



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 911 E FM 552

SUBDIVISION PARCEL 1-D

LOT

BLOCK

GENERAL LOCATION SE CORNER FM 552 & JONKING BLVD

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG

CURRENT USE HOME

PROPOSED ZONING GR / GENERAL RETAIL

PROPOSED USE RETAIL

ACREAGE 6.511 ACRES

LOTS [CURRENT]

1

LOTS [PROPOSED]

2

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 BETTY L. THOMPSON

APPLICANT Saddle Star Land Dev.

CONTACT PERSON FRED THOMPSON / PAT ATKINS

CONTACT PERSON PAT ATKINS - PRESIDENT

ADDRESS 911 E FM 552

ADDRESS 604 Summer Oaks Dr.

CITY, STATE & ZIP Rockwall, Texas 75087

CITY, STATE & ZIP

PHONE 972-214-493-9909

PHONE 972-388-6383

E-MAIL DRATKINS2810@gmail.com

E-MAIL KPATATKINS@yahoo.com

NOTARY VERIFICATION [REQUIRED]

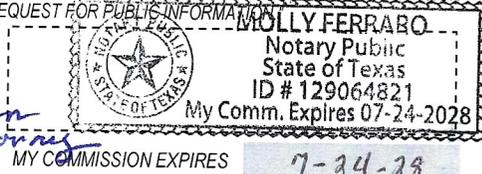
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Fred Thompson PER [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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

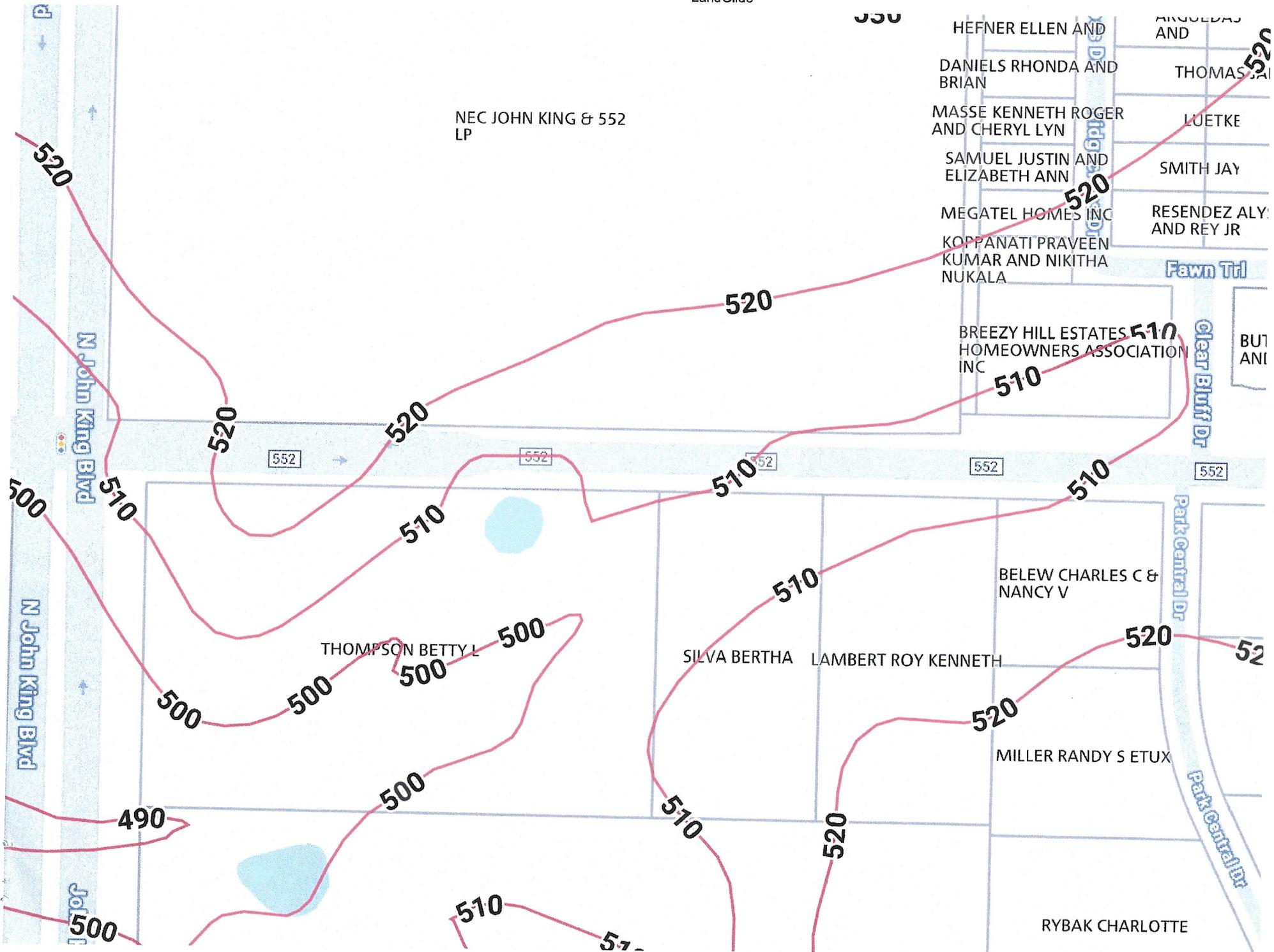
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 DAY OF Feb., 2025.

OWNER'S SIGNATURE BETTY L. Thompson by Fred Thompson as power of Attorney

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Molly Ferraro



530



NEC JOHN KING & 552 LP

HEFNER ELLEN AND DANIELS RHONDA AND BRIAN
 MASSE KENNETH ROGER AND CHERYL LYN
 SAMUEL JUSTIN AND ELIZABETH ANN
 MEGATEL HOMES INC
 KOPPANATI PRAVEEN KUMAR AND NIKITHA NUKALA

AND THOMAS
 LUETKE
 SMITH JAY
 RESENDEZ ALY AND REY JR

BREEZY HILL ESTATES HOMEOWNERS ASSOCIATION INC

THOMPSON BETTY L

SILVA BERTHA LAMBERT ROY KENNETH

BELEW CHARLES C & NANCY V

MILLER RANDY S ETUX

RYBAK CHARLOTTE



PAT ATKINS
Director of Land Development and Acquisitions

3076 Hays Lane
Rockwall,
Texas 75088

972.388.6383
kpatatkins@yahoo.com

1-31-25

RE: 6.511 ACRES / S.E. CORNER OF F.M. 552-JOHN KING BLVD.S.H.205 Bypass

Rockwall , Texas

Mr. Miller,

The Rockwall Comprehensive Master Plan identifies Retail Use at said corner .

Saddle Star LLC. Intention is to provide Retail Developers at the SE corner meeting all of the City of Rockwall Development standards for General Retail .

Sincerely

Pat Atkins

Fred G. Monson by Power of Attorney -



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 911 E FM 552

SUBDIVISION PARCEL 1-D LOT _____ BLOCK _____

GENERAL LOCATION SE CORNER FM 552 & JONKING BLVD

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG CURRENT USE HOME

PROPOSED ZONING GR / GENERAL RETAIL PROPOSED USE RETAIL

ACREAGE 6.511 ACRES LOTS [CURRENT] 1 LOTS [PROPOSED] 2

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

<input type="checkbox"/> OWNER	<u>BETTY L. THOMPSON</u>	<input type="checkbox"/> APPLICANT	<u>SADDLE STAR LAND DEV.</u>
CONTACT PERSON	<u>FRED THOMPSON / PAT ATKINS</u>	CONTACT PERSON	<u>PAT ATKINS - PRESIDENT</u>
ADDRESS	<u>911 E FM 552</u>	ADDRESS	<u>604 SUMMER OAKS DR.</u>
CITY, STATE & ZIP	<u>Rockwall, Texas 75087</u>	CITY, STATE & ZIP	<u>Rockwall, TX 75087</u>
PHONE	<u>214-493-9909</u>	PHONE	<u>972-388-6383</u>
E-MAIL	<u>DRATKINS2810@gmail.com</u>	E-MAIL	<u>KPATATKINS@yahoo.com</u>

NOTARY VERIFICATION [REQUIRED]

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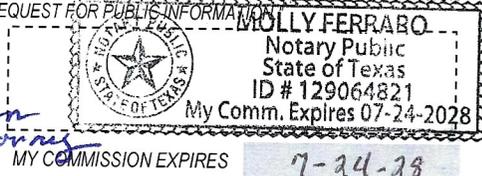
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OWNER'S SIGNATURE BETTY L. THOMPSON by Fred Thompson

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

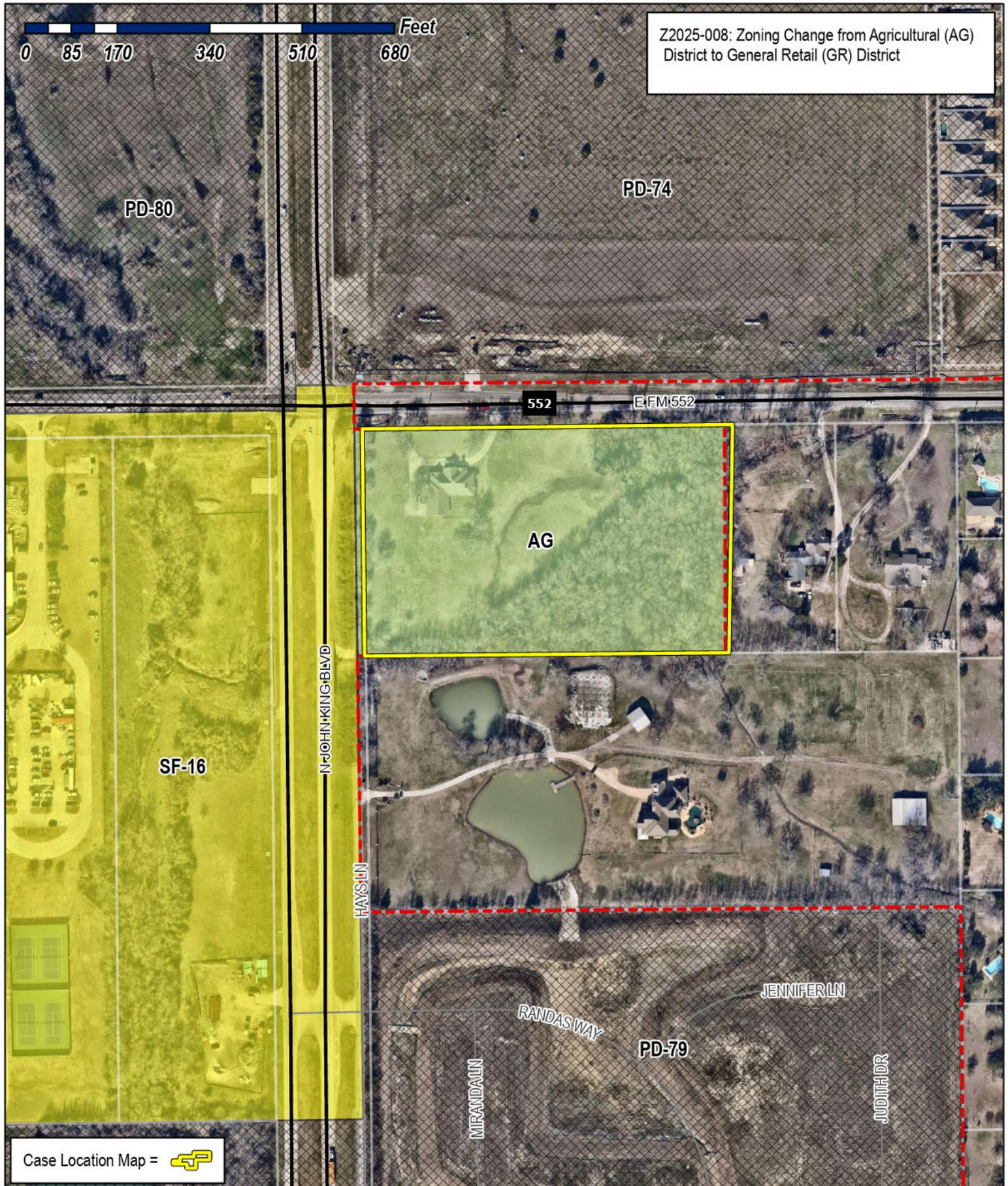
Molly Ferraro



MY COMMISSION EXPIRES 7-24-28



Z2025-008: Zoning Change from Agricultural (AG) District to General Retail (GR) District



Case Location Map =



City of Rockwall

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

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

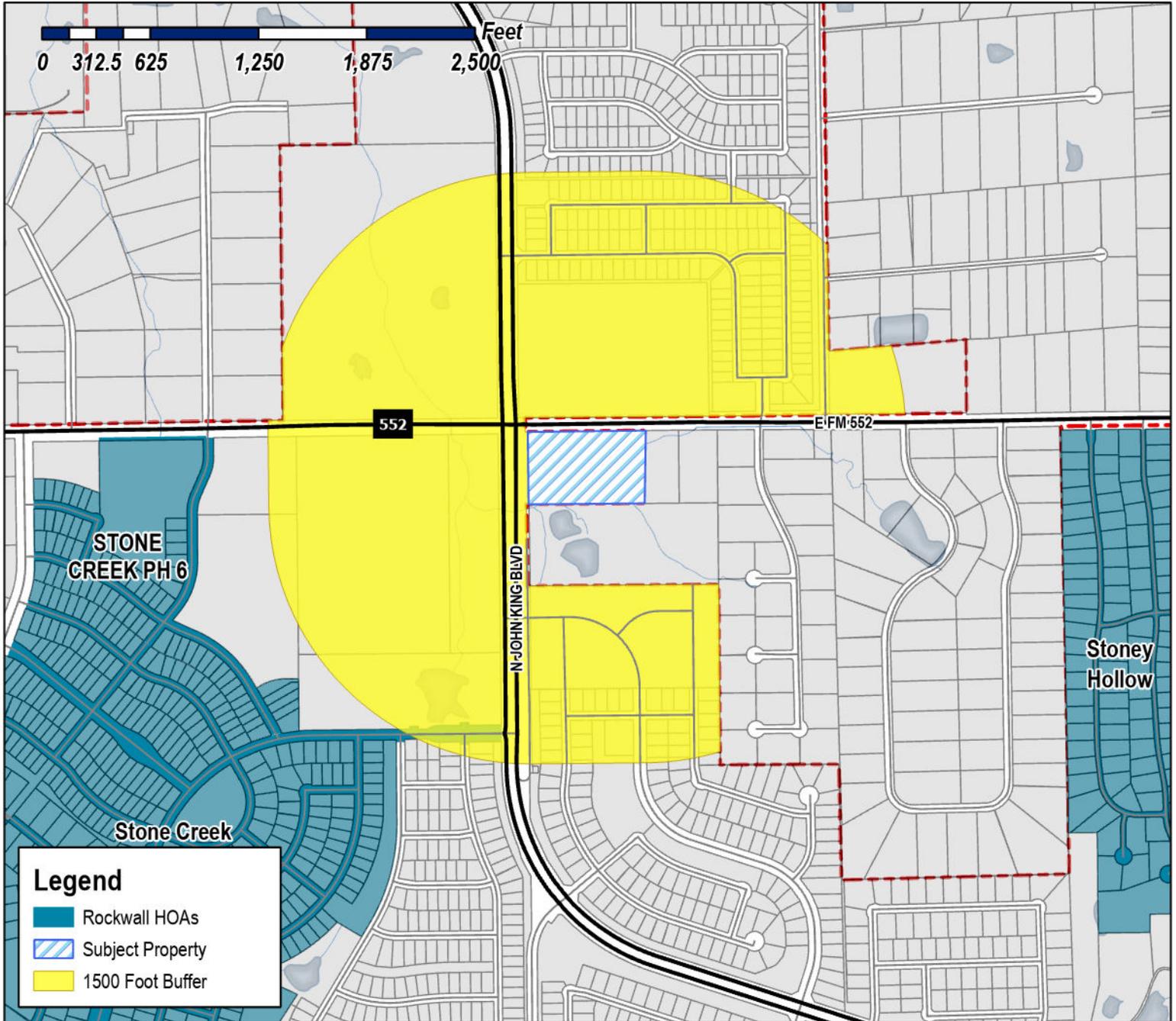




City of Rockwall

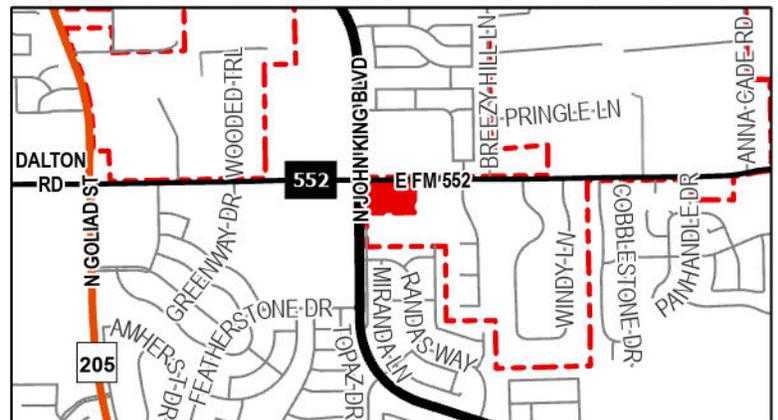
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Case Number: Z2025-008
Case Name: Zoning Change from Agricultural (AG) District to General Retail (GR) District
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: SE Corner of John King and FM 552

Date Saved: 2/14/2025
 For Questions on this Case Call (972) 771-7745

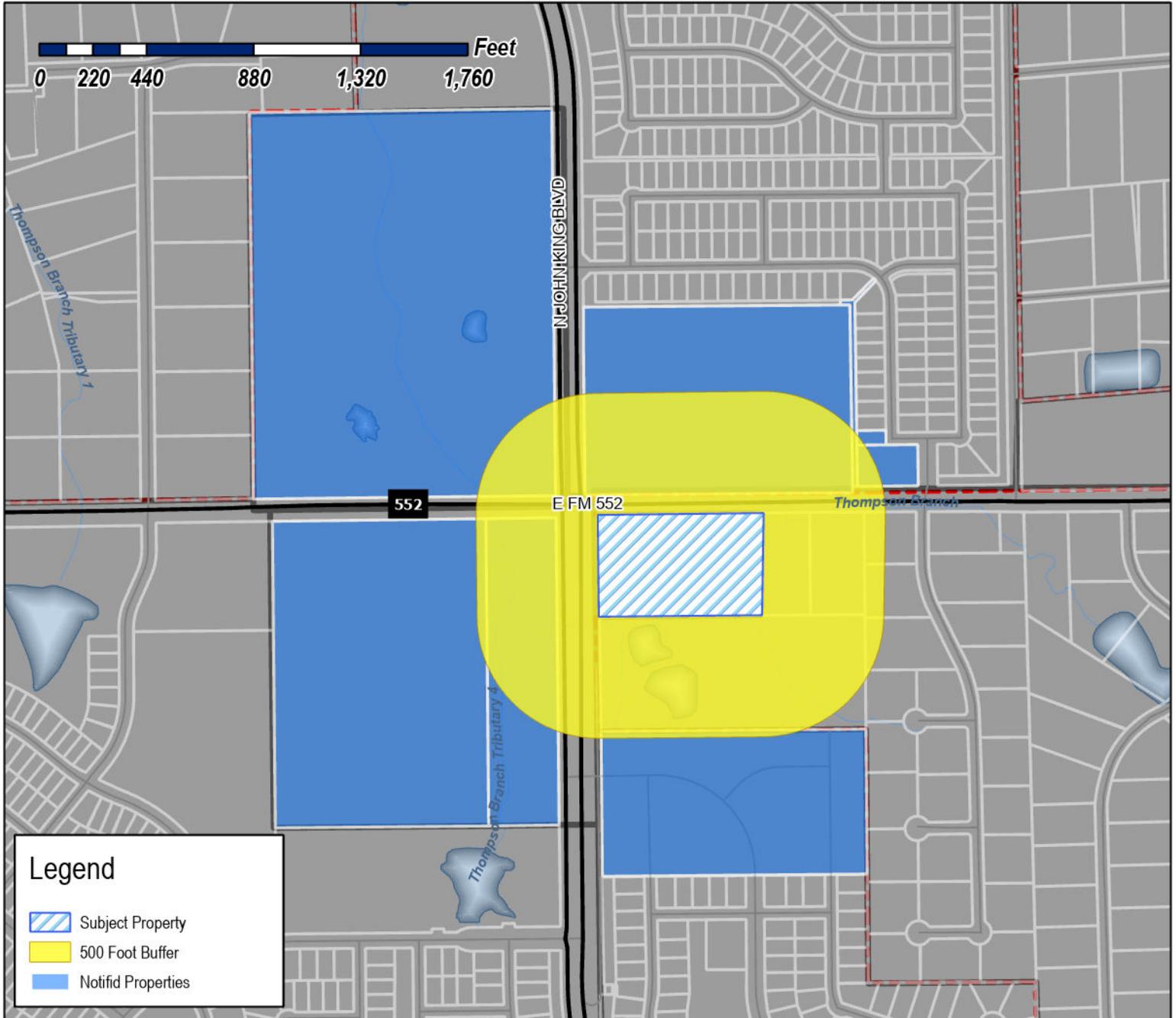




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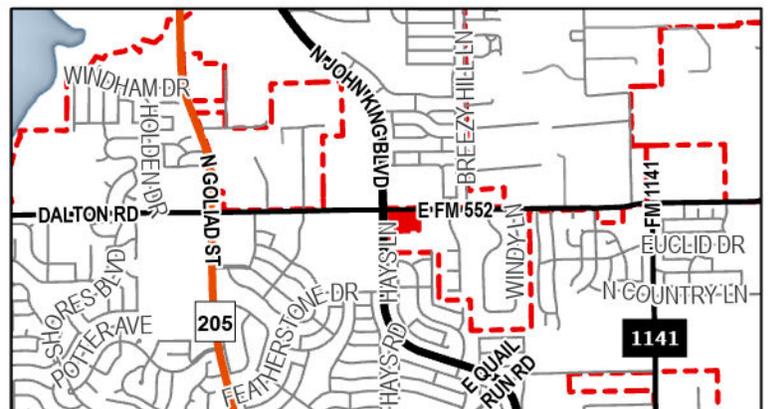
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BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S Greenville Ave Ste 230
Allen, TX 75002

BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S Greenville Ave Ste 230
Allen, TX 75002

RESIDENT
3303 RIDGECROSS DR
ROCKWALL, TX 75087

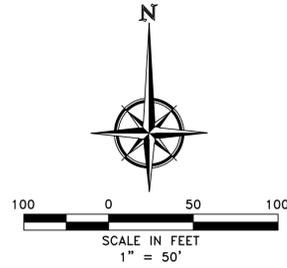
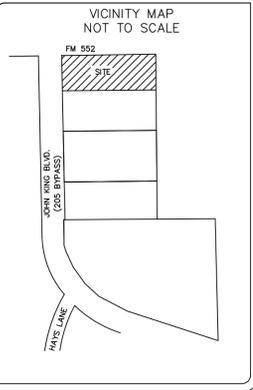
KOPPANATI PRAVEEN KUMAR AND NIKITHA
NUKALA
3303 Ridgescross Dr
Rockwall, TX 75087

SADDLE STAR SOUTH HOLDINGS LL
C/O HINES INTERESTS LIMITED PARTNERSHIP
609 Main St Ste 2400
Houston, TX 77002

CDT ROCKWALL/2017 LLC
6925 FM 2515
KAUFMAN, TX 75142

NEC JOHN KING & 552 LP
7500 SAN JACINTO PLACE
PLANO, TX 75024

THOMPSON BETTY L
911 E FM 552
ROCKWALL, TX 75087



NOTES:

1. Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization (CORS 2011).
2. This survey was prepared with the benefit of Title Commitment ~~CF No. TMD-TX-191069391A, effective date of October 10, 2019, issued on October 25, 2019.~~ No research of record easements has been performed on this tract since the effective date of the policy mentioned above.
3. According to my interpretations of the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map Number 48397C0030L, dated September 26, 2008, a portion of the subject property lies within flood Zone "X" and AE as shown.
4. At the request of the client, only fences and other improvements were located along or near the property lines. All visible public utilities and paving were located as shown hereon. Other improvements such as buildings, driveways, and concrete were not located.

LEGAL DESCRIPTION

BEING 6.511 acres of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and all of a called 6.7 acre tract of land described in a Deed to Fred and Betty L. Thompson, recorded Volume 707, Page 71, Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set for corner in the east line of John King Boulevard (160' wide right-of-way) at the northwest corner of said 6.7 acre tract, said point also being in the south right-of-way line of F.M. 552 (80' right-of-way);

THENCE N 89 degrees 19 minutes 27 seconds E, along the south right-of-way line of said F.M. 552, a distance of 681.71 feet, to a point for corner at the northwest corner of a called 2.025 acre tract described in a deed to Bertha Silva recorded as Instrument 201200461779, Real Property Records of Rockwall County, Texas, (RPRRCT), as marked by monument and occupied by partial fencing on the west line, from which a 1" solid iron rod found for reference bears S 00 degrees 53 minutes 42 seconds W, a distance of 0.68 feet;

THENCE S 00 degrees 53 minutes 42 seconds W, along the west line of said 2.025 acre tract as occupied and partially fenced, a distance of 420.41 feet, to a point for corner at the southwest corner thereof, from which a 1" solid iron rod found for reference bears S 00 degrees 53 minutes 42 seconds W, a distance of 1.70 feet, said point also being in the north line of a called 12.000 acre tract of land described in a deed to Michael and Stacy Miller recorded as Instrument No. 2017000001122 (RPRRCT);

THENCE S 89 degrees 27 minutes 59 seconds W, along the common line of said 6.7 acre Thompson tract and said 12.000 acre tract, a distance of 670.81 feet, to a point for corner near the edge of a concrete apron, at the northwest corner of said 12.000 acre tract and being in the east right-of-way line of said John King Boulevard, from which a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set for reference bears S 00°04'57" E, a distance of 60 feet;

THENCE N 00 degrees 35 minutes 27 seconds W, along the east right-of-way line of said John King Boulevard and the west line of said 6.7 acre tract a distance of 418.59 feet, to the POINT OF BEGINNING and containing 283,640 square feet or 6.511 acres of land;

F.M. 552
(80' R.O.W. ASPHALT SURFACE)

N 89°19'27" E 681.71'

(DEED =N89°55'47"W 696.66')

POINT OF BEGINNING

ZONE X

ZONE X
ZONE A

ZONE A

6.511 ACRES
(283,640 S.F.)

CALELD 6.7 ACRES
FRED AND BETTY L. THOMPSON
VOL. 707 PG. 71
RPRRCT

ZONE X

CALELD 2.025 ACRES
BERTHA SILVA
INST. NO. 201200461779
RPRRCT

CALELD 2.03 ACRES
ROY KENNETH LAMBERT
VOL. 1562 PG. 47 (DOT)
DRRCT

LOT 25

LOT 24

NOTE:
BUILDINGS, DRIVEWAYS, POOLS
AND OTHER CONCRETE ON THIS
PROPERTY ARE NOT SHOWN.

