Z's concerns and wanted to go back and revisit internally. We're willing to commit to an indoor range as opposed to the outdoor.

Thanks.

David Naylor
President / CEO
Rayburn Electric Cooperative
dnaylor@rayburnelectric.com
469.402.2118



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Miller, Ryan

From: Miller, Ryan
Sent: Tuesday, July 2, 2024 4:51 PM
To: 'David Naylor'
Subject: Project Comments: Z2024-028
Attachments: Case Memo [P&Z] (07.09.2024).pdf; Draft Ordinance (07.02.2024).pdf; Project Comments (07.02.2024).pdf

David ... FYI ... Attached are the project comments (no need to send anything back they are mostly informational), the draft ordinance, and staff's case memo. If you have any questions please let me know. Thanks.



RYAN C. MILLER, AICP

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
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September 12, 2024

TO: David Naylor
Rayburn Electric Cooperative
950 Sids Road
Rockwall, TX 75032

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

SUBJECT: Z2024-028; *Amendment to PD-44*

Mr. Naylor:

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall was approved by the City Council on August 5, 2024. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) The applicant shall be responsible for maintaining compliance with the concept plan and development standards contained in the Planned Development District ordinance.
- (2) By approving this Zoning Change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the Commercial/Retail area (*i.e. at the southwest corner of the intersection of S. Goliad Street [SH-205] and Sids Road*) to a Commercial/Industrial designation; and,
- (3) 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.

Planning and Zoning Commission

On July 9, 2024, the Planning and Zoning Commission approved the zoning change by a vote of 4-0, with Commissioners Deckard and Womble absent and one (1) vacant seat.

City Council

On July 15, 2024, the City Council approved a motion to approve the zoning change by a vote of 6-0, with Council Member Thompson absent.

On August 5, 2024, the City Council approved a motion to approve the zoning change by a vote of 7-0.

Included with this letter is a copy of *Ordinance No. 24-02*, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me at (972) 771-7745.

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning

CITY OF ROCKWALL

ORDINANCE NO. 24-30

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 44 (PD-44) [ORDINANCE NO.'S 97-28 & 09-03] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM A HEAVY COMMERCIAL (HC) DISTRICT AND COMMERCIAL (C) DISTRICT TO PLANNED DEVELOPMENT DISTRICT 44 (PD-44) AND FOR THE PURPOSES AMENDING THE CONCEPT PLAN AND DEVELOPMENT STANDARDS FOR A 90.37-ACRE TRACT OF LAND IDENTIFIED AS LOTS 6, 7, 8 & 9, BLOCK A, RAYBURN COUNTRY ADDITION; LOT 1, BLOCK 1, HELWIG ADDITION; LOT 1, BLOCK A, ESTEP ADDITION; AND TRACT 3 OF THE W. H. BARNES SURVEY, ABSTRACT NO. 26, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* AND FURTHER 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 David Naylor of Rayburn Electric Cooperative for the approval of a *Zoning Change* from a Heavy Commercial (HC) District and Commercial (C) District to Planned Development District 44 (PD-44) and for the purposes of amending the concept plan and development standards contained within Planned Development District 44 (PD-44) [*Ordinance No.'s 97-28 & 09-03*] for a 90.37-acre tract of land identified as Lots 6, 7, 8 & 9, Block A, Rayburn Country Addition; Lot 1, Block 1, Helwig Addition; Lot 1, Block A, Estep Addition; and Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, Heavy Commercial (HC) District, and Planned Development District 44 (PD-44) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, bounded by SH-205 to the east, Sids Road to the north, and Mims Road south and west, and more fully described in *Exhibit 'A'* 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 Planned Development District 44 (PD-44) [*Ordinance No.'s 97-28 & 09-03*] and the Unified Development Code [*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 approval of this ordinance shall supersede all requirements stipulated in *Ordinance No.'s 97-28 & 09-03*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, outlined in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

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

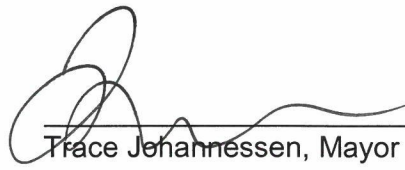
SECTION 5. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offense and each and every day such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

SECTION 6. That 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, 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;

SECTION 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (*including references to the Unified Development Code [UDC]*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5TH DAY OF AUGUST, 2024.