IRSC

(DEED =N00°33'02"W 420.00')

N 00°35'27" W 418.59'

IRSCR AT
60' O/S

CONCRETE PAVEMENT

JOHN KING BOULEVARD
(160' R.O.W.)

CONCRETE PAVEMENT

BRIDGE

CONCRETE
APRON

FOUND 3" AXLE 1.6'
SOUTH OF P.L.

(DEED =N89°55'47"W 696.66')

S 89°27'59" W 670.81'

(DEED=S89°55'50"E 1104.48')

APPROXIMATE LOCATION OF
STREAM PER FEMA MAP

CALELD 12.000 ACRES
MICHAEL AND STACY MILLER
INSTRUMENT NO. 2017000001122
RPRRCT

EXISTING FENCE OCCUPATION AND
OTHER MONUMENTS FOUND SOUTH
OF PROPERTY LINES AS SHOWN.
POSSIBLE BOUNDARY OVERLAP

CHAIN LINK
ENCLOSURE

FOUND 1/2"
IRON ROD

STEEL FENCE POST
SOUTH OF CORNER 3.0'

(DEED CALL=209.00')

209.00' MEASURE

FOUND 3" AXLE 1.6'
SOUTH OF P.L.

FENCE TIE
2.8' SOUTH

(DEED CALL=210.00')

223.45' MEASURE

1" SOLID IRF
(CM)

BRS S 00°53'42"W 1.70'

(DEED =S00°04'13"W 420.00')

S 00°53'42" W 420.41'

(DEED CALL=420.19')

LINE LOCATION BY DEED CALL
DOES NOT MATCH SILVA AND
LAMBERT CALLS GOING EAST
AGREEMENT TO LOCATE THIS LINE

14.95'

5/8" IRF
BRS S 00°53'42"W 0.68'

(CM)

(DEED CALL=210.00')

210.73 MEASURE

1" SOLID IRF
(CM)

(DEED =S01°29'W 422.60')

N. 01°07'45" E. 420.98' MEASURE

(DEED CALL=420.00')

421.30' MEASURE

LEGEND	
CIRS	1/2" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
(CM)	CONTROL MONUMENT
A.E.	ACCESS EASEMENT
U.E.	UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT
⊕	FIRE HYDRANT
—	GUY WIRE
⊙	POWER POLE
⊙	SIGN
⊙	TELEPHONE BOX
⊙	STORM SEWER MANHOLE
⊙	WATER METER/WATER MANHOLE
⊙	UNDERGROUND CABLE MARKER
PRRCT	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
DRRCT	DEED RECORDS, ROCKWALL COUNTY, TEXAS
—E—	OVERHEAD ELECTRIC LINE
—X—	WIRE OR BARBED WIRE FENCE
— —	CHAIN LINK FENCE
—○—	METAL PIPE FENCE

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. This preliminary document was released 4/16/2021 for Client's review.

ROBERT C. MYERS R.P.L.S. NO. 3963

R.C. MYERS SURVEYING, LLC

"Registered Professional Land Surveyors"

488 ARROYO COURT (214) 532-0636 Voice
SUNNYVALE, TEXAS 75182 Firm No. 10192300

Robert "Calvin" Myers, RPLS 3963
rcmsurveying@gmail.com



Client: Saddle Star Land Development

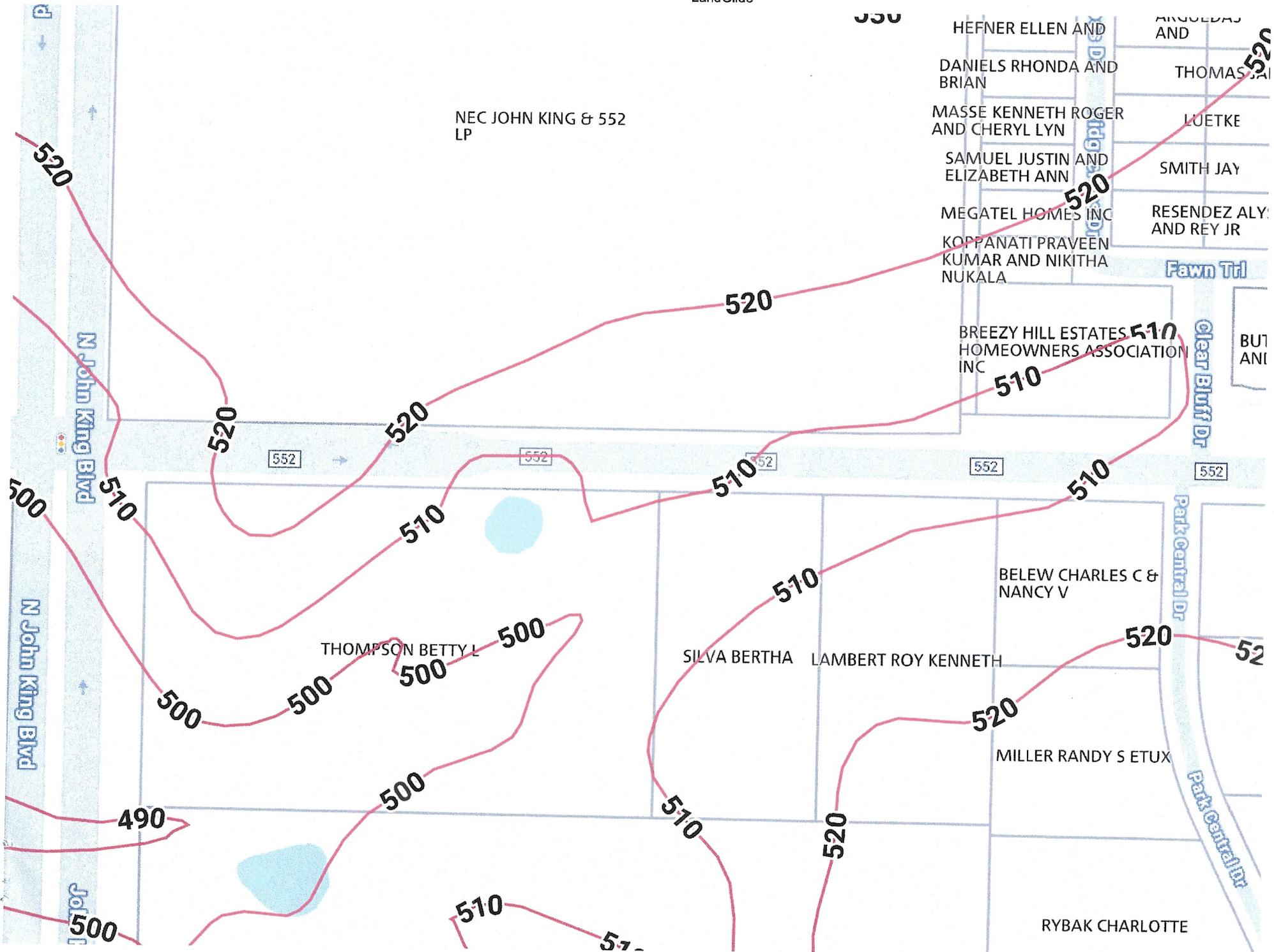
Job No.: 355B-4 Drawn by: RCM Date: 04/15/2021 Revised:

STANDARD LAND SURVEY

OF
6.511 ACRES

SITUATED IN THE
P.B. HARRISON SURVEY, ABST. NO. 97
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

530



NEC JOHN KING & 552 LP

HEFNER ELLEN AND DANIELS RHONDA AND BRIAN
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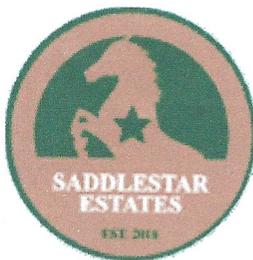
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SILVA BERTHA LAMBERT ROY KENNETH

BELEW CHARLES C & NANCY V

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Sincerely

Pat Atkins

Fred G. Monson by Power of Attorney -

PROJECT COMMENTS



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

DATE: 2/21/2025

PROJECT NUMBER: Z2025-008
PROJECT NAME: Zoning Change from AG to GR
SITE ADDRESS/LOCATIONS: 511 E FM 552

CASE CAPTION: Hold a public hearing to discuss and consider a request by Pat Atkins of Saddle Star Land Development on behalf of Betty Thompson for the approval of a Zoning Change from an Agricultural (AG) District to a General Retail (GR) District for a 6.511-acre identified as Tract 1-1 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and FM-552, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Bethany Ross	02/21/2025	Approved w/ Comments

02/21/2025: Z2025-008; Zoning Change from AG to GR

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

I.1 This request is for the approval of a Zoning Change from an Agricultural (AG) District to a General Retail (GR) District for a 6.511-acre identified as Tract 1-1 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, and located at the southeast corner of the intersection of John King Boulevard and FM-552.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.

M.3 For reference, include the case number (Z2025-008) in the lower right-hand corner of all pages on future submittals.

I.4 According to the OURHometown Vision 2040 Comprehensive Plan, the subject property is designated for Low Density Residential land uses and is situated within the Northeast Residential District. The Northeast Residential District, is "...characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density residential development." Currently, the subject property is designated for Low Density Residential land uses, which is defined as two (2) to two and one-half (2 ½) dwelling units per acre. If this zoning change is approved, the applicants' proposed request would require this designation to be changed from Low Density Residential to a Commercial/Retail designation.

I.5 According to the Land Use Designations contained in the Comprehensive Plan, "(t)he 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 serve adjacent residential subdivisions ... (t)hese areas should be designed with the pedestrian in mind and provide connections between the commercial land use and the adjacent residential subdivisions."

I.6 When looking at the District Strategies for the Northeast Residential District, District Strategy #4 does address the establishment of Neighborhood/Convenience Centers stating that "...commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures..." In addition, when examining strategies for existing residential developments, the Housing section of the Comprehensive Plan states that the City should "...(p)rotect existing single-family residential subdivisions from the negative effects of non-residential developments by requiring separation and screening using large berms, landscaping, and

buffers to create a natural transition.” [Policy #3, Goal 01; Section 02.01, Chapter 08]. In addition, the Non-Residential section of the Comprehensive Plan states that “(n)on-residential buildings adjacent to residential properties should be designed to a residential scale to assist the transition of land uses, and mitigate any potential negative visual impacts of the commercial development.” [Policy 3, Goal 04; Chapter 09].

M.7 Please review the attached Draft Ordinance prior to the February 25, 2025 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than March 4, 2025.

I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on March 4, 2025; 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 March 11, 2025 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on February 25, 2025.

I.9 The projected City Council meeting dates for this case will be March 17, 2025 (1st Reading) and April 7, 2025 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	02/21/2025	Approved w/ Comments

02/21/2025: 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 time of Site Plan.

Drainage Items:

- Detention is required. Detention calculations are based on zoning, not land use area.
- Detention cannot be located within the floodplain.
- Detention must be above the 100yr floodplain elevation where adjacent.
- Must have a wetlands/WOTUS determination for all lakes/ponds and streams/creeks on site.
- Must have a flood study for any changes and crossing of the floodplain. Review fees apply.
- Detention easement required at the freeboard elevation. No vertical walls allowed in detention easement.
- Max side slope of 4:1 with a minimum bottom slope of 1%.
- No public water or sanitary sewer can be in detention easement.
- Detention ponds must be irrigated
- Existing flow patterns must be maintained. The site must drain to the existing floodplain behind the site.
- Must show erosion hazard setback in an easement. No structures, including paving, allowed in erosion hazard setback.
- No vertical walls allowed in the existing floodplain or easements.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No grate inlets allowed
- 100-year WSEL must be called out for the existing floodplain with labeled cross-sections.
- FFE for all buildings must be called out when adjacent to a floodplain and detention pond. Minimum 2' above the 100-year WSEL.

- Dumpster areas shall drain to an oil/water separator and then into the storm system.

Water and Wastewater Items:

- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Infrastructure study is required and any recommendations/requirements will be at the property owner's expense.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
- 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 in a 20' wide easement.
- 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.
- There is an existing 16" water main along E FM 552 available for use.
- Must dedicate an easement for a 30" water main per the City Master Water Plan along the N John King Blvd frontage. Easements shall be dedicated outside of ROW.
- \$86.44/acre sewer pro-rata and possible additional.

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 (if needed) to be 24' wide and in a platted easement.
- Fire lane (if needed) 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.

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".
- Landscape berms may not be on top of City utilities.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	02/20/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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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 911 E FM 552

SUBDIVISION PARCEL 1-D

LOT

BLOCK

GENERAL LOCATION SE CORNER FM 552 & JONKING BLVD

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG

CURRENT USE HOME

PROPOSED ZONING GR / GENERAL RETAIL

PROPOSED USE RETAIL

ACREAGE 6.511 ACRES

LOTS [CURRENT]

1

LOTS [PROPOSED]

2

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 BETTY L. THOMPSON

APPLICANT Saddle Star Land Dev.

CONTACT PERSON FRED THOMPSON / PAT ATKINS

CONTACT PERSON PAT ATKINS - PRESIDENT

ADDRESS 911 E FM 552

ADDRESS 604 Summer Oaks Dr.

CITY, STATE & ZIP Rockwall, Texas 75087

CITY, STATE & ZIP

PHONE 972-214-493-9909

PHONE 972-388-6383

E-MAIL DRATKINS2810@gmail.com

E-MAIL KPATATKINS@yahoo.com

NOTARY VERIFICATION [REQUIRED]

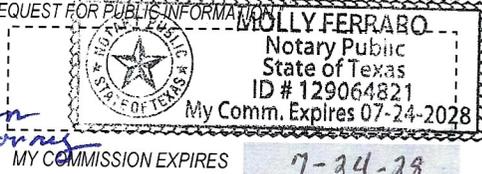
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Fred Thompson PER [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 DAY OF Feb., 2025.

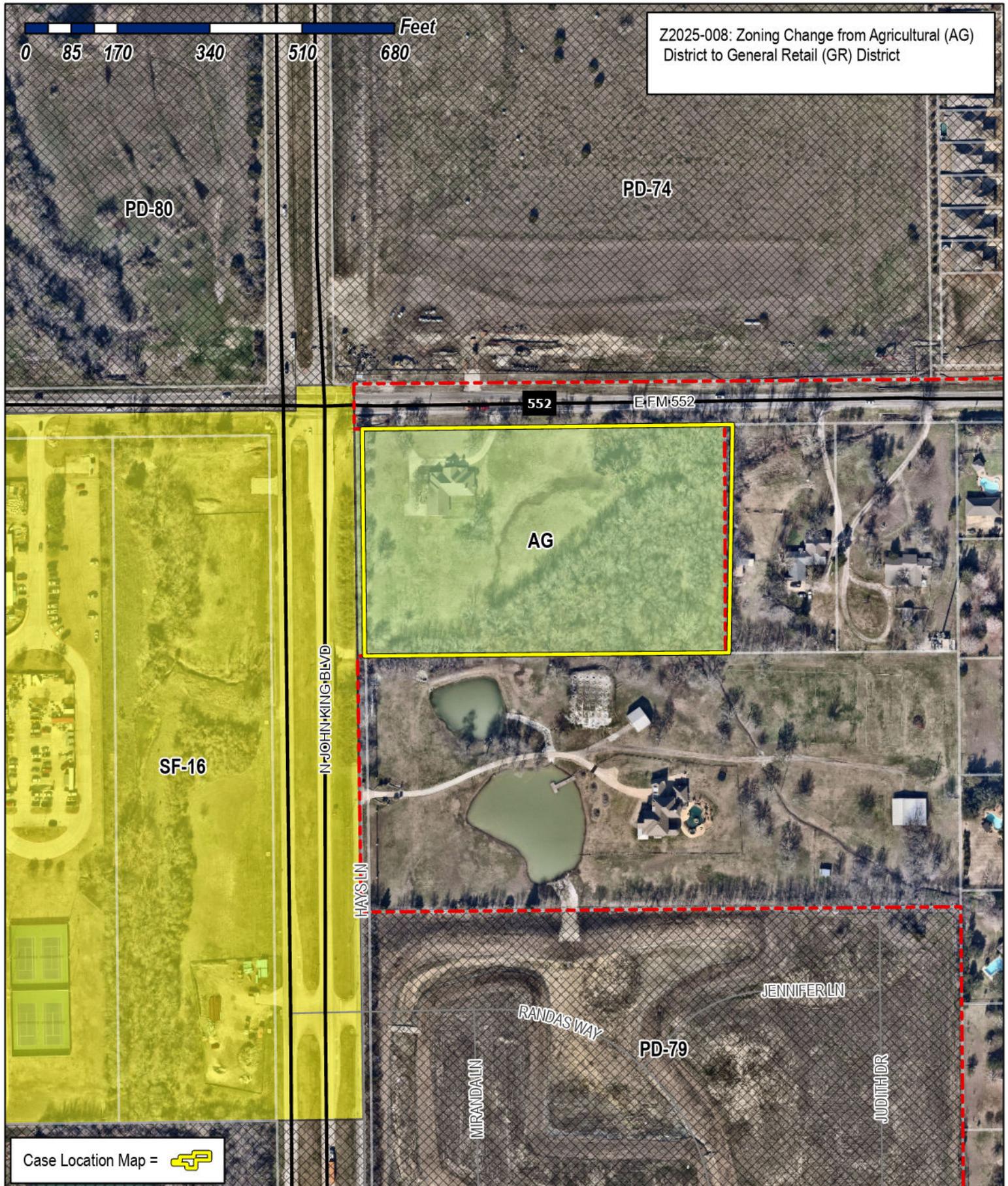
OWNER'S SIGNATURE BETTY L. Thompson by Fred Thompson as power of Attorney

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Molly Ferraro





Z2025-008: Zoning Change from Agricultural (AG) District to General Retail (GR) District



Case Location Map =



City of Rockwall

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

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

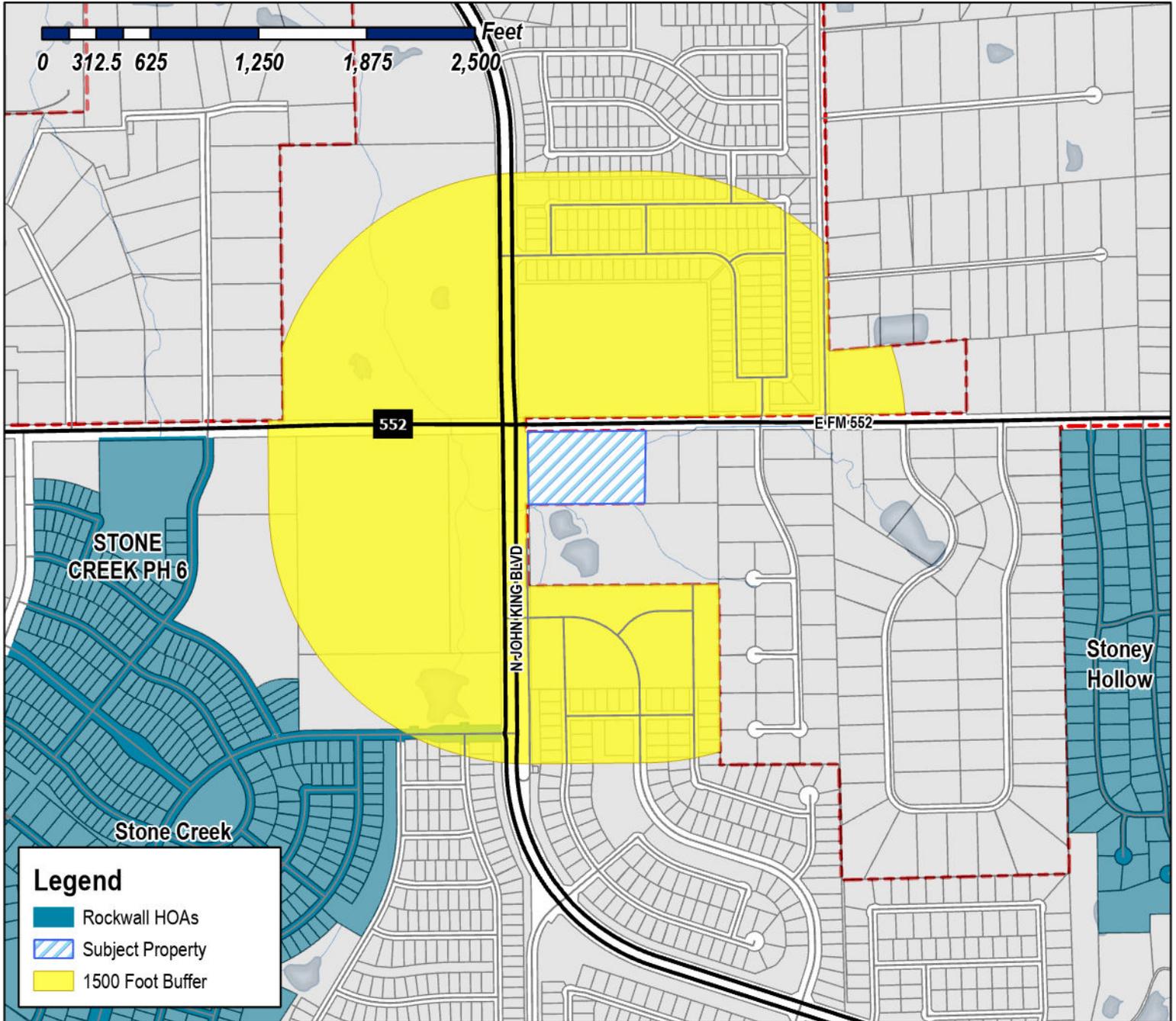




City of Rockwall

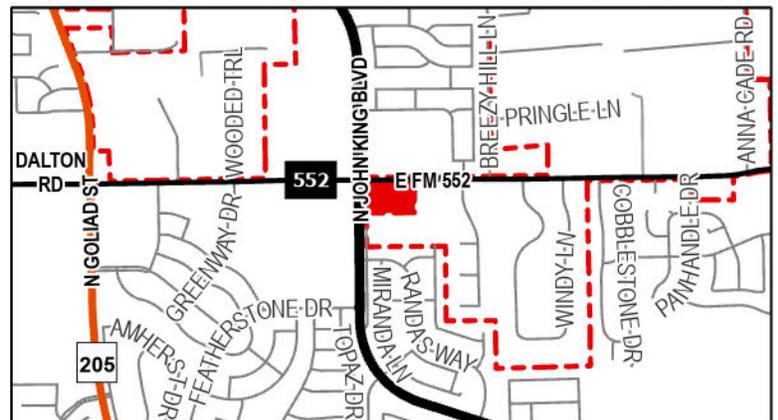
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Case Number: Z2025-008
Case Name: Zoning Change from Agricultural (AG) District to General Retail (GR) District
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: SE Corner of John King and FM 552

Date Saved: 2/14/2025
 For Questions on this Case Call (972) 771-7745





Neighborhood Notification Program {Z2025-008}

From Zavala, Melanie <MZavala@rockwall.com>

Date Thu 2/20/2025 3:32 PM

Cc Miller, Ryan <RMiller@rockwall.com>; Lee, Henry <HLee@rockwall.com>; Ross, Bethany <bross@rockwall.com>; Guevara, Angelica <AGuevara@Rockwall.com>

 2 attachments (953 KB)

Public Notice (02.18.2025).pdf; HOA Map (02.14.2025).pdf;

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood.

As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries.

Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, February 21, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, March 11, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 17, 2025 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>.