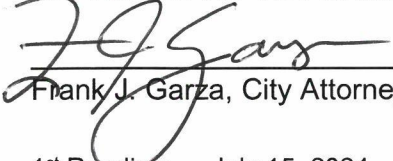

Trace Jehannessen, Mayor

ATTEST:


Kristy Teague, City Secretary



APPROVED AS TO FORM:


Frank J. Garza, City Attorney

1st Reading: July 15, 2024

2nd Reading: August 5, 2024

Exhibit 'A'
Legal Description

BEING 90.37 acres of land situated in Abstract 26, William N. Barnes Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at the Westernmost corner of the Rayburn Country Addition, Block A, Lot 9 (2019), NAD83 Texas State Plane GPS Coordinate (Grid): E 2598018.94, N 7014699.27-feet;

- 1 *THENCE* North 45°-09'-40" East, along the Southern Right of Way of Sids Road, a distance of 1166.39-feet to a corner;
- 2 *THENCE* South 45°-09'-07" East, following the boundary of the Pott Shrigley Addition (RCAD Account # 47004), a distance of 338.73-feet to a corner;
- 3 *THENCE* North 45°-09'-13" East, continuing along said boundary, a distance of 247.63-feet to a corner;
- 4 *THENCE* North 45°-02'-39" West, a distance of 338.69-feet to a corner;
- 5 *THENCE* North 45°-09'-41" East, a distance of 59.41-feet to a corner;
- 6 *THENCE* South 46°-05'-37" East, a distance of 10.654-feet for a corner;
- 7 *THENCE* North 44°-07'-04" East, following the boundary of the Helwig Addition (RCAD Account # 44046), a distance of 794.409-feet to a corner;
- 8 *THENCE* South 29°-54'-19" East, continuing along said boundary a distance of 734.37-feet to a corner;
- 9 *THENCE* South 30°-01'-35" East, along the West Right of Way of South Goliad St. (State Highway 205), a distance of 284.635-feet to a point;
- 10 *THENCE* South 30°-01'-35" East, continuing along said Right of Way, a distance of 297.94-feet to a point;
- 11 *THENCE* South 30°-01'-35" East, a distance of 449.71-feet to the beginning of a curve;
- 12 *THENCE* along said curve to the left having an angle of 09°-34'-15" and a radius of 5789.71-feet with a chord distance of 966.01-feet and a chord bearing of South 34°-48'-42" East, to the beginning of a curve;
- 13 *THENCE* along said curve to the right having an angle of 129°-16'-39" and a radius of 40.00-feet with a chord distance of 72.29-feet and a chord bearing of South 25°-02'-31" West, to a point;
- 14 *THENCE* South 89°-40'-52" West, along the North Right of Way of Mims Rd, a distance of 366.51-feet to a point;
- 15 *THENCE* South 89°-40'-52" West, continuing along said Right of Way, a distance of 849.66-feet to a point;
- 16 *THENCE* North 88°-36'-16" West, a distance of 1129.63-feet to the beginning of a curve;
- 17 *THENCE* along said curve to the right having an angle of 46°-17'-43" and a radius of 417.50-feet with a chord distance of 328.24-feet and a chord bearing of North 65°-27'-24" West, to a point;
- 18 *THENCE* North 42°-18'-34" West, a distance of 364.963-feet to a corner;
- 19 *THENCE* North 43°-30'-55" East, following the boundary of Abstract 26, Tract 3-7, a 1.5-acre tract (RCAD Account # 26918), a distance of 70.203-feet to a point;
- 20 *THENCE* North 45°-33'-50" East, continuing along said boundary, a distance of 99.73-feet to a corner;
- 21 *THENCE* North 45°-07'-43" West, a distance of 338.235-feet, to the *POINT OF BEGINNING AND CONTAINING* 90.37 acres of land (3,936,502.92 square-feet) more or less.