Z2025-008: Zoning Change from AG to GR

Hold a public hearing to discuss and consider a request by Pat Atkins of Saddle Star Land Development on behalf of Betty Thompson for the approval of a Zoning Change from an Agricultural (AG) District to a General Retail (GR) District for a 6.511-acre identified as Tract 1-1 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and FM-552, 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](#)

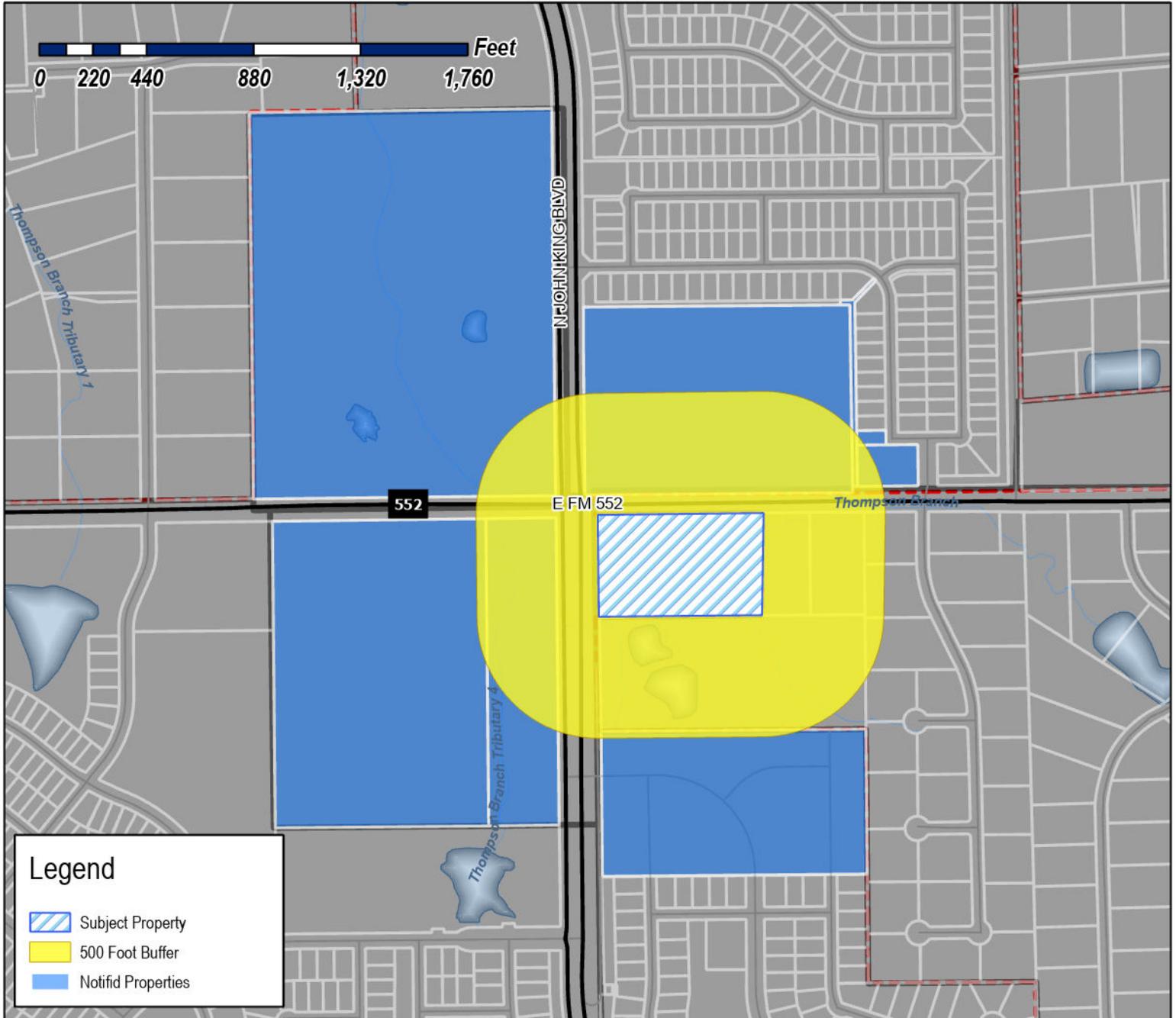
972-771-7745 Ext. 6568



City of Rockwall

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

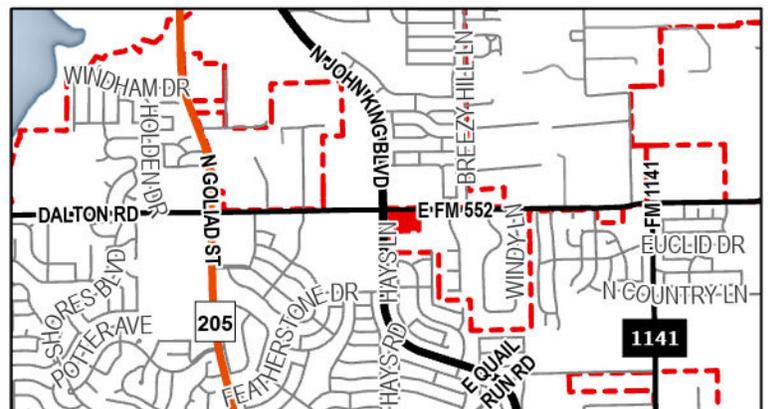
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2025-008
Case Name: Zoning Change from Agricultural (AG) District to General Retail (GR) District
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: SE Corner of John King and FM 552

Date Saved: 2/14/2025

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



BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S Greenville Ave Ste 230
Allen, TX 75002

BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S Greenville Ave Ste 230
Allen, TX 75002

RESIDENT
3303 RIDGECROSS DR
ROCKWALL, TX 75087

KOPPANATI PRAVEEN KUMAR AND NIKITHA
NUKALA
3303 Ridgescross Dr
Rockwall, TX 75087

SADDLE STAR SOUTH HOLDINGS LL
C/O HINES INTERESTS LIMITED PARTNERSHIP
609 Main St Ste 2400
Houston, TX 77002

CDT ROCKWALL/2017 LLC
6925 FM 2515
KAUFMAN, TX 75142

NEC JOHN KING & 552 LP
7500 SAN JACINTO PLACE
PLANO, TX 75024

THOMPSON BETTY L
911 E FM 552
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:

Z2025-008: Zoning Change from AG to GR

Hold a public hearing to discuss and consider a request by Pat Atkins of Saddle Star Land Development on behalf of Betty Thompson for the approval of a Zoning Change from an Agricultural (AG) District to a General Retail (GR) District for a 6.511-acre identified as Tract 1-1 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and FM-552, 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, March 11, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 17, 2025 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:

Bethany Ross
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, March 17, 2025 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. Z2025-008: Zoning Change from AG to GR

Please place a check mark on the appropriate line below:

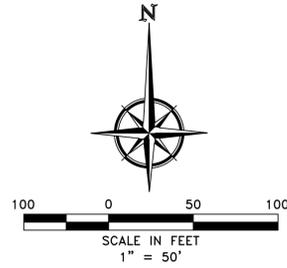
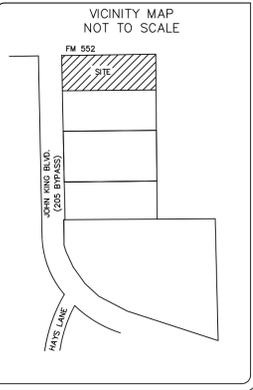
- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Four horizontal grey bars for providing reasons for the response.

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



NOTES:

1. Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization (CORS 2011).
2. This survey was prepared with the benefit of Title Commitment ~~CF No. TMD-TX-191009391A, effective date of October 10, 2019, issued on October 25, 2019.~~ No research of record easements has been performed on this tract since the effective date of the policy mentioned above.
3. According to my interpretations of the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map Number 48397C0030L, dated September 26, 2008, a portion of the subject property lies within flood Zone "X" and AE as shown.
4. At the request of the client, only fences and other improvements were located along or near the property lines. All visible public utilities and paving were located as shown hereon. Other improvements such as buildings, driveways, and concrete were not located.

LEGAL DESCRIPTION

BEING 6.511 acres of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and all of a called 6.7 acre tract of land described in a Deed to Fred and Betty L. Thompson, recorded Volume 707, Page 71, Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set for corner in the east line of John King Boulevard (160' wide right-of-way) at the northwest corner of said 6.7 acre tract, said point also being in the south right-of-way line of F.M. 552 (80' right-of-way);

THENCE N 89 degrees 19 minutes 27 seconds E, along the south right-of-way line of said F.M. 552, a distance of 681.71 feet, to a point for corner at the northwest corner of a called 2.025 acre tract described in a deed to Bertha Silva recorded as Instrument 201200461779, Real Property Records of Rockwall County, Texas, (RPRRCT), as marked by monument and occupied by partial fencing on the west line, from which a 1" solid iron rod found for reference bears S 00 degrees 53 minutes 42 seconds W, a distance of 0.68 feet;

THENCE S 00 degrees 53 minutes 42 seconds W, along the west line of said 2.025 acre tract as occupied and partially fenced, a distance of 420.41 feet, to a point for corner at the southwest corner thereof, from which a 1" solid iron rod found for reference bears S 00 degrees 53 minutes 42 seconds W, a distance of 1.70 feet, said point also being in the north line of a called 12.000 acre tract of land described in a deed to Michael and Stacy Miller recorded as Instrument No. 20170000011122 (RPRRCT);

THENCE S 89 degrees 27 minutes 59 seconds W, along the common line of said 6.7 acre Thompson tract and said 12.000 acre tract, a distance of 670.81 feet, to a point for corner near the edge of a concrete apron, at the northwest corner of said 12.000 acre tract and being in the east right-of-way line of said John King Boulevard, from which a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set for reference bears S 00°04'57" E, a distance of 60 feet;

THENCE N 00 degrees 35 minutes 27 seconds W, along the east right-of-way line of said John King Boulevard and the west line of said 6.7 acre tract a distance of 418.59 feet, to the POINT OF BEGINNING and containing 283,640 square feet or 6.511 acres of land;

F.M. 552
(80' R.O.W. ASPHALT SURFACE)

N 89°19'27" E 681.71'

(DEED =N89°55'47"W 696.66')

POINT OF BEGINNING

ZONE X

ZONE X
ZONE A

ZONE A

6.511 ACRES
(283,640 S.F.)

CALELD 6.7 ACRES
FRED AND BETTY L. THOMPSON
VOL. 707 PG. 71
RPRRCT

ZONE X

CALELD 2.025 ACRES
BERTHA SILVA
INST. NO. 201200461779
RPRRCT

CALELD 2.03 ACRES
ROY KENNETH LAMBERT
VOL. 1562 PG. 47 (DOT)
DRRCT

LOT 25

LOT 24

NOTE:
BUILDINGS, DRIVEWAYS, POOLS
AND OTHER CONCRETE ON THIS
PROPERTY ARE NOT SHOWN.

IRSC

(DEED =N00°33'27"W 420.00')

IRSCR AT
60' O/S

CONCRETE
APRON

CONCRETE PAVEMENT

JOHN KING BOULEVARD
(160' R.O.W.)

CONCRETE PAVEMENT

BRIDGE

LINE LOCATION BY FOUND MONUMENTS
AND PARTIALLY FENCED OCCUPATION
(DEED =S00°04'13"W 420.00')

LINE LOCATION BY DEED CALL
DOES NOT MATCH SILVA AND
LAMBERT CALLS GOING EAST
AGREEMENT TO LOCATE THIS LINE
(DEED CALL=420.19')

S 00°53'42" W 420.41'

(DEED CALL=210.00')
210.73 MEASURE

14.95'

APPROXIMATE LOCATION OF
STREAM PER FEMA MAP

1" SOLID IRF
(CM)

(DEED CALL=210')

211.59 MEASURE

N. 01°07'45" E. 420.98' MEASURE

(DEED =S01°29'W 422.60')

WATER METER/WATER MANHOLE

UNDERGROUND CABLE MARKER

POWER POLE

GUY WIRE

FIRE HYDRANT

WATER METER/WATER MANHOLE

STORM SEWER MANHOLE

TELEPHONE BOX

SIGN

CHAIN LINK ENCLOSURE

STEEL FENCE POST
SOUTH OF CORNER 3.0'

FOUND 1/2" IRON ROD

FENCE TIE
2.8' SOUTH

FOUND 3" AXLE 1.6'
SOUTH OF P.L.

(DEED CALL=209.00')

209.00' MEASURE

25.85'

1" SOLID IRF
BRS S 00°53'42"W 1.70'

(DEED =N89°55'47"W 696.66')

S 89°27'59" W 670.81'

(DEED=S89°55'50"E 1104.48')

FOUND 3" AXLE 1.6'
SOUTH OF P.L.

APPROXIMATE LOCATION OF
STREAM PER FEMA MAP

EXISTING FENCE OCCUPATION AND
OTHER MONUMENTS FOUND SOUTH
OF PROPERTY LINES AS SHOWN.
POSSIBLE BOUNDARY OVERLAP

CALELD 12.000 ACRES
MICHAEL AND STACY MILLER
INSTRUMENT NO. 20170000011122
RPRRCT

LEGEND	
CIRS	1/2" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
(CM)	CONTROL MONUMENT
A.E.	ACCESS EASEMENT
U.E.	UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT
⊕	FIRE HYDRANT
—	GUY WIRE
⊙	POWER POLE
⊙	SIGN
⊙	TELEPHONE BOX
⊙	STORM SEWER MANHOLE
⊙	WATER METER/WATER MANHOLE
⊙	UNDERGROUND CABLE MARKER
PRRCT	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
DRRCT	DEED RECORDS, ROCKWALL COUNTY, TEXAS
—	OVERHEAD ELECTRIC LINE
—	WIRE OR BARBED WIRE FENCE
—	CHAIN LINK FENCE
—	METAL PIPE FENCE

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. This preliminary document was released 4/16/2021 for Client's review.

ROBERT C. MYERS R.P.L.S. NO. 3963

R.C. MYERS SURVEYING, LLC

"Registered Professional Land Surveyors"

488 ARROYO COURT (214) 532-0636 Voice
SUNNYVALE, TEXAS 75182 Firm No. 10192300

Robert "Calvin" Myers, RPLS 3963
rcmsurveying@gmail.com



Client: Saddle Star Land Development

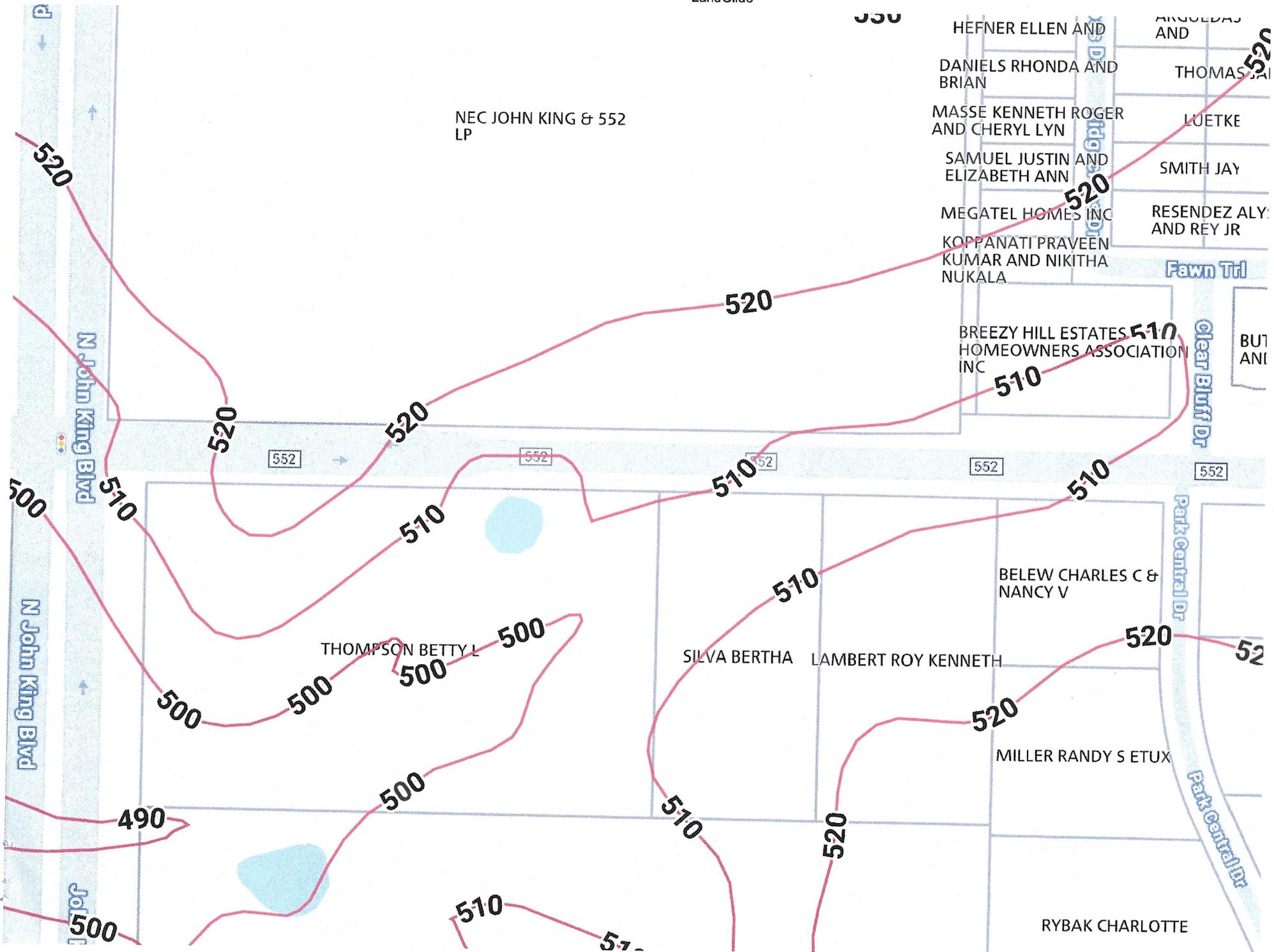
Job No.: 355B-4 Drawn by: RCM Date: 04/15/2021 Revised:

STANDARD LAND SURVEY

OF
6.511 ACRES

SITUATED IN THE
P.B. HARRISON SURVEY, ABST. NO. 97
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

530



NEC JOHN KING & 552 LP

HEFNER ELLEN AND DANIELS RHONDA AND BRIAN
 MASSE KENNETH ROGER AND CHERYL LYN
 SAMUEL JUSTIN AND ELIZABETH ANN
 MEGATEL HOMES INC
 KOPPATI PRAVEEN KUMAR AND NIKITHA NUKALA

AND THOMAS
 LUETKE
 SMITH JAY
 RESENDEZ ALY AND REY JR

BREEZY HILL ESTATES HOMEOWNERS ASSOCIATION INC

THOMPSON BETTY L

SILVA BERTHA LAMBERT ROY KENNETH

BELEW CHARLES C & NANCY V

MILLER RANDY S ETUX

RYBAK CHARLOTTE



PAT ATKINS
Director of Land Development and Acquisitions

3076 Hays Lane
Rockwall,
Texas 75088

972.388.6383
kpatatkins@yahoo.com

1-31-25

RE: 6.511 ACRES / S.E. CORNER OF F.M. 552-JOHN KING BLVD.S.H.205 Bypass

Rockwall , Texas

Mr. Miller,

The Rockwall Comprehensive Master Plan identifies Retail Use at said corner .

Saddle Star LLC. Intention is to provide Retail Developers at the SE corner meeting all of the City of Rockwall Development standards for General Retail .

Sincerely

Pat Atkins

Fred G. Monson by Power of Attorney -

11 NORTHEAST RESIDENTIAL DISTRICT

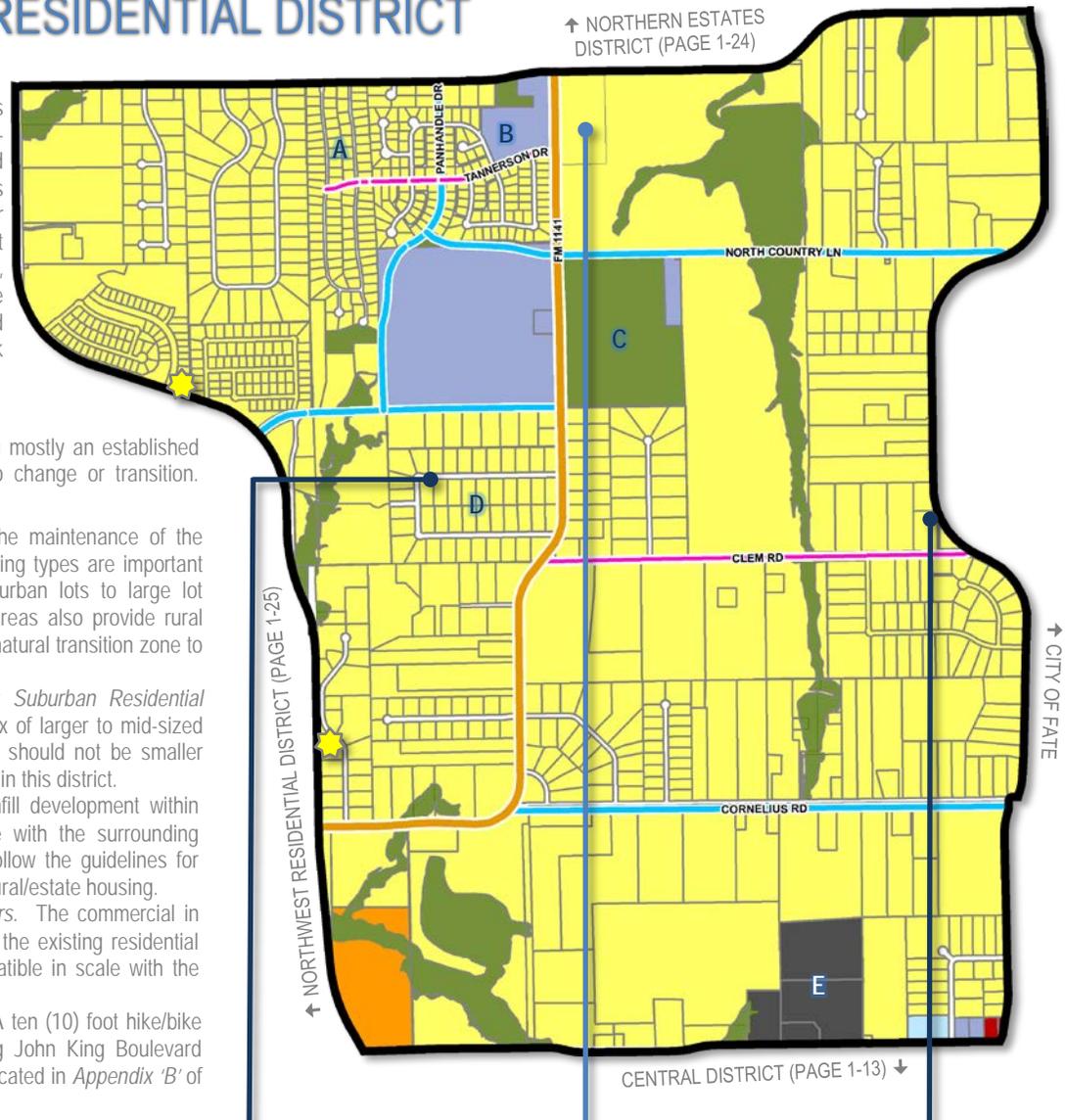
DISTRICT DESCRIPTION

The *Northeast Residential District* is characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density, residential development. In addition, the City currently owns a large tract of land that will be a northern community park and serve this district in the future.

DISTRICT STRATEGIES

The *Northeast Residential District* being mostly an established residential district, is not anticipated to change or transition. The strategies for this district are:

- 1 Estate and Rural Residential.** The maintenance of the *Estate and Rural Residential* housing types are important to balancing the diversity of suburban lots to large lot housing within the City. These areas also provide rural reserves for the City and create a natural transition zone to the east, towards FM-3549.
- 2 Suburban Residential.** Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* in this district.
- 3 Infill Development.** Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for low density, suburban housing or rural/estate housing.
- 4 Neighborhood/Convenience Centers.** The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.
- 5 John King Boulevard Trail Plan.** A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.



POINTS OF REFERENCE

- A. Stoney Hollow Subdivision
- B. Celia Hays Elementary School
- C. North Country Lane Park
- D. Saddlebrook Estates Subdivision
- E. Resthaven Funeral Home

LAND USE PALETTES

- Current Land Use
- Future Land Use

John King Boulevard Trail Plan Rest Stop/Trailblazer Pylon

BUILD OUT
 1,964
 5,794

% OF ROCKWALL
 3.13%
 0.99%
 3.10%

CURRENT
 625
 18
 1,844



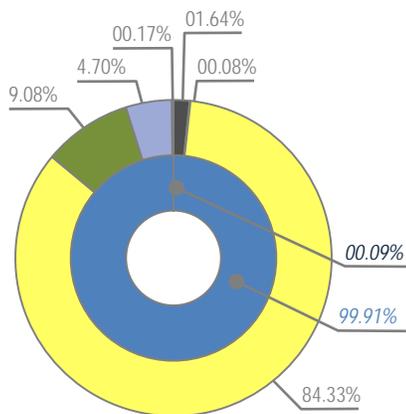
2 Current Suburban Residential



2 Future Suburban Residential



1 Current Rural Residential



MINOR COLLECTOR	COMMERCIAL	0.09%
M4U	RESIDENTIAL	99.91%
M4D	MIXED USE	0.00%
CEMETERY (CEM)		32.34-ACRES
COMMERCIAL/RETAIL (CR)		1.52-ACRES
LOW DENSITY RESIDENTIAL (LDR)		1,658.33-ACRES
PARKS AND OPEN SPACE (OS)		178.54-ACRES
PUBLIC (P)		92.45-ACRES
QUASI-PUBLIC (QP)		3.25-ACRES

05 FUTURE LAND USE PLAN

01 LAND USE PLAN DESIGNATIONS

01.01 RESIDENTIAL ● ● ●

● LOW DENSITY RESIDENTIAL (LDR)

The *Low Density Residential* land use category consists of residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (see Chapter 8, *Residential Developments, of this Comprehensive Plan*).

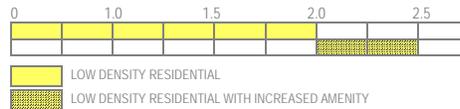
DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Suburban, Estate and Rural Residential (i.e. *Single-Family Detached Homes*)
- 2 Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- 3 Zoning Districts: All Single-Family Estate (SFE) Districts (i.e. SFE 1.5, 2.0 & 4.0), certain Planned Development (PD) Districts and the Single-Family One (SF-1) District.

EXISTING LAND USE EXAMPLES

- 1 Breezy Hill Subdivision
- 2 Stone Creek Subdivision
- 3 Oaks of Buffalo Way Subdivision

RESIDENTIAL DENSITY CHART



● MEDIUM DENSITY RESIDENTIAL (MDR)

The *Medium Density Residential* land use category consists of residential subdivisions that are greater than two and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre; however, a density of up to three and one-half (3½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (see Chapter 8, *Residential Developments, of this Comprehensive Plan*).

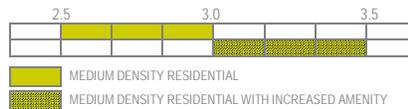
DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Suburban Residential (i.e. *Single-Family Detached Homes*)
- 2 Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- 3 Zoning Districts: Certain Planned Development (PD) Districts and the Single-Family 16 (SF-16) District

EXISTING LAND USE EXAMPLES

- 1 Caruth Lakes Subdivision
- 2 Lago Vista Subdivision
- 3 Park Place Subdivision

RESIDENTIAL DENSITY CHART



● HIGH DENSITY RESIDENTIAL (HDR)

The *High Density Residential* land use category may consist of single-family residential homes, duplexes, townhomes, apartments, lofts, condominiums or other forms of housing that exceed three and one-half (3½) units per gross acre. These developments should contain increased amenities and open space, and incorporate pedestrian connectivity to adjacent land uses.

DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Suburban and Urban Residential (i.e. *Single-Family Detached, Single-Family Attached, Zero Lot Line Homes, Townhomes, Duplexes, Condominiums and Multi-Family Apartments*)
- 2 Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- 3 Zoning Districts: Certain Planned Development (PD) Districts, Single-Family 10 (SF-10) District, Single-Family 8.4 (SF-8.4) District, Single-Family 7 (SF-7) District, Zero Lot Line (ZL-5) District, Two Family (2F) District, and the Multi-Family 14 (MF-14) District.

EXISTING LAND USE EXAMPLES

- 1 Turtle Cove Subdivision
- 2 Sixteen50 @ Lake Ray Hubbard Apartments
- 3 Mission Rockwall Apartment Complex

RESIDENTIAL DENSITY CHART



LEGEND:

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN A GENERAL RETAIL (GR) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	GENERAL RETAIL (GR) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Animal Boarding/Kennel without Outside Pens	(2)	(2)	S
Animal Clinic for Small Animals without Outdoor Pens	(3)	(3)	P
Animal Hospital or Clinic	(4)		S
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Caretakers Quarters/Domestic or Security Unit	(3)		P
Convent, Monastery, or Temple	(4)		P
Commercial Parking Garage	(6)		A
Limited-Service Hotel	(10)		S
Full-Service Hotel	(11)	(8)	S
Residence Hotel	(12)		S
Motel	(13)		S
Private Sports Court with Standalone or Dedicated Lighting	(22)	(18)	P
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Assisted Living Facility	(1)	(1)	S
Blood Plasma Donor Center	(2)		P
Cemetery/Mausoleum	(3)		P
Church/House of Worship	(4)	(2)	S
Convalescent Care Facility/Nursing Home	(6)		P
Congregate Care Facility/Elderly Housing	(7)	(3)	S
Daycare with Seven (7) or More Children	(9)	(4)	P
Emergency Ground Ambulance Services	(10)		P
Group or Community Home	(11)	(5)	P
Government Facility	(12)		P
Hospice	(14)		P
Hospital	(15)		P
Public Library, Art Gallery or Museum	(16)		P
Mortuary or Funeral Chapel	(17)		P
Local Post Office	(18)		P
Public or Private Primary School	(21)	(7)	P
Public or Private Secondary School	(22)	(8)	P
Temporary Education Building for a Public or Private School	(23)	(9)	S
Trade School	(24)		S
Social Service Provider (<i>Except Rescue Mission or Homeless Shelter</i>)	(26)		S
OFFICE AND PROFESSIONAL LAND USES	2.02(D)	2.03(D)	
Financial Institution with Drive-Through	(1)	(1)	P
Financial Institution without Drive-Through	(1)		P

LEGEND:

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X	Land Use Prohibited by Overlay District
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PERMITTED LAND USES IN A GENERAL RETAIL (GR) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	GENERAL RETAIL (GR) DISTRICT
Office or Medical Office Building less than 5,000 SF	(2) & (3)		P
Office or Medical Office Building 5,000 SF or Greater	(2) & (3)		P
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Temporary Carnival, Circus, or Amusement Ride	(1)	(1)	P
Indoor Commercial Amusement/Recreation	(2)	(2)	S
Outdoor Commercial Amusement/Recreation	(3)	(3)	S
Public or Private Community or Recreation Club as an Accessory Use	(4)		P
Private Country Club	(5)		S
Golf Driving Range	(6)		S
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Indoor Gun Club with Skeet or Target Range	(8)	(5)	S
Health Club or Gym	(9)		P
Private Club, Lodge or Fraternal Organization	(10)	(6)	S
Public Park or Playground	(12)		P
Tennis Courts (<i>i.e. Not Accessory to a Public or Private Country Club</i>)	(14)		S
Theater	(15)		S
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Alcoholic Beverage Package Sales	(1)	(1)	P
Antique/Collectible Store	(3)		P
Astrologer, Hypnotist, or Psychic	(4)		P
Banquet Facility/Event Hall	(5)		P
Portable Beverage Service Facility	(6)	(3)	S
Brew Pub	(7)		P
Business School	(8)		P
Catering Service	(9)		P
Temporary Christmas Tree Sales Lot and/or Similar Uses	(10)	(4)	P
Copy Center	(11)		P
Craft/Micro Brewery, Distillery and/or Winery	(12)	(5)	S
Incidental Display	(13)	(6)	P
Food Trucks/Trailers	(14)	(7)	P
Garden Supply/Plant Nursery	(15)		P
General Personal Service	(16)	(8)	P
General Retail Store	(17)		P
Hair Salon and/or Manicurist	(18)		P
Laundromat with Dropoff/Pickup Services	(19)		P
Self Service Laundromat	(20)		P
Massage Therapist	(21)		P
Private Museum or Art Gallery	(22)		P
Night Club, Discotheque, or Dance Hall	(23)		S
Permanent Cosmetics	(25)	(9)	A

LEGEND:

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PERMITTED LAND USES IN A GENERAL RETAIL (GR) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	GENERAL RETAIL (GR) DISTRICT
Pet Shop	(26)		P
Temporary Real Estate Sales Office	(27)		P
Rental Store without Outside Storage and/or Display	(28)	(10)	S
Restaurant with less than 2,000 SF with Drive-Through or Drive-In	(29)	(11)	S
Restaurant with less than 2,000 SF without Drive-Through or Drive-In	(30)		P
Restaurant with 2,000 SF or more with Drive-Through or Drive-In	(29)	(12)	S
Restaurant with 2,000 SF or more without Drive-Through or Drive-In	(30)		P
Retail Store with Gasoline Sales that has Two (2) or less Dispensers (<i>i.e. a Maximum of Four [4] Vehicles</i>)	(31)	(13)	P
Retail Store with Gasoline Sales that has more than Two (2) Dispensers	(32)	(13)	S
Secondhand Dealer	(33)		P
Art, Photography, or Music Studio	(33)		P
Tailor, Clothing, and/or Apparel Shop	(34)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Electrical, Watch, Clock, Jewelry and/or Similar Repair	(6)		P
Locksmith	(11)		P
Shoe and Boot Repair and Sales	(16)		P
Temporary On-Site Construction Office	(18)	(6)	P
AUTO AND MARINE RELATED LAND USES	2.02(H)	2.03(H)	
Minor Auto Repair Garage	(2)	(2)	S
Full Service Car Wash and Auto Detail	(5)	(4)	S
Self Service Car Wash	(5)	(4)	S
Non-Commercial Parking Lot	(9)		P
Service Station	(11)	(8)	P
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P
Mining and Extraction of Sand, Gravel, Oil and/or Other Materials)	(12)	(5)	S
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)	
Antenna for an Amateur Radio	(3)	(2)	A
Antenna Dish	(4)	(3)	A
Freestanding Commercial Antenna (<i>i.e. Monopole or a Similar Structure</i>)	(5)	(4)	P
Mounted or Attached Commercial Antenna	(6)	(5)	P
Helipad	(9)		S
Utilities (<i>Non-Municipally Owned or Controlled</i>), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S
Municipally Owned or Controlled Facilities, Utilities and Uses (<i>Includes Utilities with a Franchise Utility Agreement with the City of Rockwall</i>)	(11)		P
Private Streets	(12)		S
Radio Broadcasting	(13)		P
Railroad Yard or Shop	(14)		S
Recording Studio	(15)		S

LEGEND:

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PERMITTED LAND USES IN A GENERAL RETAIL (GR) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	GENERAL RETAIL (GR) DISTRICT
Satellite Dish	(16)		A
Solar Energy Collector Panels and Systems	(17)	(7)	A
Transit Passenger Facility	(18)		S
TV Broadcasting and Other Communication Service	(20)		S
Utilities Holding a Franchise from the City of Rockwall	(21)		S
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		S

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A GENERAL RETAIL (GR) DISTRICT FOR A 6.511-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1-1 OF THE P. B. HARRISON SURVEY, ABSTRACT NO. 97, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' AND 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 Pat Atkins of Saddle Star Land Development on behalf of Betty Thompson for the approval of a Zoning Change from an Agricultural (AG) District to a General Retail (GR) District for a 6.511-acre identified as Tract 1-1 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and FM-552, and more fully described and depicted in *Exhibit 'A'* and *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, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a General Retail (GR) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *General Retail (GR) District* as stipulated in Subsection 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*, and Subsection 04.04, *General Retail (GR) District*, and Subsection 06.10, *SH-205 By-Pass Overlay (SH-205 BY OV) District*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

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

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

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF APRIL, 2025.

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: March 17, 2025

2nd Reading: April 7, 2025

Exhibit 'A'
Legal Description

BEING 6.511 acres of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas and all of a called 6.7m acre tract of land described in a deed to Fred and Betty L. Thompson, recorded Volume 707, Page 71, Deed Records of Rockwall County, Texas (DRRCT), being more particularly described as follows:

BEGINNING at a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set for corner in the east line of John King Boulevard (160' wide right-of-way) at the northwest corner of said 6.7-acre tract, said point also being in the south right-of-way line of F.M. 552 (80' right-of-way);

THENCE N 89 degrees 19 minutes 27 seconds E, along the south right-of-way line of said F.M. 552, a distance of 681.71 feet, to a point for corner at the northwest corner of a called 2.025 acre tract described in a deed to Bertha Silva recorded as Instrument 201200461779, Real Property Records of Rockwall County, Texas, (RPRRCT), as marked by monument and occupied by partial fencing on the west line, from which a 1" solid iron rod found for reference bears S 00 degrees 53 minutes 42 seconds W, a distance of 0.68 feet;

THENCE S 00 degrees 53 minutes 42 seconds W, along the west line of said 2.025 acre tract as occupied and partially fenced, a distance of 420.41 feet, to a point for corner at the southwest corner thereof, from which a 1" solid iron rod found for reference bears S 00 degrees 53 minutes 42 seconds W, a distance of 1.70 feet, said point also being in the north line of a called 12.000 acre tract of land described in a deed to Michael and Stacy Miller recorded as Instrument No. 20170000011122 (RPRRCT).;

THENCE S 89 degrees 27 minutes 59 seconds W, along the common line of said 6.7 acre Thompson tract and said 12.000 acre tract, a distance of 670.81 feet, to a point for corner near the edge of a concrete apron, at the northwest corner of said 12.000 acre tract and being in the east right-of-way line of said John King Boulevard, from which a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set for reference bears S 00°04'57" E, a distance of 60 feet;

THENCE N 00 degrees 35 minutes 27 seconds W, along the east right-of-way line of said John King Boulevard and the west line of said 6.7-acre tract a distance of 418.59 feet, to the POINT OF BEGINNING and containing 283,640 square Feet or 6.511 acres of land;



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: March 11, 2025
APPLICANT: Pat Atkins; *Saddle Star Land Development*
CASE NUMBER: Z2025-008; *Zoning Change from Agricultural (AG) District to General Retail (GR) District*

SUMMARY

Hold a public hearing to discuss and consider a request by Pat Atkins of Saddle Star Land Development on behalf of Betty Thompson for the approval of a Zoning Change from an Agricultural (AG) District to a General Retail (GR) District for a 6.511-acre identified as Tract 1-1 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and FM-552, and take any action necessary.

BACKGROUND

On October 4, 2021, the city council approved the voluntary annexation [Case No. A2021-006] of the subject property through Ordinance No. 21-47. Upon annexation, the subject property was zoned Agricultural (AG) District. According to Rockwall County Appraisal District (RCAD), there is a 2,930 SF single-family home that was built in 1992 currently situated on the property.

PURPOSE

On February 14, 2025, the applicant -- Pat Atkins of Saddle Star Land Development -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a General Retail (GR) District.

ADJACENT LAND USES AND ACCESS

The subject property is located at the southeast corner of the intersection of John King Boulevard and FM-552. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is FM-552, which is identified as a A4D (i.e. arterial, four [4] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Continuing north is a 17.375-acre vacant tract of land zoned Planned Development District 74 (PD-74) for limited General Retail (GR) District land uses. Beyond this is Phase 10 of the Breezy Hill Subdivision, which was established on March 6, 2018 and consists of 82 single-family residential lots. This subdivision is zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses.

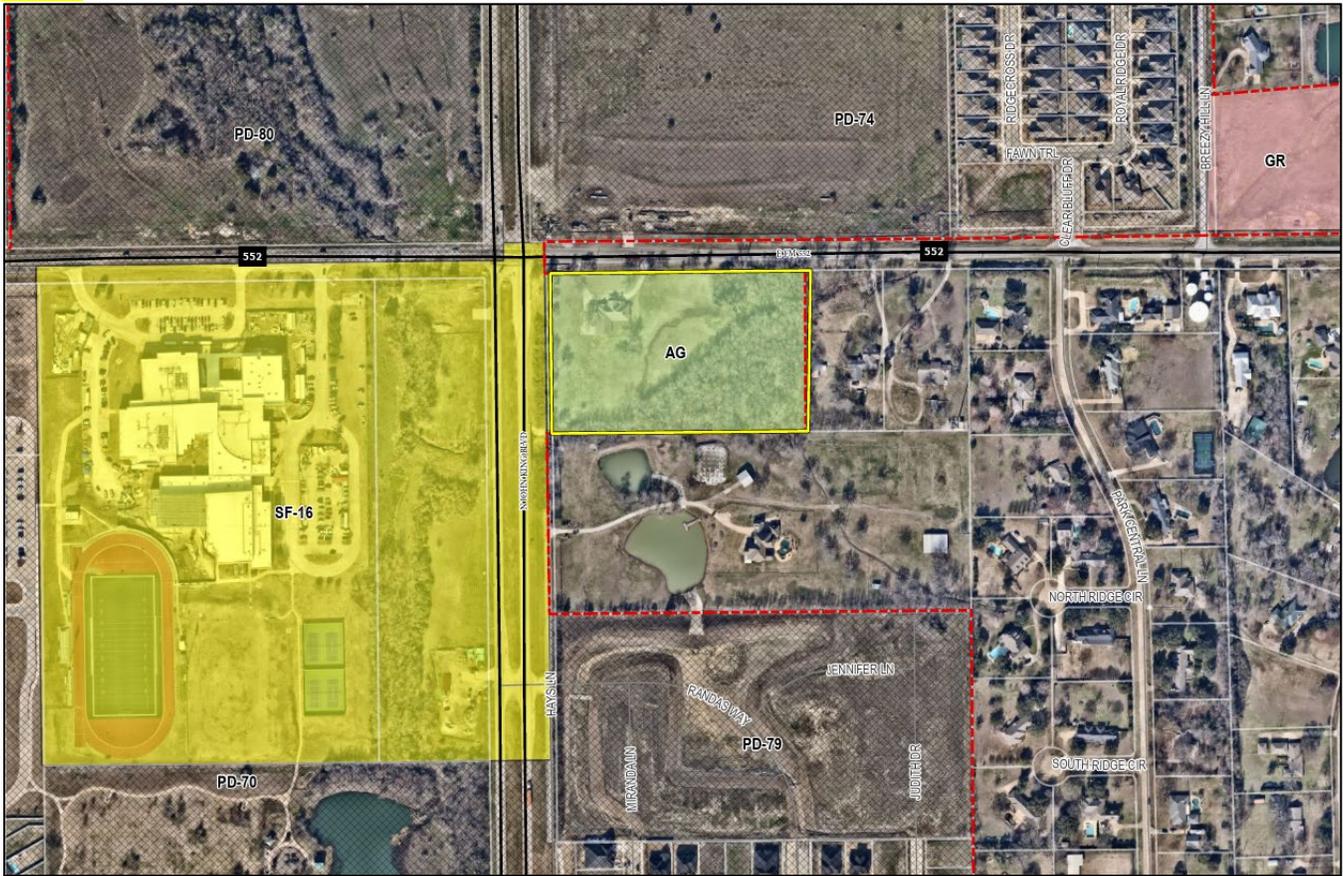
South: Directly south of the subject property is a residential lot located outside the corporate limits of the City of Rockwall. Directly south of this is a 15.00-acre tract of land that is zoned Planned Development District 79 (PD-79) for Single Family 8.4 (SF-8.4) District land uses. This is the future Phase 3 of Saddle Star Estates Subdivision.

East: Directly east of the subject property are two (2) residential lots located outside the corporate limits of the City of Rockwall. Beyond this is the Park Ridge Estates Subdivision, which is also located outside the corporate limits of the City of Rockwall.

West: Directly west of the subject property is John King Boulevard, which is identified as a P6D (i.e. principle arterial, six [6] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Continuing west is a 12.362-acre vacant parcel of land (i.e. Lot 2, Block A, Rockwall Middle

School #4 Addition) which is zoned Single-Family 16 (SF-16) District. Beyond this is a 25.4231-acre parcel of land (i.e. Lot 1, Block 1, Rockwall Middle School #4 Addition), which is developed with a 149,569 SF Public Secondary School (i.e. JW Williams Middle School). This property is also zoned Single-Family 16 (SF-16) District.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant is requesting to rezone the 6.511-acre tract of land from an Agricultural (AG) District to a General Retail (GR) District. If approved, this development would then be subject to the land uses and development standards stipulated for the General Retail (GR) District as outlined by Article 04, *Permissible Uses*, and Subsection 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC). A summary of the proposed development standards is as follows:

TABLE 1: GENERAL RETAIL (GR) DISTRICT STANDARDS

MINIMUM LOT AREA	6,000 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⁾	10'
MAXIMUM BUILDING HEIGHT ⁽⁴⁾	36'
MAXIMUM BUILDING SIZE ⁽⁵⁾	25,000 SF
MAXIMUM LOT COVERAGE	40%
MINIMUM LANDSCAPING	20%
RESIDENTIAL ADJACENCY SCREENING ⁽⁶⁾	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 60-FEET IF APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.
- 5: A MAXIMUM BUILDING SIZE OF 25,000 SF IN AREA, UNLESS OTHERWISE APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.
- 6: ANY NON-RESIDENTIAL OR PARKING AREA THAT HAS A SIDE OR REAR CONTIGUOUS TO ANY RESIDENTIALLY ZONED OR USED PROPERTY SHALL BE SCREENED WITH A MASONRY FENCE A MINIMUM OF SIX (6) FEET IN HEIGHT WITH CANOPY TREES PLANTED ON 20-FOOT CENTERS. AS AN ALTERNATIVE, THE PLANNING AND ZONING COMMISSION MAY APPROVE AN ALTERNATIVE SCREENING METHOD THAT INCORPORATES A WROUGHT IRON FENCE AND THREE (3) TIERED SCREENING.

INFRASTRUCTURE

Based on the applicant's submittal the following infrastructure would be required to be constructed if this request is approved:

- (1) Water Improvements. The development will be required to tie into the existing 16-inch waterline along E. FM-552. In addition, a minimum eight (8) inch water line will need to be looped through the site and must be placed within a 20-foot wide easement.
- (2) Wastewater. The applicant shall submit for an *Infrastructure Study* to the City's water/wastewater consultant. At a minimum, the applicant will need to install an eight (8) inch sewer service in accordance with the City's *Wastewater Collection Plan* and the approved *Infrastructure Study*. Additionally, the applicant will be required to pay a pro-rata for sewer improvements in the amount of \$86.44 per acre.
- (3) Drainage. Detention will be required and sized per the Engineering Department's *Standards of Design and Construction Manual*. 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, and be situated outside the floodplain and erosion hazard setback. 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. Any changes to the existing floodplain will require approval from the Natural Resource Conservation Service (NRCS), the City of Rockwall, and the Federal Emergency Management Agency (FEMA).

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he General Retail (GR) District is a zoning district intended to provide limited retail and service uses ... [that] include most types of retail and office activity, and are typically located on/at the intersections of major thoroughfares. This district does not include strip commercial/retail centers, large shopping centers, wholesaling operations, lumberyards, contractor yards, and or warehouses with high volumes of truck traffic." This section goes on to state that "(t)he General Retail (GR) District is not a major commercial/retail district and should try to avoid intensive commercial land uses that carry large volumes of retail traffic. The noise, traffic, litter, late night hours, and other influences that could be harmful to residential areas requires adequate buffering and screening from residential areas. Traffic from land uses in this district should not pass through residential areas, except on arterial or major collectors." In this case, the subject property has adjacency to two (2) major roadways, John King Boulevard, which is identified as a P6D (i.e. principle arterial, six [6] lane, divided roadway), and FM-552 which is identified as a A4D (i.e. aerterial, four [4] lane, divided roadway).

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the OURHometown Vision 2040 Comprehensive Plan, the subject property is designated for Low Density Residential land uses and is situated within the Northeast Residential District. The Northeast Residential District, is "...characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density residential development." Currently, the subject property is designated for Low Density Residential land uses, which is defined as two (2) to two and one-half (2 ½) dwelling units per acre. If approved, the applicants' proposed request would require this designation to be changed from Low Density Residential to a Commercial/Retail designation. According to the *Land Use Designations* contained in the

Comprehensive Plan, “(t)he *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 serve adjacent residential subdivisions ... (t)hese areas should be designed with the pedestrian in mind and provide connections between the commercial land use and the adjacent residential subdivisions.” In this case, the majority of the subject property is in floodplain with only approximately two (2) acres of land outside the floodplain. It would be difficult to develop this with residential homes designated as Low Density Residential as the two (2) acres would only allow for limited number of residential lots, and these lots would face on to major roadways (i.e. *FM-552* or *John King Boulevard*).

When looking at the *District Strategies* for the Northwest Residential District, *District Strategy #4* does address the establishment of *Neighborhood/Convenience Centers* stating that “...commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures...” In addition, when examining strategies for existing residential developments, the *Housing* section of the Comprehensive Plan states that the City should “...(p)rotect existing single-family residential subdivisions from the negative effects of non-residential developments by requiring separation and screening using large berms, landscaping, and buffers to create a natural transition.” [*Policy #3, Goal 01; Section 02.01, Chapter 08*]. The *Non-Residential* section of the Comprehensive Plan also states that “(n)on-residential buildings adjacent to residential properties should be designed to a residential scale to assist the transition of land uses, and mitigate any potential negative visual impacts of the commercial development.” [*Policy 3, Goal 04; Chapter 09*]. In this case, the aforementioned floodplain area does offer a large natural buffer between any non-residential development on the subject property. In addition, the property adjacent to this property on the north side of FM-552 is zoned Planned Development District 74 (PD-74) for limited General Retail (GR) District land uses.

STAFF ANALYSIS

The subject property is located at a key intersection, adjacent to two (2) major roadways (*John King Boulevard* and *FM-552*) as well as established residential developments. While the applicant has requested a zoning change to General Retail (GR) District, staff has evaluated whether this designation is the most appropriate use given the site constraints, adjacent land uses, and conformance with the OURHometown Vision 2040 Comprehensive Plan. The property is primarily bordered by residential uses to the south and east, with a public middle school to the west as well as a vacant lot to the north that is zoned for limited General Retail (GR) District land uses. The General Retail (GR) District permits larger-scale commercial development, which could generate increased traffic, noise, and light pollution, potentially impacting adjacent to these established residential areas. The Neighborhood Services (NS) District, which allows for small-scale commercial and service-oriented businesses, could serve as a more suitable transitional zoning designation. A significant portion of the property lies within a floodplain, leaving only approximately two (2) acres of developable land. Given these limitations, a Low Density Residential designation is unlikely to be feasible, as it would support only a small number of residential lots fronting onto a major roadway.

While the General Retail (GR) District would accommodate larger commercial developments, its permitted uses may not be entirely compatible with adjacent residential properties. The property is currently designated Low Density Residential under the OURHometown Vision 2040 Comprehensive Plan, which prioritizes single-family residential development. Approving the request would require amending the *Future Land Use Map* to reflect a Commercial/Retail designation. The Comprehensive Plan’s district strategies emphasize maintaining compatibility between commercial and residential uses. Specifically, *District Strategy #4* encourages the establishment of small-scale Neighborhood/Convenience Centers that complement residential areas and *Policy #3, Goal 01* recommends that buffering measures such as landscaping and screening be implemented to mitigate the impact of non-residential development on residential areas.

This being said, the adjacent property to the north is already zoned for limited General Retail (GR) District land uses within Planned Development District 74 (PD-74), which could justify extending commercial zoning southward. The presence of major thoroughfares at the site supports commercial development, as arterial roads are designed to accommodate higher traffic volumes associated with retail and service-oriented businesses; however, considering the scale of development allowed under General Retail (GR) District and its potential impacts, the Neighborhood Services (NS) District could serve as a more appropriate alternative, providing a transition between the residential areas and the commercial corridor. Given all of this, the Planning and Zoning Commission and City Council will need to evaluate whether a Neighborhood Services (NS) District designation may be more appropriate or if the site is acceptable for General Retail (GR) District zoning. To assist in this evaluation, staff has provided a comparison of permitted land uses for both General Retail (GR) and Neighborhood Services (NS) Districts for review. With all this being said, this zoning change remains a discretionary request for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On February 21, 2025, staff notified eight (8) property owners and occupants within 500-feet of the subject property. Staff also notified the Stone Creek Homeowners Association (HOA), which is the only Homeowner's Associations (HOAs) or Neighborhood Group 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 written, staff has received four (4) notices in opposition of the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the subject property from an Agricultural (AG) District to a General Retail (GR) District, then staff would propose the following conditions of approval:

- (1) 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 subject property from a Low Density Residential designation to a Commercial/Retail designation; and,
- (2) 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 911 E FM 552

SUBDIVISION PARCEL 1-D LOT _____ BLOCK _____

GENERAL LOCATION SE CORNER FM 552 & JONKING BLVD

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG CURRENT USE HOME

PROPOSED ZONING GR / GENERAL RETAIL PROPOSED USE RETAIL

ACREAGE 6.511 ACRES LOTS [CURRENT] 1 LOTS [PROPOSED] 2

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]

<input type="checkbox"/> OWNER	<u>BETTY L. THOMPSON</u>	<input type="checkbox"/> APPLICANT	<u>Saddle Star Land Dev.</u>
CONTACT PERSON	<u>FRED THOMPSON / PAT ATKINS</u>	CONTACT PERSON	<u>PAT ATKINS - PRESIDENT</u>
ADDRESS	<u>911 E FM 552</u>	ADDRESS	<u>604 Summer Oaks Dr. Rockwall, TX 75087</u>
CITY, STATE & ZIP	<u>Rockwall, Texas 75087</u>	CITY, STATE & ZIP	_____
PHONE	<u>214-493-9909</u>	PHONE	<u>972-388-6383</u>
E-MAIL	<u>DRFred2810@gmail.com</u>	E-MAIL	<u>KPATATKINS@yahoo.com</u>

NOTARY VERIFICATION [REQUIRED]

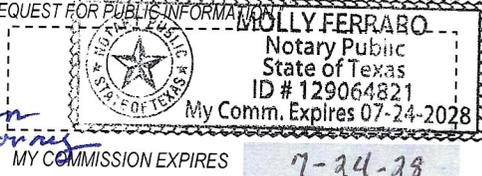
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Fred Thompson PER [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 DAY OF Feb., 2025.