Exhibit 'B'
Survey

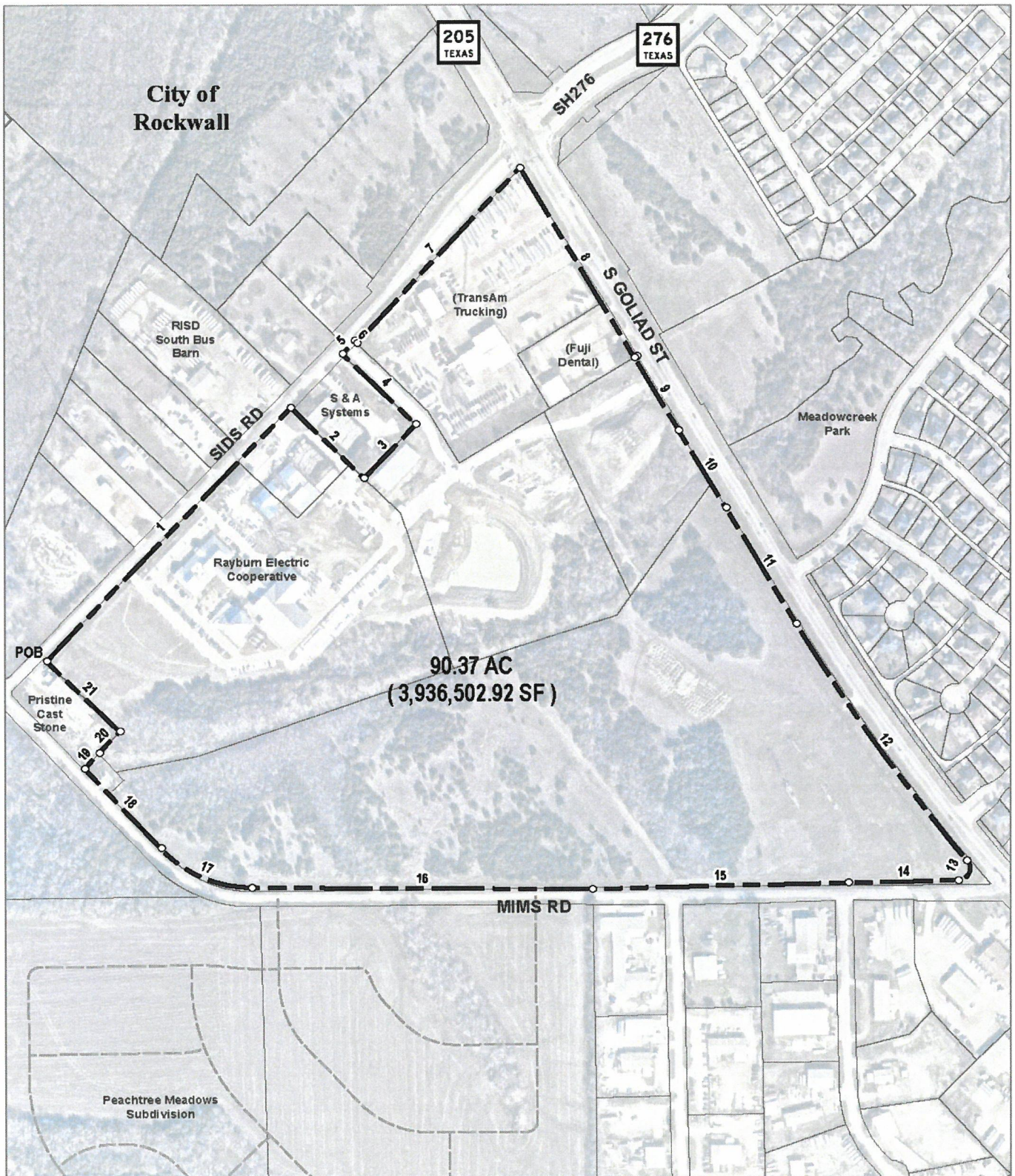


Exhibit 'C'
Concept Plan

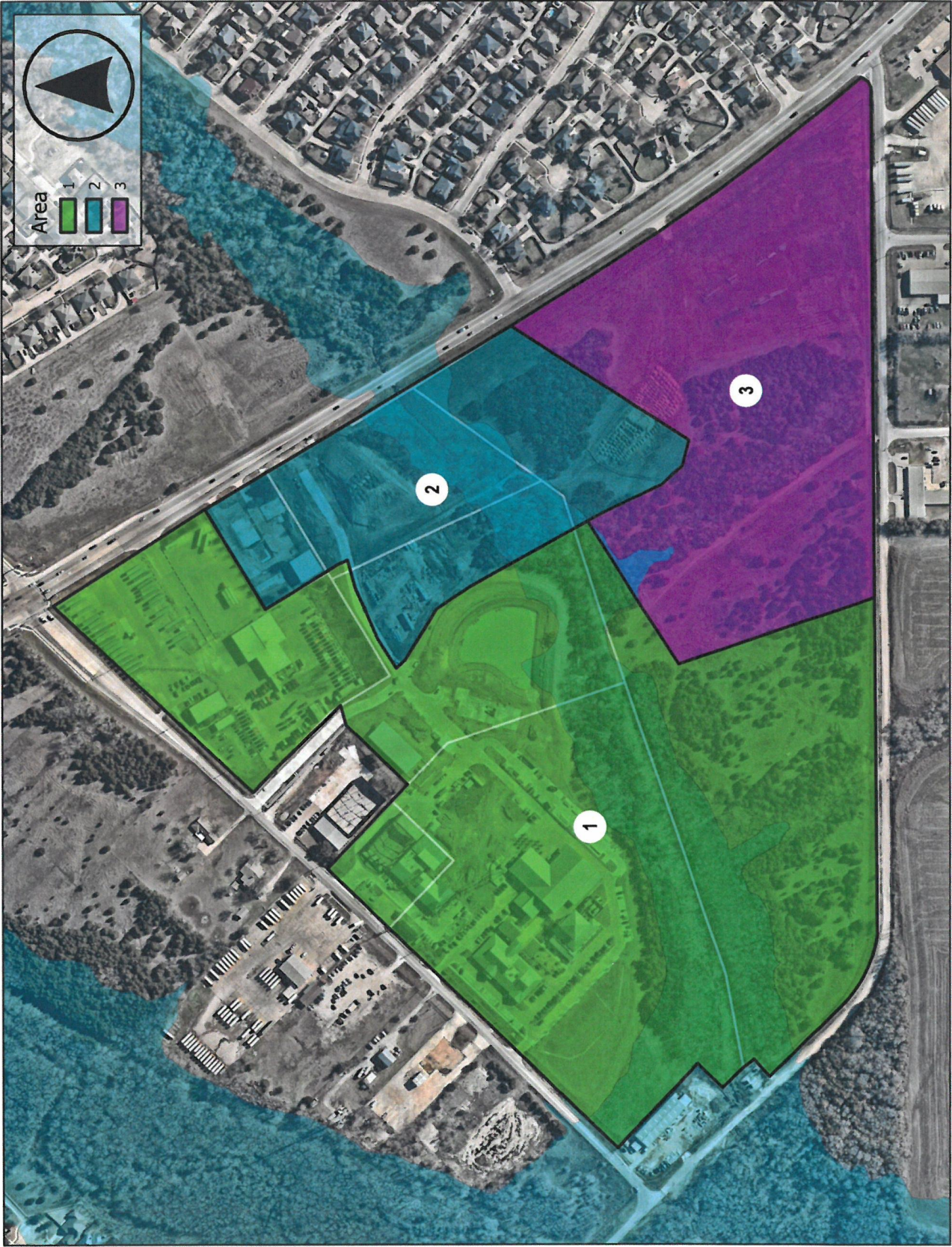


Exhibit 'D'
Development Standards

(A) PURPOSE.

The purpose of this Planned Development District ordinance is to provide flexible design standards to accommodate a commercial campus for the Rayburn Electric Cooperative that incorporates unique architecture and land uses that are otherwise not permitted in the Commercial (C) and Heavy Commercial (HC) Districts. These land uses include the existing offices and warehouse space, future amenities for employees and their guests (*e.g. a private indoor gun range and recreation area*), and community spaces (*e.g. recreational fields, soccer complex, playgrounds, etc.*).

(B) GENERAL STANDARDS FOR ALL AREAS.

- (1) Development Review Process. All development proposed for the *Subject Property* shall require site plan approval in accordance with the requirements and procedures of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).
- (2) Development Standards. In addition to the standards stipulated for the underlying zoning district, *Areas 1, 2, & 3 -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the requirements of Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC).
- (3) Permitted Uses. Unless specifically provided for by this Planned Development District ordinance, the land uses permitted within *Areas 1, 2, & 3 -- as depicted in Exhibit 'C' of this ordinance* -- shall be determined by the underlying zoning district and additional land use provisions stated in Sections (C), (D), & (E) of this ordinance and as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC); however, the following land uses shall be prohibited in all *Areas* of this Planned Development District:

- Animal Boarding/Kennel without Outside Pens
- Animal Clinic for Small Animals without Outdoor Pens
- Animal Hospital or Clinic
- Community Garden
- Urban Farm
- Caretakers Quarters/Domestic or Security Unit
- Covenant, Monastery, or Temple
- Limited Service Hotel
- Full Service Hotel
- Residence Hotel
- Motel
- Assisted Living Facility
- Blood Plasma Donor Center
- Cemetery/Mausoleum
- Church/House of Worship
- College, University, or Seminary
- Convalescent Care Facility/Nursing Home
- Congregate Care Facility/Elderly Housing
- Daycare with Seven (7) or More Children
- Emergency Ground Ambulance Services
- Hospice
- Hospital
- Local Post Office

Exhibit 'D'
Development Standards

- Regional Post Office
- Temporary Carnival, Circus, or Amusement Ridge
- Private Country Club
- Private Club, Lodge or Fraternal Organization
- Theater
- Alcoholic Beverage Package Sales
- Alcoholic Beverage Store
- Antique/Collectible Store
- Brew Pub
- Business School
- Catering Service
- Temporary Christmas Tree Sales Lot and/or Similar Uses
- Copy Center
- Craft/Micro Brewery, Distillery and/or Winery
- Incidental Display
- Garden Supply/Plant Nursery
- Hair Salon and/or Manicurist
- Laundromat with Dropoff/Pickup Services
- Self-Service Laundromat
- Massage Therapist
- Private Museum or Art Gallery
- Night-Club, Discotheque, or Dance Hall
- Pawn Shop
- Permeant Cosmetics
- Pet Shop
- Temporary Real Estate Sales Office
- Rental Store without Outside Storage and/or Display
- Restaurant with less than 2,000 SF with Drive-Through or Drive-In
- Restaurant with less than 2,000 SF without Drive-Through or Drive-In
- Restaurant with 2,000 SF or more with Drive-Through or Drive-In
- Restaurant with 2,000 SF or more without Drive-Through or Drive-In
- Retail Store with Gasoline Sales that has Two (2) or Less Dispensers (*i.e. a Maximum of Four [4] Vehicles*)
- Retail Store with Gasoline Sales that has more than Two (2) Dispensers
- Secondhand Dealer
- Art, Photography, or Music Studio
- Tailor, Clothing, and/or Apparel Shop
- Tattoo and/or Body Piercing
- Taxidermist Shop
- Bail Bond Service
- Commercial Cleaners
- Custom and Craft Work
- Electrical, Watch, Clock, jewelry and/or Similar Repair
- Feed Store or Ranch Supply
- Furniture Upholstery/Refinishing and Resale
- Gunsmith Repair and Sales
- Rental, Sales and Service of Heavy Machinery and Equipment
- Locksmith
- Medical or Scientific Research Lab
- Manufactured Home Sales
- Shoe and Boot Repair and Sales
- Trade School
- Major Automotive Repair Garage
- Minor Automotive Repair Garage
- Automobile Rental
- New or Used Boat and Trailer Dealership

Exhibit 'D'
Development Standards

- Full Service Car Wash
- Self-Service Car Wash
- New and/or Used Indoor Motor Vehicle Dealership/Showroom
- New Motor Vehicle Dealership for Cars and Light Trucks
- Commercial Parking Lot
- Recreational Vehicle (RV) Sales and Service
- Service Station
- Towing and Impound Yard
- Towing Service without Storage
- Truck Rental
- Truck Stop with Gasoline Sales and Accessory Services
- Carpet and Rug Cleaning
- Environmentally Hazardous Materials
- Food Processing with No Animal Slaughtering
- Light Assembly and Fabrication
- Heavy Manufacturing
- Light Manufacturing
- Mining and Extraction of Sand, Gravel, Oil and/or Other Materials
- Printing and Publishing
- Salvage or Reclamation of Products Indoors
- Sheet Metal Shop
- Welding Repair
- Cold Storage Plant
- Mini-Warehouse
- Wholesale Showroom Facility
- Bus Charter Service and Service Facility
- Radio Broadcasting
- Recording Studio
- Trucking Company

(4) Landscape Standards. Unless specifically provided for by this Planned Development District ordinance, and in addition to the requirements of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), *Areas 1, 2, & 3 -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the following requirements:

(a) Landscape Buffer (SH-205). A minimum of a 25-foot landscape buffer shall be provided along the frontage of SH-205 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm, and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum combined height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-linear feet of frontage. A meandering five (5) foot sidewalk shall be constructed within the 25-foot landscape buffer.

(b) Landscape Buffer (Mims Road and Sids Road). A minimum of a ten (10) foot landscape buffer shall be provided along the frontage of Mims Road and Sids Road (*outside of and beyond any required right-of-way dedication*). In addition, one (1) canopy and one (1) accent trees shall be required to be planted per 50-linear feet of frontage. A five (5) foot sidewalk shall be constructed within the ten (10) foot landscape buffer.