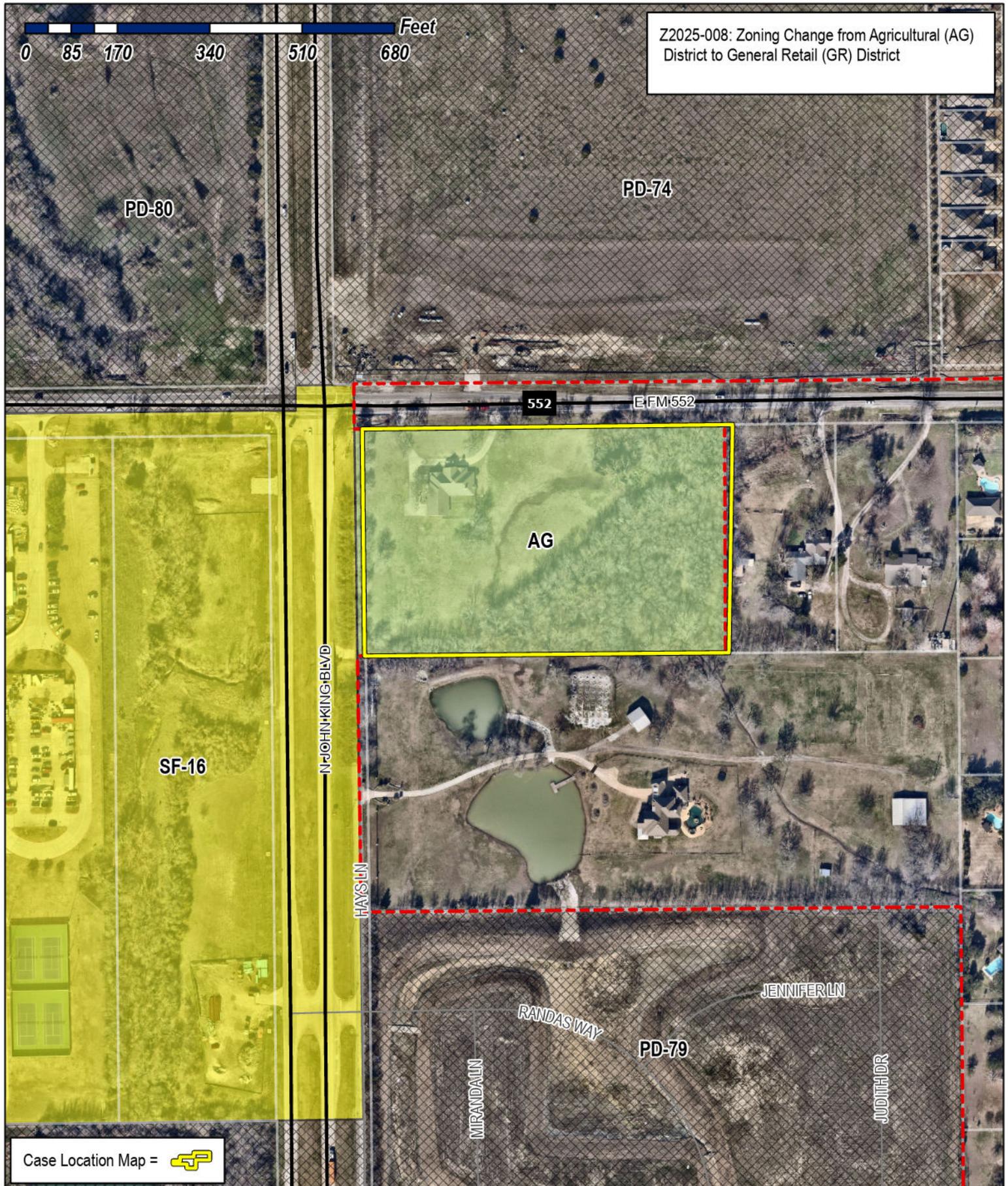
OWNER'S SIGNATURE BETTY L. Thompson by Fred Thompson as power of Attorney

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Molly Ferraro





Z2025-008: Zoning Change from Agricultural (AG) District to General Retail (GR) District



Case Location Map =



City of Rockwall

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

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

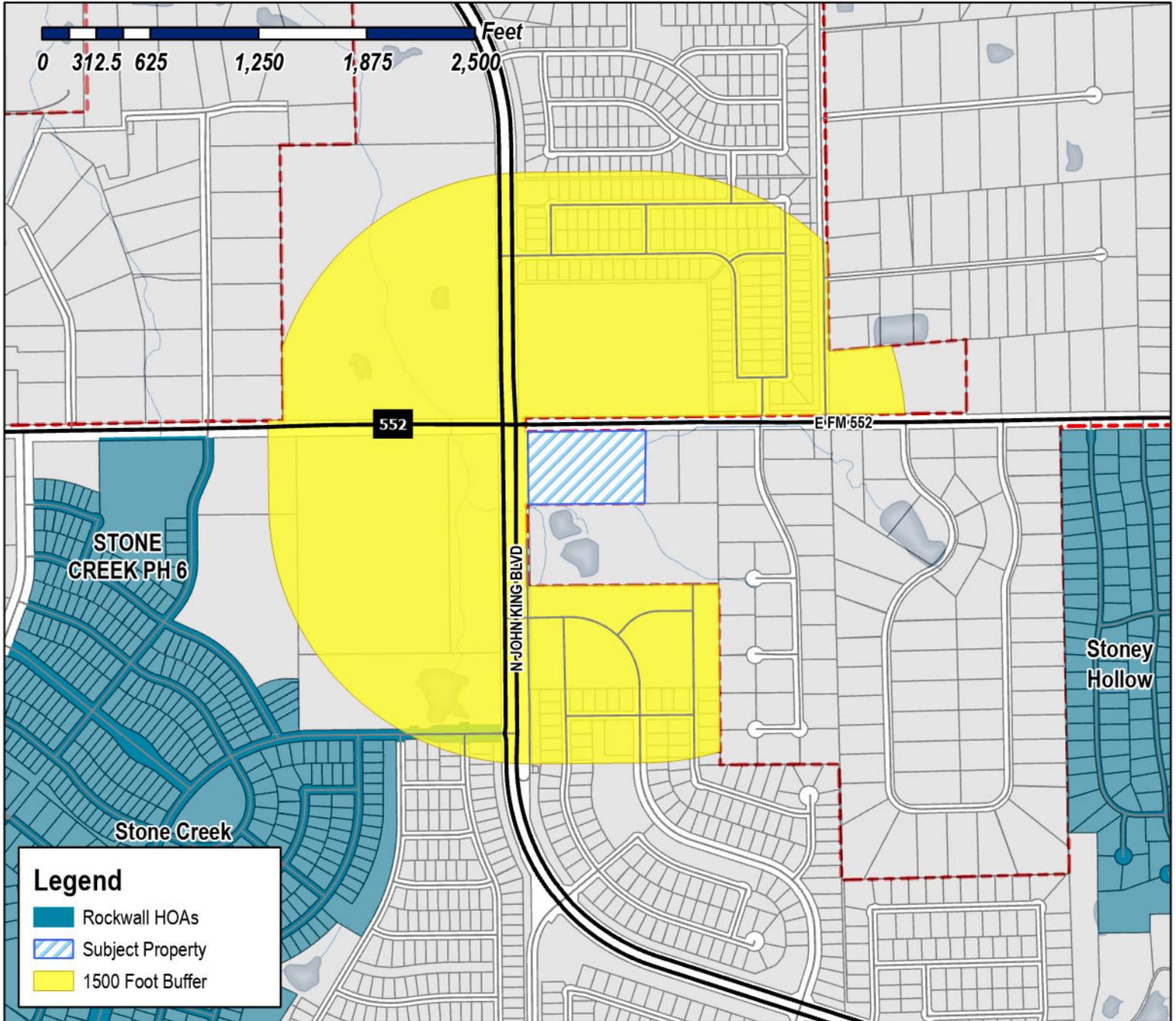




City of Rockwall

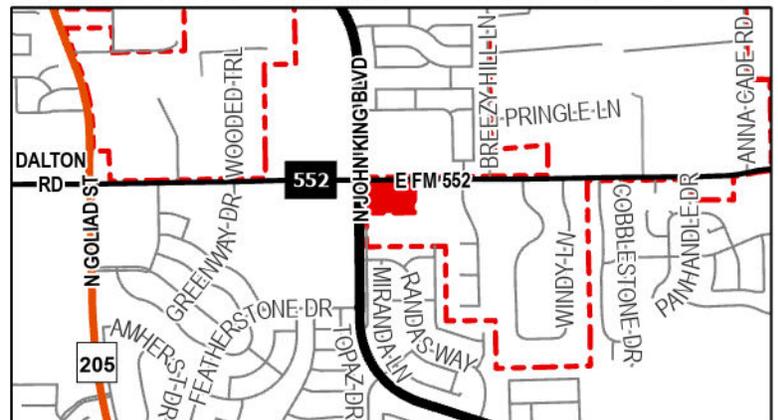
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Case Number: Z2025-008
Case Name: Zoning Change from Agricultural (AG) District to General Retail (GR) District
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: SE Corner of John King and FM 552

Date Saved: 2/14/2025
 For Questions on this Case Call (972) 771-7745





Neighborhood Notification Program {Z2025-008}

From Zavala, Melanie <MZavala@rockwall.com>

Date Thu 2/20/2025 3:32 PM

Cc Miller, Ryan <RMiller@rockwall.com>; Lee, Henry <HLee@rockwall.com>; Ross, Bethany <bross@rockwall.com>; Guevara, Angelica <AGuevara@Rockwall.com>

 2 attachments (953 KB)

Public Notice (02.18.2025).pdf; HOA Map (02.14.2025).pdf;

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood.

As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries.

Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, February 21, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, March 11, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 17, 2025 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>.

Z2025-008: Zoning Change from AG to GR

Hold a public hearing to discuss and consider a request by Pat Atkins of Saddle Star Land Development on behalf of Betty Thompson for the approval of a Zoning Change from an Agricultural (AG) District to a General Retail (GR) District for a 6.511-acre identified as Tract 1-1 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and FM-552, 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](#)

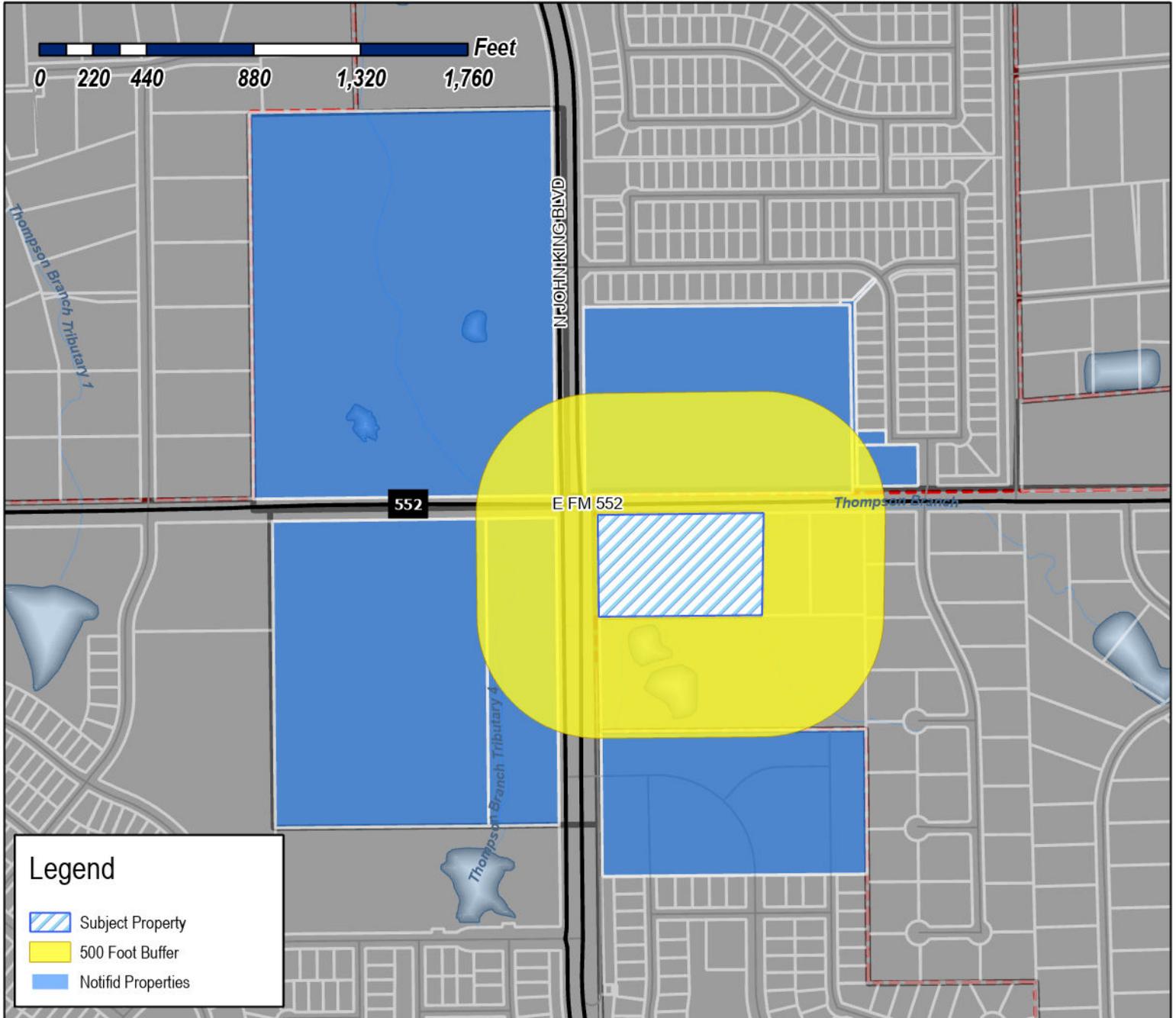
972-771-7745 Ext. 6568



City of Rockwall

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

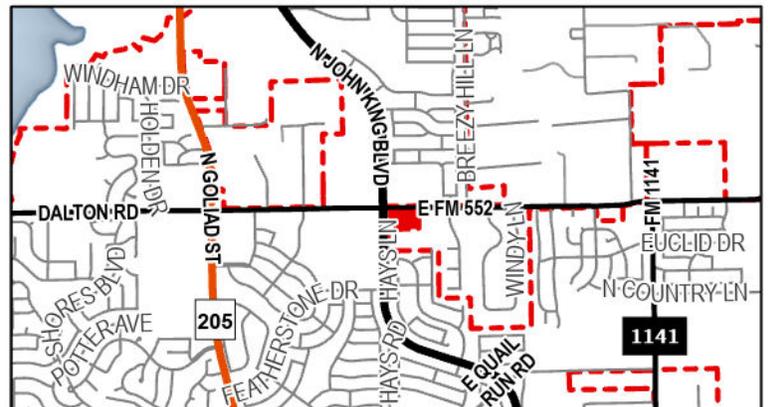
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Case Number: Z2025-008
Case Name: Zoning Change from Agricultural (AG) District to General Retail (GR) District
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: SE Corner of John King and FM 552

Date Saved: 2/14/2025

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



BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S Greenville Ave Ste 230
Allen, TX 75002

BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S Greenville Ave Ste 230
Allen, TX 75002

RESIDENT
3303 RIDGECROSS DR
ROCKWALL, TX 75087

KOPPANATI PRAVEEN KUMAR AND NIKITHA
NUKALA
3303 Ridgescross Dr
Rockwall, TX 75087

SADDLE STAR SOUTH HOLDINGS LL
C/O HINES INTERESTS LIMITED PARTNERSHIP
609 Main St Ste 2400
Houston, TX 77002

CDT ROCKWALL/2017 LLC
6925 FM 2515
KAUFMAN, TX 75142

NEC JOHN KING & 552 LP
7500 SAN JACINTO PLACE
PLANO, TX 75024

THOMPSON BETTY L
911 E FM 552
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:

Z2025-008: Zoning Change from AG to GR

Hold a public hearing to discuss and consider a request by Pat Atkins of Saddle Star Land Development on behalf of Betty Thompson for the approval of a Zoning Change from an Agricultural (AG) District to a General Retail (GR) District for a 6.511-acre identified as Tract 1-1 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and FM-552, 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, March 11, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 17, 2025 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:

Bethany Ross
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, March 17, 2025 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. Z2025-008: Zoning Change from AG to GR

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

ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

CASE NUMBER Z2025-008

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- I am in favor of the request
- I am in opposition of the request

NAME Calvin Hale

ADDRESS 784 York Dr, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

We do not need additional retail in this area.

PLEASE CHECK ALL THAT APPLY.

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other:

HOW DID YOU HEAR ABOUT THIS ZONING OR SPECIFIC USE PERMIT (SUP) REQUEST?

- I received a property owner notification in the mail
- I read about the request on the City's website
- I saw a zoning sign on the property
- I read about the request in the Rockwall Herald Banner
- My neighbors told me about the request
- Other: HOA Notification



RE: P&Z Meeting

From Miller, Ryan <RMiller@rockwall.com>
Date Thu 2/27/2025 4:11 PM
To Craig Wallwork <wallworkcraig@yahoo.com>
Cc Ross, Bethany <bross@rockwall.com>

Craig ... No problem. I have CC'ed Bethany so that she can make sure your email is in the City Council packet. If you need anything else please let us know. Thanks.

**RYAN C. MILLER, AICP**

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

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[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: Craig Wallwork <wallworkcraig@yahoo.com>
Sent: Thursday, February 27, 2025 3:35 PM
To: Miller, Ryan <RMiller@rockwall.com>
Subject: Re: P&Z Meeting

Hi Ryan

Thank you. I was speaking with Bethany about this case this morning. I was looking for clarification regarding the applicants claim that the Comprehensive Plan identifies this area as retail, but it shows it as residential. For what it's worth, I am opposed to this zoning change, as there are 17+ acres across the street slated for retail.

Appreciate you sending this my way though!

Regards,

Craig

On Thursday, February 27, 2025 at 02:02:46 PM CST, Miller, Ryan <rmiller@rockwall.com> wrote:

Craig ... As a follow up we do have a zoning case to change the zoning from Agricultural (AG) District to General Retail (GR) District at the SOUTHEAST corner of John King Boulevard and FM-552. Its directly across from the property you asked about, but I though I would mention it. If you have any questions 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: Thursday, February 27, 2025 1:21 PM
To: Craig Wallwork <wallworkcraig@yahoo.com>
Subject: RE: P&Z Meeting

Craig ... We do not have a current application on this property and I have not heard any updates from the property owner. Hope this helps and if you have any additional questions please let me know. Thanks.



RYAN C. MILLER, AICP

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From: Craig Wallwork <wallworkcraig@yahoo.com>
Sent: Thursday, February 27, 2025 1:13 PM
To: Miller, Ryan <RMiller@rockwall.com>
Subject: Re: P&Z Meeting

Hi Ryan,

Hope you are well. Any movement on the planned development at the NE corner of FM 552 and John King? Thanks!

Regards,

Craig

On Thursday, May 9, 2024 at 06:22:00 AM CDT, Craig Wallwork <wallworkcraig@yahoo.com> wrote:

Good morning Ryan,

Hope all is well. Have there been any updates to the development at the NE corner of FM 552 and John King? Thanks!

Regards,

Craig

On Tuesday, March 26, 2024 at 11:36:53 AM CDT, Craig Wallwork <wallworkcraig@yahoo.com> wrote:

Thank you

Regards,

Craig

On Tuesday, March 26, 2024 at 11:33:31 AM CDT, Miller, Ryan <miller@rockwall.com> wrote:

Yes sir. Tonight at 6:00 PM in the City Council Chambers at City Hall. 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

From: Craig Wallwork <wallworkcraig@yahoo.com>

Sent: Tuesday, March 26, 2024 11:32:14 AM

To: Miller, Ryan <RMiller@rockwall.com>

Subject: Re: P&Z Meeting

Hello Ryan,

Just want to confirm this P&Z meeting is taking place tonight. Thank you

Regards,

Craig

On Tuesday, March 12, 2024 at 12:42:13 PM CDT, Miller, Ryan <rmiller@rockwall.com> wrote:

Craig ... The Planning and Zoning Commission will consider the request to postpone tonight. If they approve it, they will announce the new meeting date as March 26, 2024 and take no further action. If for some reason they deny the request they will move forward; however, I don't think this is likely at this point and I believe they will postpone the case. With that being said, it will be at their discretion. If you have any additional questions please let me know. Thanks.



RYAN C. MILLER, AICP

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL

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RMILLER@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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From: Craig Wallwork <wallworkcraig@yahoo.com>
Sent: Tuesday, March 12, 2024 12:34 PM
To: Miller, Ryan <RMiller@rockwall.com>
Subject: Re: P&Z Meeting

Thank you for the quick reply. When will this decision be final?

Regards,

Craig

On Tuesday, March 12, 2024 at 12:29:33 PM CDT, Miller, Ryan <rmiller@rockwall.com> wrote:

Craig ... The applicant is requesting to postpone for another two (2) weeks because of Spring Break (*see attached memorandum*). Typically, staff would be opposed to extending beyond the 30-days; however, in this case we have heard from several residents on both sides of the issue stating they would prefer the case be tabled until after Spring Break. With this being said, the decision to do this is up to the Planning and Zoning Commission. I believe that the Planning and Zoning Commission will accept the request because there is only four (4) members that will be present tonight, but again it is at their discretion. If you have any additional 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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From: Craig Wallwork <wallworkcraig@yahoo.com>
Sent: Tuesday, March 12, 2024 12:00 PM
To: Miller, Ryan <RMiller@rockwall.com>
Subject: P&Z Meeting

Hi Ryan,

Is Z2024-003 still being discussed at tonight's P&Z meeting? Thank you

Regards,

Craig

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Outlook

RE: John King and FM 552, Saddle Star Zoning Request

From Robert Turner <robertturner@silveradearyray.com>

Date Tue 2/18/2025 3:01 PM

To Ross, Bethany <bross@rockwall.com>

Continued on next page...

Certainly would object to the change of Zoning, from a low density residential to retail. The developer bought the property fully aware of the Zoning as it existed at time of purchase.

Likewise, I bought property relying on the Zoning and that the property would not be commercial/retail. Looking for the City to uphold existing Zoning.

Robert Turner

<p>Robert C. Turner Partner</p> <p>SILVERA DEARY RAY 17070 Dallas Parkway Suite 100 Dallas, Texas 75248 (972) 715-1750 –Main (972) 715-1767-Direct (214) 563-3700 -Cell robertturner@silveradearyray.com</p>	 <p>http://www.silveradearyray.com</p>
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From: Ross, Bethany <bross@rockwall.com>
Sent: Tuesday, February 18, 2025 2:25 PM
To: Robert Turner <robertturner@silveradearyray.com>
Subject: Re: John King and FM 552, Saddle Star Zoning Request

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This email works fine or you can submit an objection on our website at <https://survey123.arcgis.com/share/431d1296d0e442ad8a77d2779f1cc8db>

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
[City of Rockwall - Planning & Zoning](#)

From: Robert Turner <robertturner@silveradearyray.com>
Sent: Tuesday, February 18, 2025 2:18 PM
To: Ross, Bethany <bross@rockwall.com>
Subject: RE: John King and FM 552, Saddle Star Zoning Request

Then how do I object to the Zoning Request change ?

<p>Robert C. Turner Partner</p> <p>SILVERA DEARY RAY 17070 Dallas Parkway Suite 100 Dallas, Texas 75248 (972) 715-1750 –Main (972) 715-1767-Direct (214) 563-3700 -Cell robertturner@silveradearyray.com</p>	 <p>http://www.silveradearyray.com</p>
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From: Ross, Bethany <bross@rockwall.com>
Sent: Tuesday, February 18, 2025 2:02 PM

To: Robert Turner <robertturner@silveradearyray.com>
Subject: Re: John King and FM 552, Saddle Star Zoning Request

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Robert,

This property is designated for *Low Density Residential* land uses, which is defined as two (2) to two and one-half (2 ½) dwelling units per acre. If the zoning change is approved, the applicants' proposed request would require this designation to be changed from Low Density Residential to a Commercial/Retail designation.

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
[City of Rockwall - Planning & Zoning](#)

From: Robert Turner <robertturner@silveradearyray.com>
Sent: Tuesday, February 18, 2025 1:11 PM
To: Ross, Bethany <bross@rockwall.com>
Subject: John King and FM 552, Saddle Star Zoning Request

In the long-term zoning plan, has this piece of property always been anticipated to remain Ag ?

<p style="text-align: center;">Robert C. Turner Partner</p> <p>SILVERA DEARY RAY 17070 Dallas Parkway Suite 100 Dallas, Texas 75248 (972) 715-1750 –Main (972) 715-1767-Direct (214) 563-3700 -Cell robertturner@silveradearyray.com</p>	 <p>http://www.silveradearyray.com</p>
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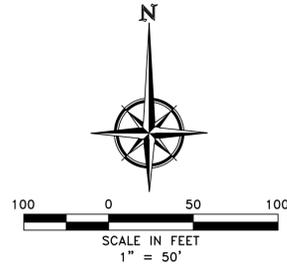
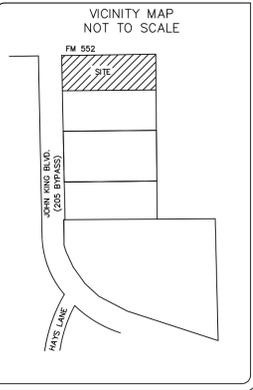
From: [Seth Conner](#)
To: [Planning](#)
Subject: Z2025-008: Zoning Change from AG to GR
Date: Monday, March 3, 2025 2:00:21 PM
Attachments: [signature.asc](#)

I strongly oppose the zoning change from AG to GR for several compelling reasons. John King is already a heavily traveled road, and this change will exacerbate traffic congestion unnecessarily. Moreover, the lack of transparency regarding the types of businesses intended for this tract raises serious concerns about the nature of future development. There is no necessity to build more in this area, as it will only lead to overdevelopment. I chose to move to Rockwall for its small-town charm, and I am determined to prevent it from becoming another Dallas, which is the likely outcome if AG zoned areas continue to be removed. This change could also cause significant harm to the ecosystem, further illustrating the detrimental impact of this zoning change.

Seth Conner
4518 Lorion Drive

Sent with [Proton Mail](#) secure email.

I strongly oppose the zoning change from AG to GR for several compelling reasons. John King is already a heavily traveled road, and this change will exacerbate traffic congestion unnecessarily. Moreover, the lack of transparency regarding the types of businesses intended for this tract raises serious concerns about the nature of future development. There is no necessity to build more in this area, as it will only lead to overdevelopment. I chose to move to Rockwall for its small-town charm, and I am determined to prevent it from becoming another Dallas, which is the likely outcome if AG zoned areas continue to be removed. This change could also cause significant harm to the ecosystem, further illustrating the detrimental impact of this zoning change.



NOTES:

1. Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization (CORS 2011).
2. This survey was prepared with the benefit of Title Commitment ~~CF No. TMD-TX-191069391A, effective date of October 10, 2019, issued on October 25, 2019.~~ No research of record easements has been performed on this tract since the effective date of the policy mentioned above.
3. According to my interpretations of the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map Number 48397C0030L, dated September 26, 2008, a portion of the subject property lies within flood Zone "X" and AE as shown.
4. At the request of the client, only fences and other improvements were located along or near the property lines. All visible public utilities and paving were located as shown hereon. Other improvements such as buildings, driveways, and concrete were not located.

LEGAL DESCRIPTION

BEING 6.511 acres of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and all of a called 6.7 acre tract of land described in a Deed to Fred and Betty L. Thompson, recorded Volume 707, Page 71, Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set for corner in the east line of John King Boulevard (160' wide right-of-way) at the northwest corner of said 6.7 acre tract, said point also being in the south right-of-way line of F.M. 552 (80' right-of-way);

THENCE N 89 degrees 19 minutes 27 seconds E, along the south right-of-way line of said F.M. 552, a distance of 681.71 feet, to a point for corner at the northwest corner of a called 2.025 acre tract described in a deed to Bertha Silva recorded as Instrument 201200461779, Real Property Records of Rockwall County, Texas, (RPRRCT), as marked by monument and occupied by partial fencing on the west line, from which a 1" solid iron rod found for reference bears S 00 degrees 53 minutes 42 seconds W, a distance of 0.68 feet;

THENCE S 00 degrees 53 minutes 42 seconds W, along the west line of said 2.025 acre tract as occupied and partially fenced, a distance of 420.41 feet, to a point for corner at the southwest corner thereof, from which a 1" solid iron rod found for reference bears S 00 degrees 53 minutes 42 seconds W, a distance of 1.70 feet, said point also being in the north line of a called 12.000 acre tract of land described in a deed to Michael and Stacy Miller recorded as Instrument No. 20170000011122 (RPRRCT);

THENCE S 89 degrees 27 minutes 59 seconds W, along the common line of said 6.7 acre Thompson tract and said 12.000 acre tract, a distance of 670.81 feet, to a point for corner near the edge of a concrete apron, at the northwest corner of said 12.000 acre tract and being in the east right-of-way line of said John King Boulevard, from which a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set for reference bears S 00°04'57" E, a distance of 60 feet;

THENCE N 00 degrees 35 minutes 27 seconds W, along the east right-of-way line of said John King Boulevard and the west line of said 6.7 acre tract a distance of 418.59 feet, to the POINT OF BEGINNING and containing 283,640 square feet or 6.511 acres of land;

F.M. 552
(80' R.O.W. ASPHALT SURFACE)

N 89°19'27" E 681.71'

(DEED =N89°55'47"W 696.66')

POINT OF BEGINNING

ZONE X

ZONE X
ZONE A

ZONE A

6.511 ACRES
(283,640 S.F.)

CALELD 6.7 ACRES
FRED AND BETTY L. THOMPSON
VOL. 707 PG. 71
RPRRCT

ZONE X

CALELD 2.025 ACRES
BERTHA SILVA
INST. NO. 201200461779
RPRRCT

CALELD 2.03 ACRES
ROY KENNETH LAMBERT
VOL. 1562 PG. 47 (DOT)
DRRCT

LOT 25

LOT 24

NOTE:
BUILDINGS, DRIVEWAYS, POOLS
AND OTHER CONCRETE ON THIS
PROPERTY ARE NOT SHOWN.

IRSC

(DEED =N00°33'02"W 420.00')

N 00°35'27" W 418.59'

(DEED =N89°55'47"W 696.66')

IRSCR AT 60' O/S

(DEED CALL=210.00')
210.73 MEASURE

(DEED CALL 210')
211.59 MEASURE

14.95'

5/8" IRF
BRS S 00°53'42"W 0.68'
(CM)

1" SOLID IRF
(CM)

APPROXIMATE LOCATION OF
STREAM PER FEMA MAP

LINE LOCATION BY FOUND MONUMENTS
AND PARTIALLY FENCED OCCUPATION
(DEED =S00°04'13"W 420.00')

LINE LOCATION BY DEED CALL
DOES NOT MATCH SILVA AND
LAMBERT CALLS GOING EAST
AGREEMENT TO LOCATE THIS LINE
(DEED =S00°53'42" W 420.41'
(DEED CALL=420.19')

N. 01°07'45" E. 420.98' MEASURE
(DEED =S01°29'W 422.60')

(DEED CALL=420.00')
421.30 MEASURE

(DEED =N89°55'47"W 696.66')

S 89°27'59" W 670.81'

FOUND 3" AXLE 1.6'
SOUTH OF P.L.

(DEED=S89°55'50"E 1104.48')

APPROXIMATE LOCATION OF
STREAM PER FEMA MAP

CALELD 12.000 ACRES
MICHAEL AND STACY MILLER
INSTRUMENT NO. 20170000011122
RPRRCT

(DEED CALL=209.00')
209.00 MEASURE

25.85'

1" SOLID IRF
BRS S 00°53'42"W 1.70'
(CM)

FOUND 3" AXLE 1.6'
SOUTH OF P.L.

FENCE TIE
2.8' SOUTH

(DEED CALL=210.00')
223.45 MEASURE

CHAIN LINK
ENCLOSURE

FOUND 1/2"
IRON ROD

EXISTING FENCE OCCUPATION AND
OTHER MONUMENTS FOUND SOUTH
OF PROPERTY LINES AS SHOWN.
POSSIBLE BOUNDARY OVERLAP

STEEL FENCE POST
SOUTH OF CORNER 3.0'

LEGEND	
CIRS	1/2" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
(CM)	CONTROL MONUMENT
A.E.	ACCESS EASEMENT
U.E.	UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT
⊕	FIRE HYDRANT
—	GUY WIRE
⊙	POWER POLE
⊙	SIGN
⊙	TELEPHONE BOX
⊙	STORM SEWER MANHOLE
⊙	WATER METER/WATER MANHOLE
⊙	UNDERGROUND CABLE MARKER
PRRCT	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
DRRCT	DEED RECORDS, ROCKWALL COUNTY, TEXAS
—E—	OVERHEAD ELECTRIC LINE
—X—	WIRE OR BARBED WIRE FENCE
— —	CHAIN LINK FENCE
○	METAL PIPE FENCE

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. This preliminary document was released 4/16/2021 for Client's review.

ROBERT C. MYERS R.P.L.S. NO. 3963

R.C. MYERS SURVEYING, LLC

"Registered Professional Land Surveyors"

488 ARROYO COURT (214) 532-0636 Voice
SUNNYVALE, TEXAS 75182 Firm No. 10192300

Robert "Calvin" Myers, RPLS 3963
rcmsurveying@gmail.com



Client: Saddle Star Land Development

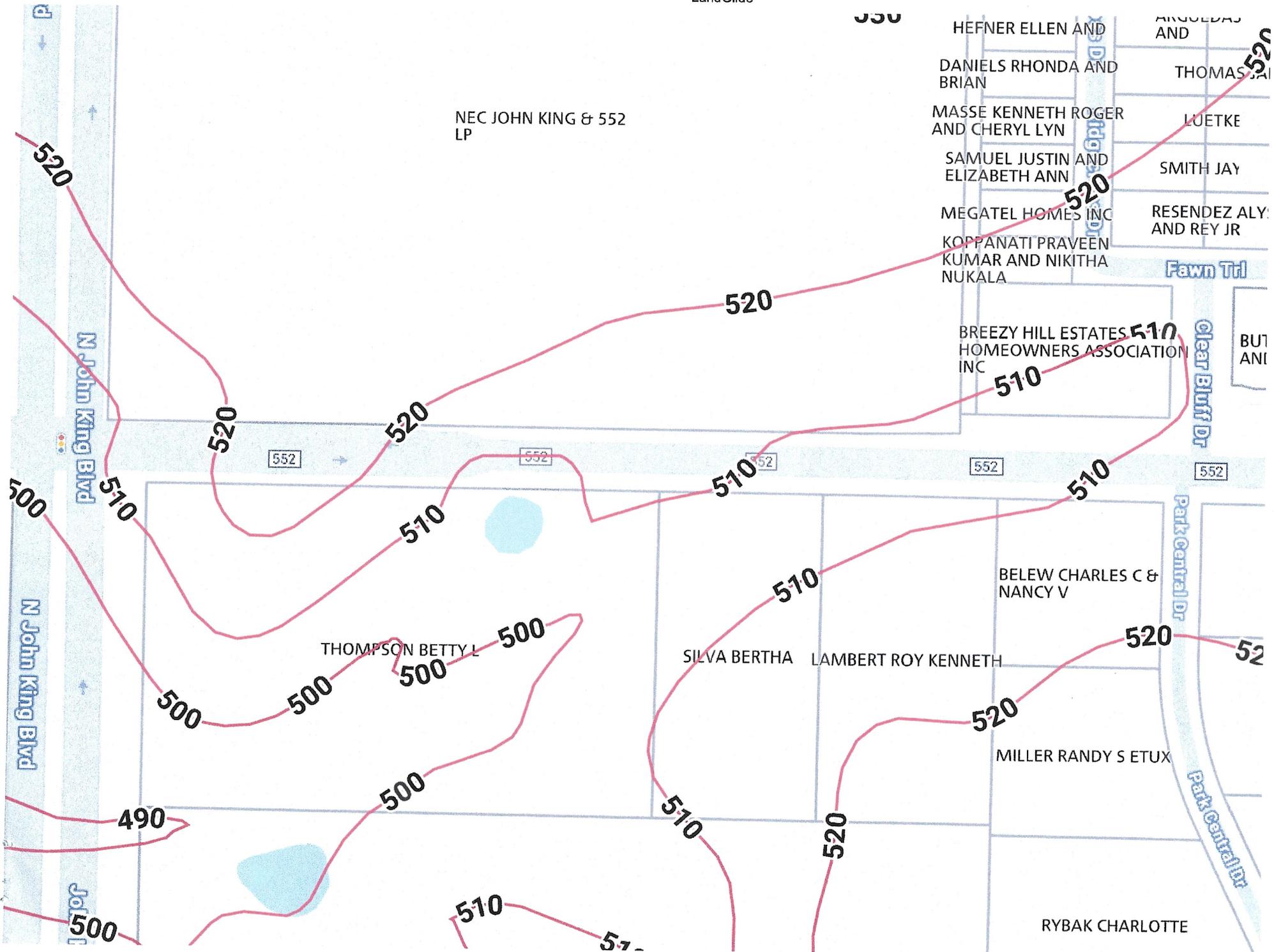
Job No.: 355B-4 Drawn by: RCM Date: 04/15/2021 Revised:

STANDARD LAND SURVEY

OF
6.511 ACRES

SITUATED IN THE
P.B. HARRISON SURVEY, ABST. NO. 97
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

530



NEC JOHN KING & 552 LP

HEFNER ELLEN AND DANIELS RHONDA AND BRIAN
 MASSE KENNETH ROGER AND CHERYL LYN
 SAMUEL JUSTIN AND ELIZABETH ANN
 MEGATEL HOMES INC
 KOPPANATI PRAVEEN KUMAR AND NIKITHA NUKALA

AND THOMAS
 LUETKE
 SMITH JAY
 RESENDEZ ALY AND REY JR

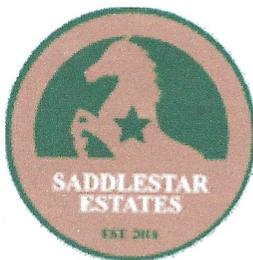
BREEZY HILL ESTATES HOMEOWNERS ASSOCIATION INC

BELEW CHARLES C & NANCY V

SILVA BERTHA LAMBERT ROY KENNETH

MILLER RANDY S ETUX

RYBAK CHARLOTTE



PAT ATKINS
Director of Land Development and Acquisitions

3076 Hays Lane
Rockwall,
Texas 75088

972.388.6383
kpatatkins@yahoo.com

1-31-25

RE: 6.511 ACRES / S.E. CORNER OF F.M. 552-JOHN KING BLVD.S.H.205 Bypass

Rockwall , Texas

Mr. Miller,

The Rockwall Comprehensive Master Plan identifies Retail Use at said corner .

Saddle Star LLC. Intention is to provide Retail Developers at the SE corner meeting all of the City of Rockwall Development standards for General Retail .

Sincerely

Pat Atkins

Fred G. Monson by Power of Attorney -

11 NORTHEAST RESIDENTIAL DISTRICT

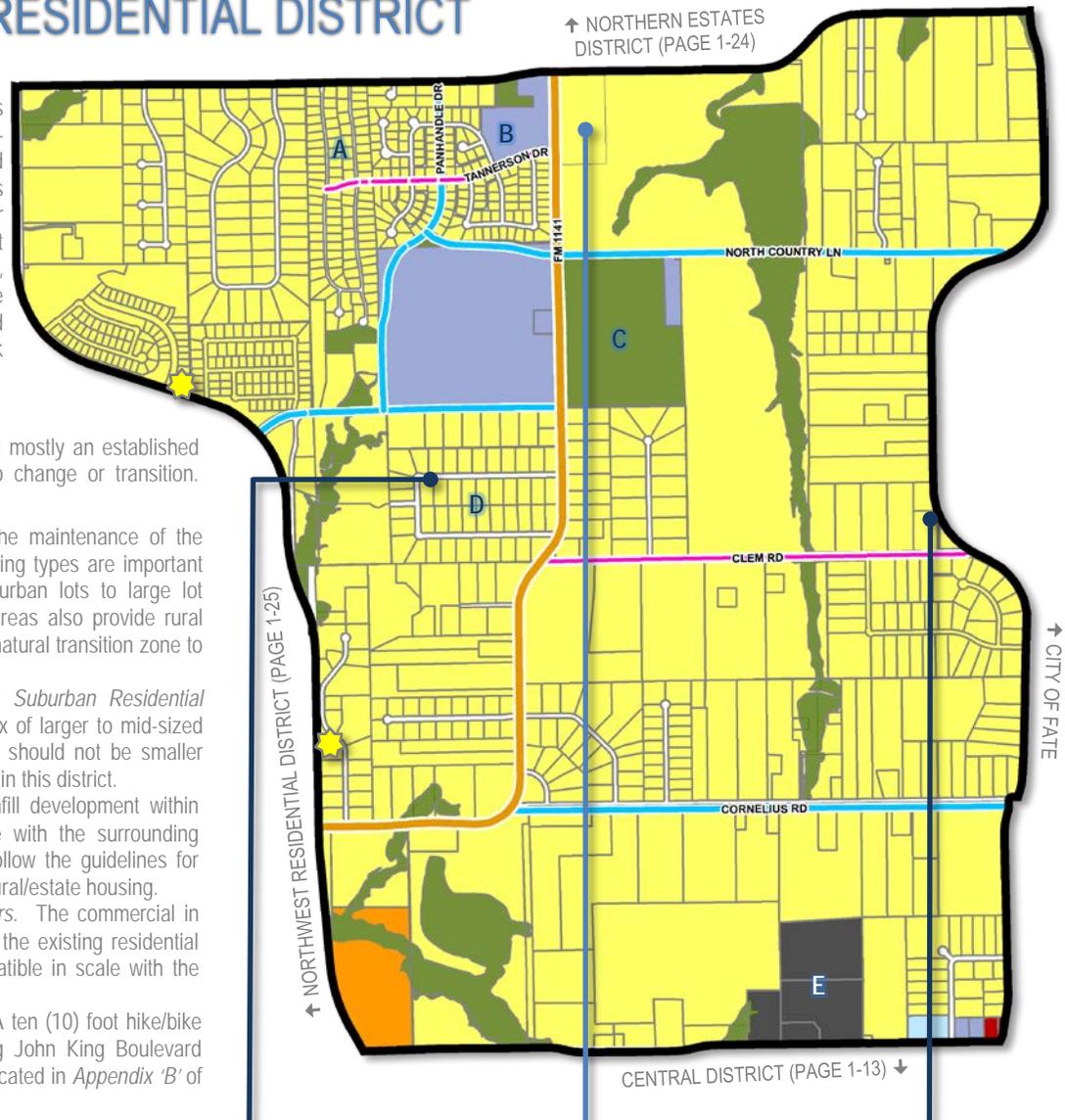
DISTRICT DESCRIPTION

The *Northeast Residential District* is characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density, residential development. In addition, the City currently owns a large tract of land that will be a northern community park and serve this district in the future.

DISTRICT STRATEGIES

The *Northeast Residential District* being mostly an established residential district, is not anticipated to change or transition. The strategies for this district are:

- 1 Estate and Rural Residential.** The maintenance of the *Estate and Rural Residential* housing types are important to balancing the diversity of suburban lots to large lot housing within the City. These areas also provide rural reserves for the City and create a natural transition zone to the east, towards FM-3549.
- 2 Suburban Residential.** Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* in this district.
- 3 Infill Development.** Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for low density, suburban housing or rural/estate housing.
- 4 Neighborhood/Convenience Centers.** The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.
- 5 John King Boulevard Trail Plan.** A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.



POINTS OF REFERENCE

- A. Stoney Hollow Subdivision
- B. Celia Hays Elementary School
- C. North Country Lane Park
- D. Saddlebrook Estates Subdivision
- E. Resthaven Funeral Home

LAND USE PALETTES

- Current Land Use
- Future Land Use

John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon

BUILD OUT
1,964
5,794

% OF ROCKWALL
3.13%
0.99%
3.10%

CURRENT
625
18
1,844



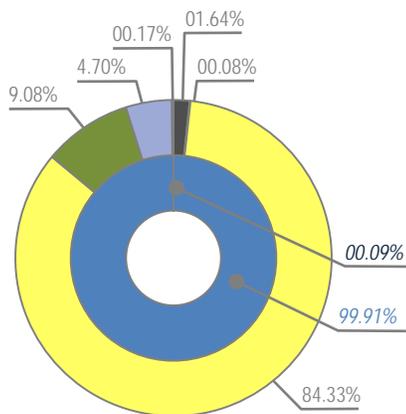
2 Current Suburban Residential



2 Future Suburban Residential



1 Current Rural Residential



MINOR COLLECTOR	0.09%
M4U	99.91%
M4D	0.00%
CEMETERY (CEM)	32.34-ACRES
COMMERCIAL/RETAIL (CR)	1.52-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,658.33-ACRES
PARKS AND OPEN SPACE (OS)	178.54-ACRES
PUBLIC (P)	92.45-ACRES
QUASI-PUBLIC (QP)	3.25-ACRES

05 FUTURE LAND USE PLAN

01 LAND USE PLAN DESIGNATIONS

01.01 RESIDENTIAL ● ● ●

● LOW DENSITY RESIDENTIAL (LDR)

The *Low Density Residential* land use category consists of residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (see Chapter 8, Residential Developments, of this Comprehensive Plan).

DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Suburban, Estate and Rural Residential (i.e. Single-Family Detached Homes)
- 2 Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- 3 Zoning Districts: All Single-Family Estate (SFE) Districts (i.e. SFE 1.5, 2.0 & 4.0), certain Planned Development (PD) Districts and the Single-Family One (SF-1) District.

EXISTING LAND USE EXAMPLES

- 1 Breezy Hill Subdivision
- 2 Stone Creek Subdivision
- 3 Oaks of Buffalo Way Subdivision

RESIDENTIAL DENSITY CHART



● MEDIUM DENSITY RESIDENTIAL (MDR)

The *Medium Density Residential* land use category consists of residential subdivisions that are greater than two and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre; however, a density of up to three and one-half (3½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (see Chapter 8, Residential Developments, of this Comprehensive Plan).

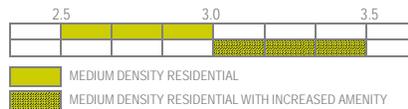
DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Suburban Residential (i.e. Single-Family Detached Homes)
- 2 Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- 3 Zoning Districts: Certain Planned Development (PD) Districts and the Single-Family 16 (SF-16) District

EXISTING LAND USE EXAMPLES

- 1 Caruth Lakes Subdivision
- 2 Lago Vista Subdivision
- 3 Park Place Subdivision

RESIDENTIAL DENSITY CHART



● HIGH DENSITY RESIDENTIAL (HDR)

The *High Density Residential* land use category may consist of single-family residential homes, duplexes, townhomes, apartments, lofts, condominiums or other forms of housing that exceed three and one-half (3½) units per gross acre. These developments should contain increased amenities and open space, and incorporate pedestrian connectivity to adjacent land uses.

DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Suburban and Urban Residential (i.e. Single-Family Detached, Single-Family Attached, Zero Lot Line Homes, Townhomes, Duplexes, Condominiums and Multi-Family Apartments)
- 2 Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- 3 Zoning Districts: Certain Planned Development (PD) Districts, Single-Family 10 (SF-10) District, Single-Family 8.4 (SF-8.4) District, Single-Family 7 (SF-7) District, Zero Lot Line (ZL-5) District, Two Family (2F) District, and the Multi-Family 14 (MF-14) District.

EXISTING LAND USE EXAMPLES

- 1 Turtle Cove Subdivision
- 2 Sixteen50 @ Lake Ray Hubbard Apartments
- 3 Mission Rockwall Apartment Complex

RESIDENTIAL DENSITY CHART



LEGEND:

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN A GENERAL RETAIL (GR) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	GENERAL RETAIL (GR) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Animal Boarding/Kennel without Outside Pens	(2)	(2)	S
Animal Clinic for Small Animals without Outdoor Pens	(3)	(3)	P
Animal Hospital or Clinic	(4)		S
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Caretakers Quarters/Domestic or Security Unit	(3)		P
Convent, Monastery, or Temple	(4)		P
Commercial Parking Garage	(6)		A
Limited-Service Hotel	(10)		S
Full-Service Hotel	(11)	(8)	S
Residence Hotel	(12)		S
Motel	(13)		S
Private Sports Court with Standalone or Dedicated Lighting	(22)	(18)	P
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Assisted Living Facility	(1)	(1)	S
Blood Plasma Donor Center	(2)		P
Cemetery/Mausoleum	(3)		P
Church/House of Worship	(4)	(2)	S
Convalescent Care Facility/Nursing Home	(6)		P
Congregate Care Facility/Elderly Housing	(7)	(3)	S
Daycare with Seven (7) or More Children	(9)	(4)	P
Emergency Ground Ambulance Services	(10)		P
Group or Community Home	(11)	(5)	P
Government Facility	(12)		P
Hospice	(14)		P
Hospital	(15)		P
Public Library, Art Gallery or Museum	(16)		P
Mortuary or Funeral Chapel	(17)		P
Local Post Office	(18)		P
Public or Private Primary School	(21)	(7)	P
Public or Private Secondary School	(22)	(8)	P
Temporary Education Building for a Public or Private School	(23)	(9)	S
Trade School	(24)		S
Social Service Provider (<i>Except Rescue Mission or Homeless Shelter</i>)	(26)		S
OFFICE AND PROFESSIONAL LAND USES	2.02(D)	2.03(D)	
Financial Institution with Drive-Through	(1)	(1)	P
Financial Institution without Drive-Through	(1)		P

LEGEND:

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN A GENERAL RETAIL (GR) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	GENERAL RETAIL (GR) DISTRICT
Office or Medical Office Building less than 5,000 SF	(2) & (3)		P
Office or Medical Office Building 5,000 SF or Greater	(2) & (3)		P
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Temporary Carnival, Circus, or Amusement Ride	(1)	(1)	P
Indoor Commercial Amusement/Recreation	(2)	(2)	S
Outdoor Commercial Amusement/Recreation	(3)	(3)	S
Public or Private Community or Recreation Club as an Accessory Use	(4)		P
Private Country Club	(5)		S
Golf Driving Range	(6)		S
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Indoor Gun Club with Skeet or Target Range	(8)	(5)	S
Health Club or Gym	(9)		P
Private Club, Lodge or Fraternal Organization	(10)	(6)	S
Public Park or Playground	(12)		P
Tennis Courts (<i>i.e. Not Accessory to a Public or Private Country Club</i>)	(14)		S
Theater	(15)		S
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Alcoholic Beverage Package Sales	(1)	(1)	P
Antique/Collectible Store	(3)		P
Astrologer, Hypnotist, or Psychic	(4)		P
Banquet Facility/Event Hall	(5)		P
Portable Beverage Service Facility	(6)	(3)	S
Brew Pub	(7)		P
Business School	(8)		P
Catering Service	(9)		P
Temporary Christmas Tree Sales Lot and/or Similar Uses	(10)	(4)	P
Copy Center	(11)		P
Craft/Micro Brewery, Distillery and/or Winery	(12)	(5)	S
Incidental Display	(13)	(6)	P
Food Trucks/Trailers	(14)	(7)	P
Garden Supply/Plant Nursery	(15)		P
General Personal Service	(16)	(8)	P
General Retail Store	(17)		P
Hair Salon and/or Manicurist	(18)		P
Laundromat with Dropoff/Pickup Services	(19)		P
Self Service Laundromat	(20)		P
Massage Therapist	(21)		P
Private Museum or Art Gallery	(22)		P
Night Club, Discotheque, or Dance Hall	(23)		S
Permanent Cosmetics	(25)	(9)	A

LEGEND:

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PERMITTED LAND USES IN A GENERAL RETAIL (GR) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	GENERAL RETAIL (GR) DISTRICT
Pet Shop	(26)		P
Temporary Real Estate Sales Office	(27)		P
Rental Store without Outside Storage and/or Display	(28)	(10)	S
Restaurant with less than 2,000 SF with Drive-Through or Drive-In	(29)	(11)	S
Restaurant with less than 2,000 SF without Drive-Through or Drive-In	(30)		P
Restaurant with 2,000 SF or more with Drive-Through or Drive-In	(29)	(12)	S
Restaurant with 2,000 SF or more without Drive-Through or Drive-In	(30)		P
Retail Store with Gasoline Sales that has Two (2) or less Dispensers (<i>i.e. a Maximum of Four [4] Vehicles</i>)	(31)	(13)	P
Retail Store with Gasoline Sales that has more than Two (2) Dispensers	(32)	(13)	S
Secondhand Dealer	(33)		P
Art, Photography, or Music Studio	(33)		P
Tailor, Clothing, and/or Apparel Shop	(34)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Electrical, Watch, Clock, Jewelry and/or Similar Repair	(6)		P
Locksmith	(11)		P
Shoe and Boot Repair and Sales	(16)		P
Temporary On-Site Construction Office	(18)	(6)	P
AUTO AND MARINE RELATED LAND USES	2.02(H)	2.03(H)	
Minor Auto Repair Garage	(2)	(2)	S
Full Service Car Wash and Auto Detail	(5)	(4)	S
Self Service Car Wash	(5)	(4)	S
Non-Commercial Parking Lot	(9)		P
Service Station	(11)	(8)	P
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P
Mining and Extraction of Sand, Gravel, Oil and/or Other Materials)	(12)	(5)	S
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)	
Antenna for an Amateur Radio	(3)	(2)	A
Antenna Dish	(4)	(3)	A
Freestanding Commercial Antenna (<i>i.e. Monopole or a Similar Structure</i>)	(5)	(4)	P
Mounted or Attached Commercial Antenna	(6)	(5)	P
Helipad	(9)		S
Utilities (<i>Non-Municipally Owned or Controlled</i>), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S
Municipally Owned or Controlled Facilities, Utilities and Uses (<i>Includes Utilities with a Franchise Utility Agreement with the City of Rockwall</i>)	(11)		P
Private Streets	(12)		S
Radio Broadcasting	(13)		P
Railroad Yard or Shop	(14)		S
Recording Studio	(15)		S

LEGEND:

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PERMITTED LAND USES IN A GENERAL RETAIL (GR) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	GENERAL RETAIL (GR) DISTRICT
Satellite Dish	(16)		A
Solar Energy Collector Panels and Systems	(17)	(7)	A
Transit Passenger Facility	(18)		S
TV Broadcasting and Other Communication Service	(20)		S
Utilities Holding a Franchise from the City of Rockwall	(21)		S
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		S

LEGEND:

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PERMITTED LAND USES IN A NEIGHBORHOOD SERVICES (NS) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	NEIGHBORHOOD SERVICES (NS) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Animal Boarding/Kennel without Outside Pens	(2)	(2)	S
Animal Clinic for Small Animals without Outdoor Pens	(3)	(3)	S
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Bed and Breakfast	(2)	(2)	S
Commercial Parking Garage	(6)		A
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Assisted Living Facility	(1)	(1)	S
Cemetery/Mausoleum	(3)		P
Church/House of Worship	(4)	(2)	P
Convalescent Care Facility/Nursing Home	(6)		P
Congregate Care Facility/Elderly Housing	(7)	(3)	S
Daycare with Seven (7) or More Children	(9)	(4)	P
Group or Community Home	(11)	(5)	P
Hospice	(14)		P
Public Library, Art Gallery or Museum	(16)		P
Local Post Office	(18)		P
Public or Private Primary School	(21)	(7)	P
Public or Private Secondary School	(22)	(8)	P
Temporary Education Building for a Public or Private School	(23)	(9)	S
OFFICE AND PROFESSIONAL LAND USES	2.02(D)	2.03(D)	
Financial Institution with Drive-Through	(1)	(1)	S
Financial Institution without Drive-Through	(1)		P
Office or Medical Office Building less than 5,000 SF	(2) & (3)		P
Office or Medical Office Building 5,000 SF or Greater	(2) & (3)		S
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Temporary Carnival, Circus, or Amusement Ride	(1)	(1)	S
Public or Private Community or Recreation Club as an Accessory Use	(4)		S
Private Country Club	(5)		S
Golf Driving Range	(6)		S
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Health Club or Gym	(9)		S
Private Club, Lodge or Fraternal Organization	(10)	(6)	S
Public Park or Playground	(12)		P
Tennis Courts (<i>i.e. Not Accessory to a Public or Private Country Club</i>)	(14)		S
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Alcoholic Beverage Package Sales	(1)	(1)	S

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LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	NEIGHBORHOOD SERVICES (NS) DISTRICT
Antique/Collectible Store	(3)		S
Astrologer, Hypnotist, or Psychic	(4)		P
Brew Pub	(7)		P
Catering Service	(9)		S
Temporary Christmas Tree Sales Lot and/or Similar Uses	(10)	(4)	S
Copy Center	(11)		P
Incidental Display	(13)	(6)	P
Food Trucks/Trailers	(14)	(7)	S
Garden Supply/Plant Nursery	(15)		S
General Personal Service	(16)	(8)	P
General Retail Store	(17)		P
Hair Salon and/or Manicurist	(18)		P
Laundromat with Dropoff/Pickup Services	(19)		P
Self Service Laundromat	(20)		P
Massage Therapist	(21)		P
Private Museum or Art Gallery	(22)		S
Permanent Cosmetics	(25)	(9)	A
Pet Shop	(26)		P
Temporary Real Estate Sales Office	(27)		P
Restaurant with less than 2,000 SF with Drive-Through or Drive-In	(29)	(11)	S
Restaurant with less than 2,000 SF without Drive-Through or Drive-In	(30)		P
Restaurant with 2,000 SF or more with Drive-Through or Drive-In	(29)	(12)	S
Restaurant with 2,000 SF or more without Drive-Through or Drive-In	(30)		S
Art, Photography, or Music Studio	(33)		P
Tailor, Clothing, and/or Apparel Shop	(34)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Electrical, Watch, Clock, Jewelry and/or Similar Repair	(6)		S
Shoe and Boot Repair and Sales	(16)		P
Temporary On-Site Construction Office	(18)	(6)	P
AUTO AND MARINE RELATED LAND USES	2.02(H)	2.03(H)	
Full Service Car Wash and Auto Detail	(5)	(4)	S
Non-Commercial Parking Lot	(9)		S
Service Station	(11)	(8)	S
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P
Mining and Extraction of Sand, Gravel, Oil and/or Other Materials	(12)	(5)	S
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)	
Antenna for an Amateur Radio	(3)	(2)	A
Antenna Dish	(4)	(3)	A
Freestanding Commercial Antenna (<i>i.e. Monopole or a Similar Structure</i>)	(5)	(4)	S

LEGEND:

	Land Use <i>NOT</i> Permitted
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PERMITTED LAND USES IN A NEIGHBORHOOD SERVICES (NS) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	NEIGHBORHOOD SERVICES (NS) DISTRICT
Mounted or Attached Commercial Antenna	(6)	(5)	S
Utilities (<i>Non-Municipally Owned or Controlled</i>), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S
Municipally Owned or Controlled Facilities, Utilities and Uses (<i>Includes Utilities with a Franchise Utility Agreement with the City of Rockwall</i>)	(11)		P
Private Streets	(12)		S
Railroad Yard or Shop	(14)		S
Satellite Dish	(16)		A
Solar Energy Collector Panels and Systems	(17)	(7)	A
Transit Passenger Facility	(18)		S
Utilities Holding a Franchise from the City of Rockwall	(21)		S
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		S

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A GENERAL RETAIL (GR) DISTRICT FOR A 6.511-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1-1 OF THE P. B. HARRISON SURVEY, ABSTRACT NO. 97, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' AND 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 Pat Atkins of Saddle Star Land Development on behalf of Betty Thompson for the approval of a Zoning Change from an Agricultural (AG) District to a General Retail (GR) District for a 6.511-acre identified as Tract 1-1 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and FM-552, and more fully described and depicted in *Exhibit 'A'* and *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, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a General Retail (GR) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *General Retail (GR) District* as stipulated in Subsection 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*, and Subsection 04.04, *General Retail (GR) District*, and Subsection 06.10, *SH-205 By-Pass Overlay (SH-205 BY OV) District*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

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

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

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF APRIL, 2025.

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: March 17, 2025

2nd Reading: April 7, 2025

Exhibit 'A'
Legal Description

BEING 6.511 acres of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas and all of a called 6.7m acre tract of land described in a deed to Fred and Betty L. Thompson, recorded Volume 707, Page 71, Deed Records of Rockwall County, Texas (DRRCT), being more particularly described as follows:

BEGINNING at a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set for corner in the east line of John King Boulevard (160' wide right-of-way) at the northwest corner of said 6.7-acre tract, said point also being in the south right-of-way line of F.M. 552 (80' right-of-way);

THENCE N 89 degrees 19 minutes 27 seconds E, along the south right-of-way line of said F.M. 552, a distance of 681.71 feet, to a point for corner at the northwest corner of a called 2.025 acre tract described in a deed to Bertha Silva recorded as Instrument 201200461779, Real Property Records of Rockwall County, Texas, (RPRRCT), as marked by monument and occupied by partial fencing on the west line, from which a 1" solid iron rod found for reference bears S 00 degrees 53 minutes 42 seconds W, a distance of 0.68 feet;

THENCE S 00 degrees 53 minutes 42 seconds W, along the west line of said 2.025 acre tract as occupied and partially fenced, a distance of 420.41 feet, to a point for corner at the southwest corner thereof, from which a 1" solid iron rod found for reference bears S 00 degrees 53 minutes 42 seconds W, a distance of 1.70 feet, said point also being in the north line of a called 12.000 acre tract of land described in a deed to Michael and Stacy Miller recorded as Instrument No. 20170000011122 (RPRRCT).;

THENCE S 89 degrees 27 minutes 59 seconds W, along the common line of said 6.7 acre Thompson tract and said 12.000 acre tract, a distance of 670.81 feet, to a point for corner near the edge of a concrete apron, at the northwest corner of said 12.000 acre tract and being in the east right-of-way line of said John King Boulevard, from which a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set for reference bears S 00°04'57" E, a distance of 60 feet;

THENCE N 00 degrees 35 minutes 27 seconds W, along the east right-of-way line of said John King Boulevard and the west line of said 6.7-acre tract a distance of 418.59 feet, to the POINT OF BEGINNING and containing 283,640 square Feet or 6.511 acres of land;



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: March 17, 2025
APPLICANT: Pat Atkins; *Saddle Star Land Development*
CASE NUMBER: Z2025-008; *Zoning Change from Agricultural (AG) District to General Retail (GR) District*

SUMMARY

Hold a public hearing to discuss and consider a request by Pat Atkins of Saddle Star Land Development on behalf of Betty Thompson for the approval of a Zoning Change from an Agricultural (AG) District to a General Retail (GR) District for a 6.511-acre identified as Tract 1-1 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and FM-552, and take any action necessary.

BACKGROUND

On October 4, 2021, the city council approved the voluntary annexation [Case No. A2021-006] of the subject property through Ordinance No. 21-47. Upon annexation, the subject property was zoned Agricultural (AG) District. According to Rockwall County Appraisal District (RCAD), there is a 2,930 SF single-family home that was built in 1992 currently situated on the property.

PURPOSE

On February 14, 2025, the applicant -- Pat Atkins of Saddle Star Land Development -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a General Retail (GR) District.

ADJACENT LAND USES AND ACCESS

The subject property is located at the southeast corner of the intersection of John King Boulevard and FM-552. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is FM-552, which is identified as a A4D (i.e. arterial, four [4] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Continuing north is a 17.375-acre vacant tract of land zoned Planned Development District 74 (PD-74) for limited General Retail (GR) District land uses. Beyond this is Phase 10 of the Breezy Hill Subdivision, which was established on March 6, 2018 and consists of 82 single-family residential lots. This subdivision is zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses.

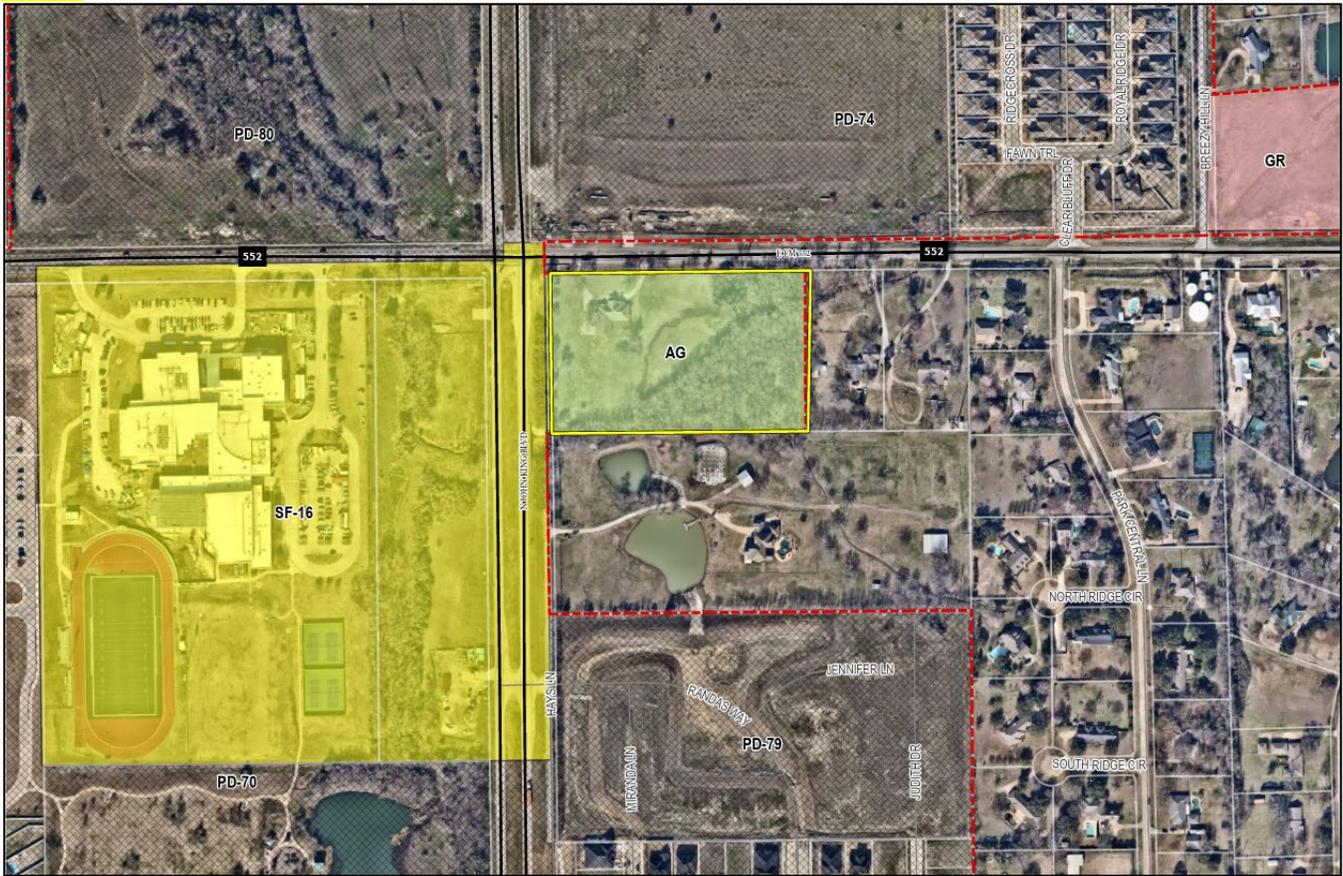
South: Directly south of the subject property is a residential lot located outside the corporate limits of the City of Rockwall. Directly south of this is a 15.00-acre tract of land that is zoned Planned Development District 79 (PD-79) for Single Family 8.4 (SF-8.4) District land uses. This is the future Phase 3 of Saddle Star Estates Subdivision.

East: Directly east of the subject property are two (2) residential lots located outside the corporate limits of the City of Rockwall. Beyond this is the Park Ridge Estates Subdivision, which is also located outside the corporate limits of the City of Rockwall.

West: Directly west of the subject property is John King Boulevard, which is identified as a P6D (i.e. principle arterial, six [6] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Continuing west is a 12.362-acre vacant parcel of land (i.e. Lot 2, Block A, Rockwall Middle

School #4 Addition) which is zoned Single-Family 16 (SF-16) District. Beyond this is a 25.4231-acre parcel of land (i.e. Lot 1, Block 1, Rockwall Middle School #4 Addition), which is developed with a 149,569 SF Public Secondary School (i.e. JW Williams Middle School). This property is also zoned Single-Family 16 (SF-16) District.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant is requesting to rezone the 6.511-acre tract of land from an Agricultural (AG) District to a General Retail (GR) District. If approved, this development would then be subject to the land uses and development standards stipulated for the General Retail (GR) District as outlined by Article 04, *Permissible Uses*, and Subsection 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC). A summary of the proposed development standards is as follows:

TABLE 1: GENERAL RETAIL (GR) DISTRICT STANDARDS

MINIMUM LOT AREA	6,000 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⁾	10'
MAXIMUM BUILDING HEIGHT ⁽⁴⁾	36'
MAXIMUM BUILDING SIZE ⁽⁵⁾	25,000 SF
MAXIMUM LOT COVERAGE	40%
MINIMUM LANDSCAPING	20%
RESIDENTIAL ADJACENCY SCREENING ⁽⁶⁾	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 60-FEET IF APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.
- 5: A MAXIMUM BUILDING SIZE OF 25,000 SF IN AREA, UNLESS OTHERWISE APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.
- 6: ANY NON-RESIDENTIAL OR PARKING AREA THAT HAS A SIDE OR REAR CONTIGUOUS TO ANY RESIDENTIALLY ZONED OR USED PROPERTY SHALL BE SCREENED WITH A MASONRY FENCE A MINIMUM OF SIX (6) FEET IN HEIGHT WITH CANOPY TREES PLANTED ON 20-FOOT CENTERS. AS AN ALTERNATIVE, THE PLANNING AND ZONING COMMISSION MAY APPROVE AN ALTERNATIVE SCREENING METHOD THAT INCORPORATES A WROUGHT IRON FENCE AND THREE (3) TIERED SCREENING.

INFRASTRUCTURE

Based on the applicant's submittal the following infrastructure would be required to be constructed if this request is approved:

- (1) Water Improvements. The development will be required to tie into the existing 16-inch waterline along E. FM-552. In addition, a minimum eight (8) inch water line will need to be looped through the site and must be placed within a 20-foot wide easement.
- (2) Wastewater. The applicant shall submit for an *Infrastructure Study* to the City's water/wastewater consultant. At a minimum, the applicant will need to install an eight (8) inch sewer service in accordance with the City's *Wastewater Collection Plan* and the approved *Infrastructure Study*. Additionally, the applicant will be required to pay a pro-rata for sewer improvements in the amount of \$86.44 per acre.
- (3) Drainage. Detention will be required and sized per the Engineering Department's *Standards of Design and Construction Manual*. 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, and be situated outside the floodplain and erosion hazard setback. 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. Any changes to the existing floodplain will require approval from the Natural Resource Conservation Service (NRCS), the City of Rockwall, and the Federal Emergency Management Agency (FEMA).

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he General Retail (GR) District is a zoning district intended to provide limited retail and service uses ... [that] include most types of retail and office activity, and are typically located on/at the intersections of major thoroughfares. This district does not include strip commercial/retail centers, large shopping centers, wholesaling operations, lumberyards, contractor yards, and or warehouses with high volumes of truck traffic." This section goes on to state that "(t)he General Retail (GR) District is not a major commercial/retail district and should try to avoid intensive commercial land uses that carry large volumes of retail traffic. The noise, traffic, litter, late night hours, and other influences that could be harmful to residential areas requires adequate buffering and screening from residential areas. Traffic from land uses in this district should not pass through residential areas, except on arterial or major collectors." In this case, the subject property has adjacency to two (2) major roadways, John King Boulevard, which is identified as a *P6D (i.e. principle arterial, six [6] lane, divided roadway)*, and FM-552 which is identified as a *A4D (i.e. arterrial, four [4] lane, divided roadway)*.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the OURHometown Vision 2040 Comprehensive Plan, the subject property is designated for Low Density Residential land uses and is situated within the Northeast Residential District. The Northeast Residential District, is "...characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density residential development." Currently, the subject property is designated for Low Density Residential land uses, which is defined as two (2) to two and one-half (2 ½) dwelling units per acre. If approved, the applicants' proposed request would require this designation to be changed

from Low Density Residential to a Commercial/Retail designation. According to the *Land Use Designations* contained in the Comprehensive Plan, “(t)he 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 serve adjacent residential subdivisions ... (t)hese areas should be designed with the pedestrian in mind and provide connections between the commercial land use and the adjacent residential subdivisions.” In this case, the majority of the subject property is in floodplain with only approximately two (2) acres of land outside the floodplain. It would be difficult to develop this with residential homes designated as Low Density Residential as the two (2) acres would only allow for limited number of residential lots, and these lots would face on to major roadways (i.e. *FM-552 or John King Boulevard*).

When looking at the *District Strategies* for the Northeast Residential District, *District Strategy #4* does address the establishment of *Neighborhood/Convenience Centers* stating that “...commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures...” In addition, when examining strategies for existing residential developments, the *Housing* section of the Comprehensive Plan states that the City should “...(p)rotect existing single-family residential subdivisions from the negative effects of non-residential developments by requiring separation and screening using large berms, landscaping, and buffers to create a natural transition.” [*Policy #3, Goal 01; Section 02.01, Chapter 08*]. The *Non-Residential* section of the Comprehensive Plan also states that “(n)on-residential buildings adjacent to residential properties should be designed to a residential scale to assist the transition of land uses, and mitigate any potential negative visual impacts of the commercial development.” [*Policy 3, Goal 04; Chapter 09*]. In this case, the aforementioned floodplain area does offer a large natural buffer between any non-residential development on the subject property. In addition, the property adjacent to this property on the north side of FM-552 is zoned Planned Development District 74 (PD-74) for limited General Retail (GR) District land uses.

STAFF ANALYSIS

The subject property is located at a key intersection, adjacent to two (2) major roadways (*John King Boulevard and FM-552*) as well as established residential developments. While the applicant has requested a zoning change to General Retail (GR) District, staff has evaluated whether this designation is the most appropriate use given the site constraints, adjacent land uses, and conformance with the OURHometown Vision 2040 Comprehensive Plan. The property is primarily bordered by residential uses to the south and east, with a public middle school to the west as well as a vacant lot to the north that is zoned for limited General Retail (GR) District land uses. The General Retail (GR) District permits larger-scale commercial development, which could generate increased traffic, noise, and light pollution, potentially impacting adjacent to these established residential areas. The Neighborhood Services (NS) District, which allows for small-scale commercial and service-oriented businesses, could serve as a more suitable transitional zoning designation. A significant portion of the property lies within a floodplain, leaving only approximately two (2) acres of developable land. Given these limitations, a Low Density Residential designation is unlikely to be feasible, as it would support only a small number of residential lots fronting onto a major roadway.

While the General Retail (GR) District would accommodate larger commercial developments, its permitted uses may not be entirely compatible with adjacent residential properties. The property is currently designated Low Density Residential under the OURHometown Vision 2040 Comprehensive Plan, which prioritizes single-family residential development. Approving the request would require amending the *Future Land Use Map* to reflect a Commercial/Retail designation. The Comprehensive Plan’s district strategies emphasize maintaining compatibility between commercial and residential uses. Specifically, *District Strategy #4* encourages the establishment of small-scale Neighborhood/Convenience Centers that complement residential areas and *Policy #3, Goal 01* recommends that buffering measures such as landscaping and screening be implemented to mitigate the impact of non-residential development on residential areas.

This being said, the adjacent property to the north is already zoned for limited General Retail (GR) District land uses within Planned Development District 74 (PD-74), which could justify extending commercial zoning southward. The presence of major thoroughfares at the site supports commercial development, as arterial roads are designed to accommodate higher traffic volumes associated with retail and service-oriented businesses; however, considering the scale of development allowed under General Retail (GR) District and its potential impacts, the Neighborhood Services (NS) District could serve as a more appropriate alternative, providing a transition between the residential areas and the commercial corridor. Given all of this, the Planning and Zoning Commission and City Council will need to evaluate whether a Neighborhood Services (NS) District designation may be more appropriate or if the site is acceptable for General Retail (GR) District zoning. To assist in this evaluation, staff has provided a comparison of permitted land uses for both General Retail (GR) and Neighborhood Services (NS) Districts for review. With

all this being said, this zoning change remains a discretionary request for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On February 21, 2025, staff notified eight (8) property owners and occupants within 500-feet of the subject property. Staff also notified the Stone Creek Homeowners Association (HOA), which is the only Homeowner's Associations (HOAs) or Neighborhood Group 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 written, staff has received four (4) notices in opposition of the applicant's request. All of the responses were outside of the 500-foot notification buffer.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request to rezone the subject property from an Agricultural (AG) District to a General Retail (GR) District, then staff would propose the following conditions of approval:

- (1) 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 subject property from a Low Density Residential designation to a Commercial/Retail designation; and,
- (2) 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 March 11, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the Zoning Change, but recommending the zoning designation be changed to Neighborhood Services (NS) District as opposed to General Retail (GR) District. This motion was approved by a vote of 6-1, with Commissioner Hagaman dissenting.



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 911 E FM 552

SUBDIVISION PARCEL 1-D

LOT

BLOCK

GENERAL LOCATION SE CORNER FM 552 & JONKING BLVD

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG

CURRENT USE HOME

PROPOSED ZONING GR / GENERAL RETAIL

PROPOSED USE RETAIL

ACREAGE 6.511 ACRES

LOTS [CURRENT]

1

LOTS [PROPOSED]

2

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 BETTY L. THOMPSON

APPLICANT Saddle Star Land Dev.

CONTACT PERSON FRED THOMPSON / PAT ATKINS

CONTACT PERSON PAT ATKINS - PRESIDENT

ADDRESS 911 E FM 552

ADDRESS 604 Summer Oaks Dr.

CITY, STATE & ZIP Rockwall, Texas 75087

CITY, STATE & ZIP

PHONE 972-214-493-9909

PHONE 972-388-6383

E-MAIL DRATKINS2810@gmail.com

E-MAIL KPATATKINS@yahoo.com

NOTARY VERIFICATION [REQUIRED]

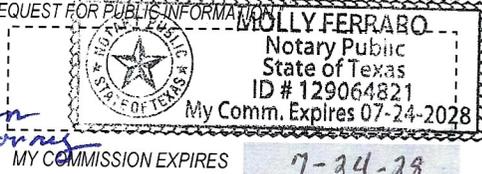
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Fred Thompson PER [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 DAY OF Feb., 2025.

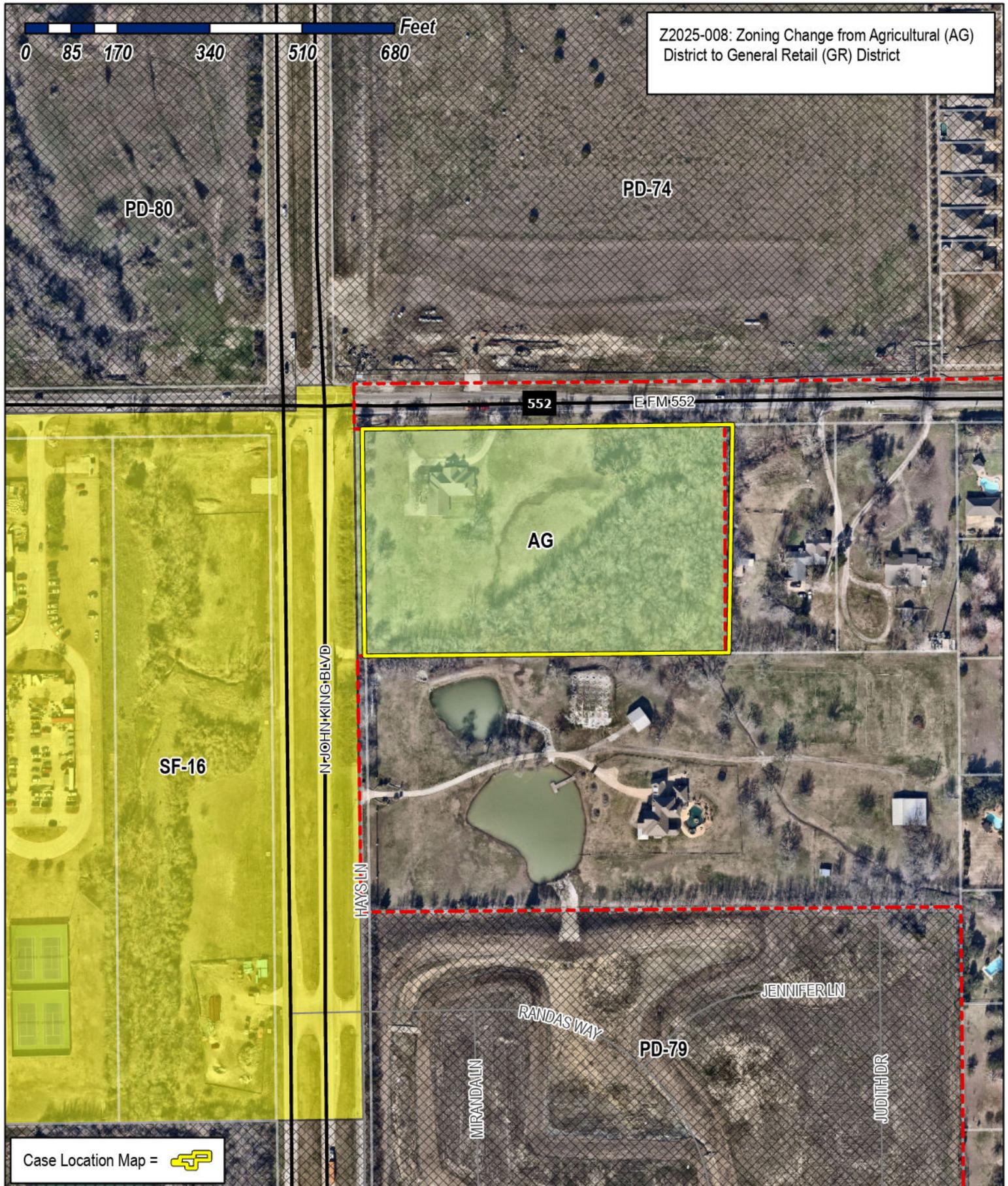
OWNER'S SIGNATURE BETTY L. Thompson by Fred Thompson as power of Attorney

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Molly Ferraro





Z2025-008: Zoning Change from Agricultural (AG) District to General Retail (GR) District



Case Location Map =



City of Rockwall

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

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

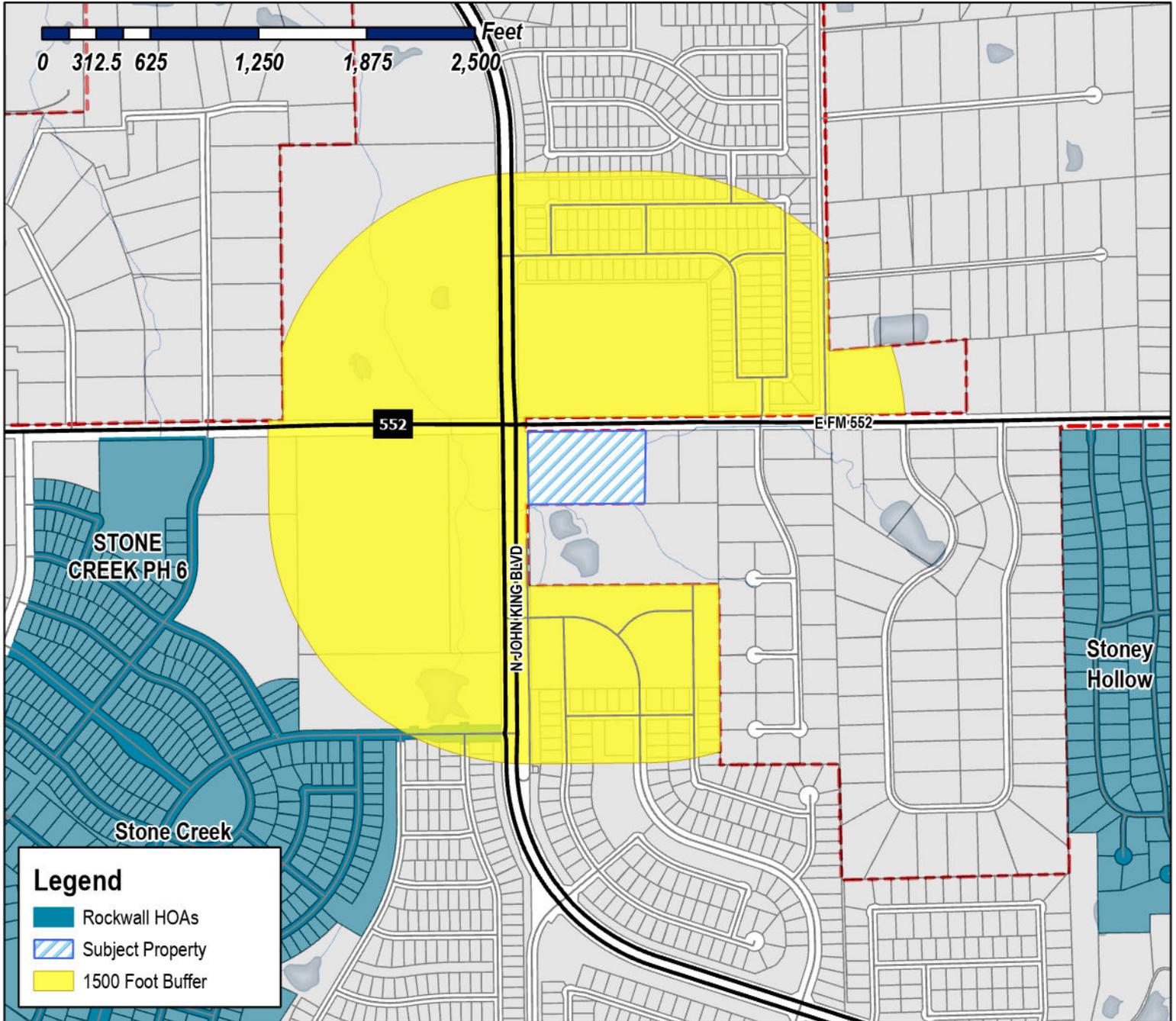




City of Rockwall

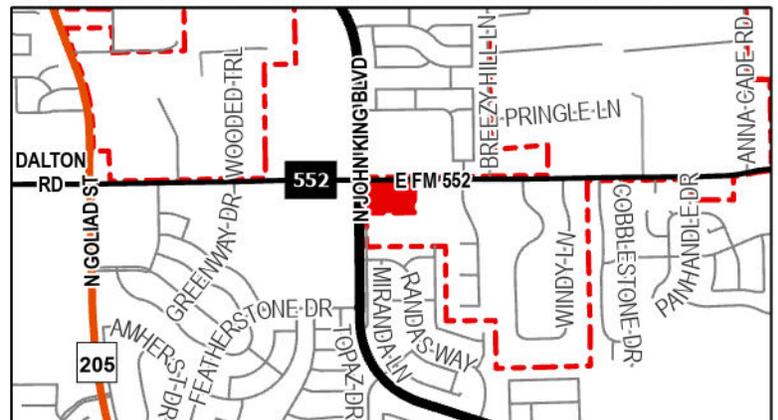
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2025-008
Case Name: Zoning Change from Agricultural (AG) District to General Retail (GR) District
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: SE Corner of John King and FM 552

Date Saved: 2/14/2025
 For Questions on this Case Call (972) 771-7745





Neighborhood Notification Program {Z2025-008}

From Zavala, Melanie <MZavala@rockwall.com>

Date Thu 2/20/2025 3:32 PM

Cc Miller, Ryan <RMiller@rockwall.com>; Lee, Henry <HLee@rockwall.com>; Ross, Bethany <bross@rockwall.com>; Guevara, Angelica <AGuevara@Rockwall.com>

 2 attachments (953 KB)

Public Notice (02.18.2025).pdf; HOA Map (02.14.2025).pdf;

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood.

As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries.

Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, February 21, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, March 11, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 17, 2025 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>.

Z2025-008: Zoning Change from AG to GR

Hold a public hearing to discuss and consider a request by Pat Atkins of Saddle Star Land Development on behalf of Betty Thompson for the approval of a Zoning Change from an Agricultural (AG) District to a General Retail (GR) District for a 6.511-acre identified as Tract 1-1 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and FM-552, 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](#)

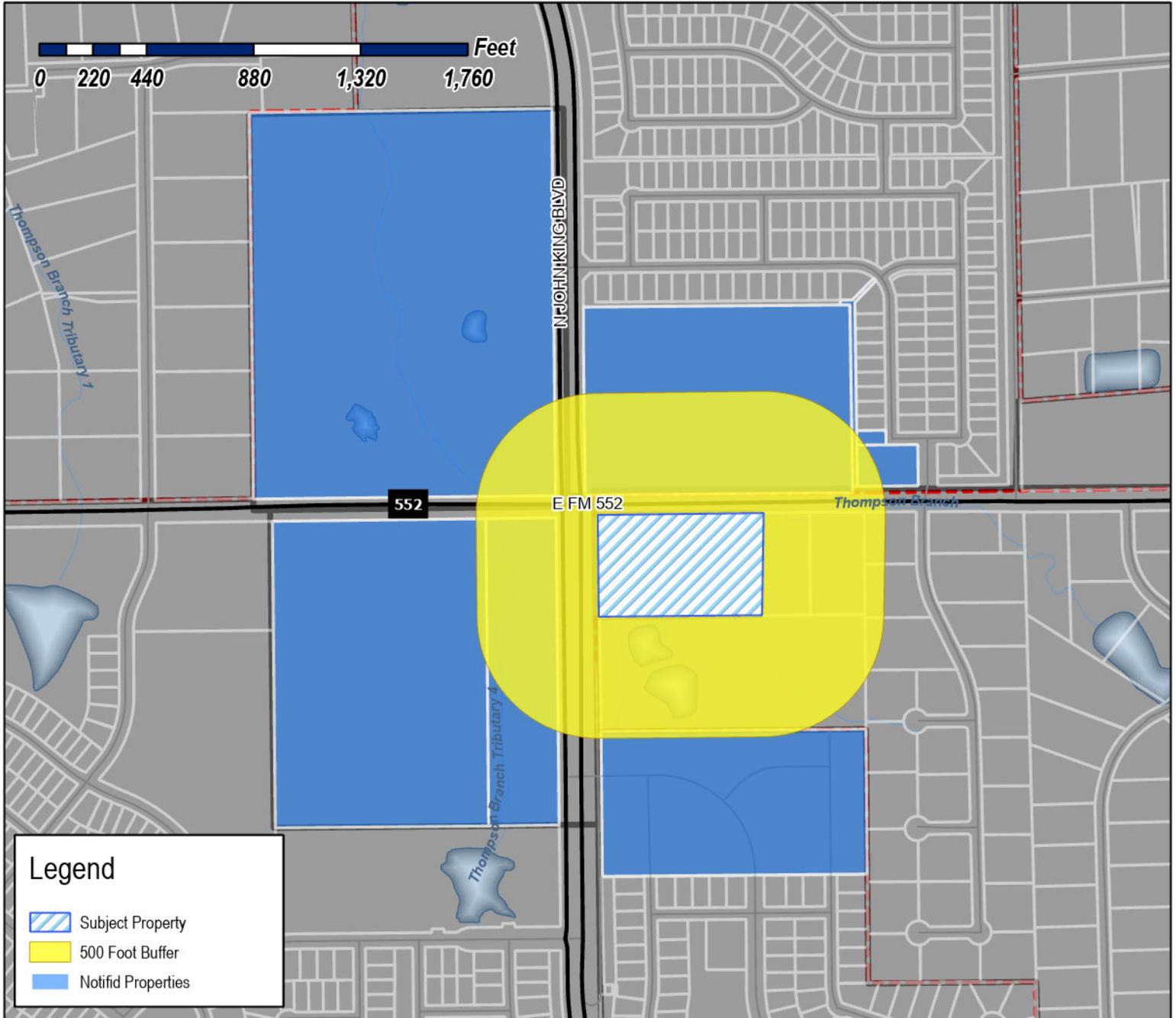
972-771-7745 Ext. 6568



City of Rockwall

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

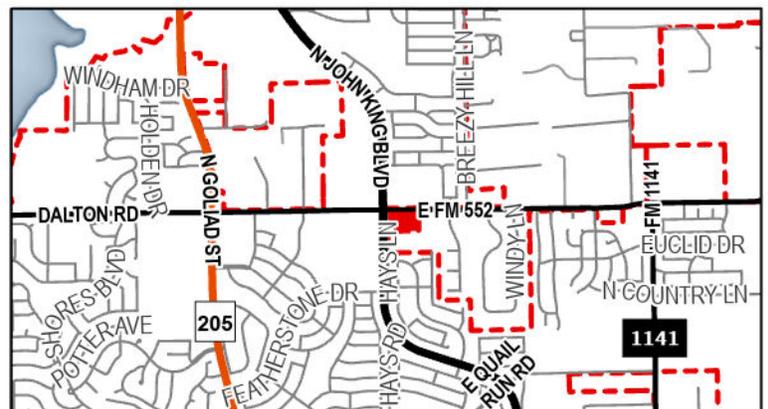
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Case Number: Z2025-008
Case Name: Zoning Change from Agricultural (AG) District to General Retail (GR) District
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: SE Corner of John King and FM 552

Date Saved: 2/14/2025

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



BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S Greenville Ave Ste 230
Allen, TX 75002

BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S Greenville Ave Ste 230
Allen, TX 75002

RESIDENT
3303 RIDGECROSS DR
ROCKWALL, TX 75087

KOPPANATI PRAVEEN KUMAR AND NIKITHA
NUKALA
3303 Ridgescross Dr
Rockwall, TX 75087

SADDLE STAR SOUTH HOLDINGS LL
C/O HINES INTERESTS LIMITED PARTNERSHIP
609 Main St Ste 2400
Houston, TX 77002

CDT ROCKWALL/2017 LLC
6925 FM 2515
KAUFMAN, TX 75142

NEC JOHN KING & 552 LP
7500 SAN JACINTO PLACE
PLANO, TX 75024

THOMPSON BETTY L
911 E FM 552
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:

Z2025-008: Zoning Change from AG to GR

Hold a public hearing to discuss and consider a request by Pat Atkins of Saddle Star Land Development on behalf of Betty Thompson for the approval of a Zoning Change from an Agricultural (AG) District to a General Retail (GR) District for a 6.511-acre identified as Tract 1-1 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and FM-552, 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, March 11, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 17, 2025 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:

Bethany Ross
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, March 17, 2025 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. Z2025-008: Zoning Change from AG to GR

Please place a check mark on the appropriate line below:

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

Four horizontal grey bars for providing reasons for the response.

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

ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

CASE NUMBER Z2025-008

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- I am in favor of the request
 I am in opposition of the request

NAME Calvin Hale

ADDRESS 784 York Dr, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

We do not need additional retail in this area.

PLEASE CHECK ALL THAT APPLY.

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
 I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
 I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
 I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
 Other:

HOW DID YOU HEAR ABOUT THIS ZONING OR SPECIFIC USE PERMIT (SUP) REQUEST?

- I received a property owner notification in the mail
 I read about the request on the City's website
 I saw a zoning sign on the property
 I read about the request in the Rockwall Herald Banner
 My neighbors told me about the request
 Other: HOA Notification



RE: P&Z Meeting

From Miller, Ryan <RMiller@rockwall.com>
Date Thu 2/27/2025 4:11 PM
To Craig Wallwork <wallworkcraig@yahoo.com>
Cc Ross, Bethany <bross@rockwall.com>

Craig ... No problem. I have CC'ed Bethany so that she can make sure your email is in the City Council packet. If you need anything else please let us know. Thanks.

**RYAN C. MILLER, AICP**

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

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[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: Craig Wallwork <wallworkcraig@yahoo.com>
Sent: Thursday, February 27, 2025 3:35 PM
To: Miller, Ryan <RMiller@rockwall.com>
Subject: Re: P&Z Meeting

Hi Ryan

Thank you. I was speaking with Bethany about this case this morning. I was looking for clarification regarding the applicants claim that the Comprehensive Plan identifies this area as retail, but it shows it as residential. For what it's worth, I am opposed to this zoning change, as there are 17+ acres across the street slated for retail.

Appreciate you sending this my way though!

Regards,

Craig

On Thursday, February 27, 2025 at 02:02:46 PM CST, Miller, Ryan <rmiller@rockwall.com> wrote:

Craig ... As a follow up we do have a zoning case to change the zoning from Agricultural (AG) District to General Retail (GR) District at the SOUTHEAST corner of John King Boulevard and FM-552. Its directly across from the property you asked about, but I though I would mention it. 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
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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From: Miller, Ryan
Sent: Thursday, February 27, 2025 1:21 PM
To: Craig Wallwork <wallworkcraig@yahoo.com>
Subject: RE: P&Z Meeting

Craig ... We do not have a current application on this property and I have not heard any updates from the property owner. Hope this helps and if you have any additional questions please let me know. Thanks.



RYAN C. MILLER, AICP

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

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From: Craig Wallwork <wallworkcraig@yahoo.com>
Sent: Thursday, February 27, 2025 1:13 PM
To: Miller, Ryan <RMiller@rockwall.com>
Subject: Re: P&Z Meeting

Hi Ryan,

Hope you are well. Any movement on the planned development at the NE corner of FM 552 and John King? Thanks!

Regards,

Craig

On Thursday, May 9, 2024 at 06:22:00 AM CDT, Craig Wallwork <wallworkcraig@yahoo.com> wrote:

Good morning Ryan,

Hope all is well. Have there been any updates to the development at the NE corner of FM 552 and John King? Thanks!

Regards,

Craig

On Tuesday, March 26, 2024 at 11:36:53 AM CDT, Craig Wallwork <wallworkcraig@yahoo.com> wrote:

Thank you

Regards,

Craig

On Tuesday, March 26, 2024 at 11:33:31 AM CDT, Miller, Ryan <miller@rockwall.com> wrote:

Yes sir. Tonight at 6:00 PM in the City Council Chambers at City Hall. 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

From: Craig Wallwork <wallworkcraig@yahoo.com>

Sent: Tuesday, March 26, 2024 11:32:14 AM

To: Miller, Ryan <RMiller@rockwall.com>

Subject: Re: P&Z Meeting

Hello Ryan,

Just want to confirm this P&Z meeting is taking place tonight. Thank you

Regards,

Craig

On Tuesday, March 12, 2024 at 12:42:13 PM CDT, Miller, Ryan <rmiller@rockwall.com> wrote:

Craig ... The Planning and Zoning Commission will consider the request to postpone tonight. If they approve it, they will announce the new meeting date as March 26, 2024 and take no further action. If for some reason they deny the request they will move forward; however, I don't think this is likely at this point and I believe they will postpone the case. With that being said, it will be at their discretion. If you have any additional questions please let me know. Thanks.



RYAN C. MILLER, AICP

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

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From: Craig Wallwork <wallworkcraig@yahoo.com>
Sent: Tuesday, March 12, 2024 12:34 PM
To: Miller, Ryan <RMiller@rockwall.com>
Subject: Re: P&Z Meeting

Thank you for the quick reply. When will this decision be final?

Regards,

Craig

On Tuesday, March 12, 2024 at 12:29:33 PM CDT, Miller, Ryan <rmiller@rockwall.com> wrote:

Craig ... The applicant is requesting to postpone for another two (2) weeks because of Spring Break (*see attached memorandum*). Typically, staff would be opposed to extending beyond the 30-days; however, in this case we have heard from several residents on both sides of the issue stating they would prefer the case be tabled until after Spring Break. With this being said, the decision to do this is up to the Planning and Zoning Commission. I believe that the Planning and Zoning Commission will accept the request because there is only four (4) members that will be present tonight, but again it is at their discretion. If you have any additional questions please let me know. Thanks.



RYAN C. MILLER, AICP

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From: Craig Wallwork <wallworkcraig@yahoo.com>
Sent: Tuesday, March 12, 2024 12:00 PM
To: Miller, Ryan <RMiller@rockwall.com>
Subject: P&Z Meeting

Hi Ryan,

Is Z2024-003 still being discussed at tonight's P&Z meeting? Thank you

Regards,

Craig

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Outlook

RE: John King and FM 552, Saddle Star Zoning Request

From Robert Turner <robertturner@silveradearyray.com>

Date Tue 2/18/2025 3:01 PM

To Ross, Bethany <bross@rockwall.com>

Continued on next page...

Certainly would object to the change of Zoning, from a low density residential to retail. The developer bought the property fully aware of the Zoning as it existed at time of purchase.

Likewise, I bought property relying on the Zoning and that the property would not be commercial/retail. Looking for the City to uphold existing Zoning.

Robert Turner

<p>Robert C. Turner Partner</p> <p>SILVERA DEARY RAY 17070 Dallas Parkway Suite 100 Dallas, Texas 75248 (972) 715-1750 –Main (972) 715-1767-Direct (214) 563-3700 -Cell robertturner@silveradearyray.com</p>	 <p>http://www.silveradearyray.com</p>
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From: Ross, Bethany <bross@rockwall.com>
Sent: Tuesday, February 18, 2025 2:25 PM
To: Robert Turner <robertturner@silveradearyray.com>
Subject: Re: John King and FM 552, Saddle Star Zoning Request

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This email works fine or you can submit an objection on our website at <https://survey123.arcgis.com/share/431d1296d0e442ad8a77d2779f1cc8db>

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
[City of Rockwall - Planning & Zoning](#)

From: Robert Turner <robertturner@silveradearyray.com>
Sent: Tuesday, February 18, 2025 2:18 PM
To: Ross, Bethany <bross@rockwall.com>
Subject: RE: John King and FM 552, Saddle Star Zoning Request

Then how do I object to the Zoning Request change ?

<p>Robert C. Turner Partner</p> <p>SILVERA DEARY RAY 17070 Dallas Parkway Suite 100 Dallas, Texas 75248 (972) 715-1750 –Main (972) 715-1767-Direct (214) 563-3700 -Cell robertturner@silveradearyray.com</p>	 <p>http://www.silveradearyray.com</p>
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From: Ross, Bethany <bross@rockwall.com>
Sent: Tuesday, February 18, 2025 2:02 PM

To: Robert Turner <robertturner@silveradearyray.com>
Subject: Re: John King and FM 552, Saddle Star Zoning Request

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Robert,

This property is designated for *Low Density Residential* land uses, which is defined as two (2) to two and one-half (2 ½) dwelling units per acre. If the zoning change is approved, the applicants' proposed request would require this designation to be changed from Low Density Residential to a Commercial/Retail designation.

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
[City of Rockwall - Planning & Zoning](#)

From: Robert Turner <robertturner@silveradearyray.com>
Sent: Tuesday, February 18, 2025 1:11 PM