(5) Building and Design Standards. All buildings proposed within *Areas 1, 2, & 3 -- as depicted in Exhibit 'C' of this ordinance* -- shall incorporate complementary architectural styles, building materials, and colors. The Architecture Review Board (ARB) shall review all building elevations during the site plan process to ensure that a complementary design

Exhibit 'D'
Development Standards

scheme and building materials are being proposed, and that the design is consistent and complimentary to the existing buildings on the site. In addition, buildings that are adjacent to or that will be highly visibility from S. Goliad Street (SH-205) should generally conform to the *General Overlay District Standards*; however, buildings internal to the site should be given special consideration through the variance process to allow more functional buildings and building materials.

- (6) *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance; however, in considering a variance to the standards of this ordinance the Architectural Review Board (ARB) and Planning and Zoning Commission shall consider the previous approvals and design schemes of the overall campus and look to create uniformity in design and aesthetics for the area.

(C) AREA 1.

- (1) *Permitted Uses*. *Area 1 -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Heavy Commercial (HC) District, as stipulated by the *Permissible Use Charts* contained within Article 04, *Permissible Uses*, of the Unified Development Code (UDC); however, the following additional land use provisions shall apply to *Area 1*:

(a) The following additional land uses shall be permitted *by-right*:

- Private Indoor Gun Range

NOTE: For the purposes of this Planned Development District ordinance, a *Private Indoor Gun Range* shall be defined as a gun range that is fully contained within an enclosed area (*i.e. all activities shall be done inside an indoor building*) that is intended for the private use of employees of Rayburn Electric Cooperative and their guests.

(b) The following additional land uses shall be permitted as an accessory land use to an *Corporate Office Campus/Warehouse* land use:

- Major Automotive Repair Garage
- Service of Heavy Machinery and Equipment
- Self-Service Car Wash
- Welding Repair

- (2) *Development Standards*. Unless specifically provided for by this Planned Development District ordinance, the development standards for *Area 1* shall be those stipulated for properties in the Heavy Commercial (HC) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC).

(D) AREA 2.

- (1) *Permitted Uses*. *Area 2 -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Commercial (C) District, as stipulated by the *Permissible Use Charts* contained within Article 04, *Permissible Uses*, of the Unified Development Code (UDC); however, the following additional land use provisions shall apply to *Area 2*:

(a) The following additional land uses shall be permitted *by-right*:

Exhibit 'D'
Development Standards

- Private Outdoor Recreation Facilities
- Banquet Facility/Event Hall

NOTE: For the purposes of this Planned Development District ordinance, the *Private Outdoor Recreation Facilities* land use shall be defined as private recreation facilities (e.g. pickleball courts, basketball courts, picnic areas, playgrounds, or similar uses) that are intended for the private use of employees of Rayburn Electric Cooperative and their guests.

- (2) Development Standards. Unless specifically provided for by this Planned Development District ordinance, the development standards for Area 2 shall be those stipulated for properties in the Commercial (C) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC).

(E) AREA 3.

- (1) Permitted Uses. Area 3 -- as depicted in Exhibit 'C' of this ordinance -- shall be subject to the land uses permitted within the Commercial (C) District, as stipulated by the *Permissible Use Charts* contained within Article 04, *Permissible Uses*, of the Unified Development Code (UDC); however, the following additional land use provisions shall apply to Area 3:

(a) The following additional land uses shall be permitted *by-right*:

- Outdoor Commercial Amusement/Recreation
- Banquet Facility/Event Hall
- Solar Collector Energy Panels (*Ground Mounted*)¹

NOTES:

¹: The Solar Collector Energy Panels land use shall adhere to the following *Conditional Land Use Standards*:

- (1) The Solar Collector Energy Panels shall be required to be shown on a site plan that is approved by the Planning and Zoning Commission.
 - (2) The Solar Collector Energy Panels shall be fully screened from the public's view (i.e. adjacent properties or rights-of-way) by a solid masonry screening wall. As an alternative, the Planning and Zoning Commission may grant the use of three (3) tiered screening and berms where it is deemed to be an appropriate screening alternative.
 - (3) All ground mounted or pole mounted Solar Collector Energy Panels shall be located outside of any building setbacks or easements.
 - (4) The maximum overall height of ground mounted or pole mounted Solar Collector Energy Panels shall be eight (8) feet.
 - (5) Solar Collector Energy Panels shall meet all other pertinent requirements of the Unified Development Code (UDC).
- (2) Development Standards. Unless specifically provided for by this Planned Development District ordinance, the development standards for Area 3 shall be those stipulated for properties in the Commercial (C) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC).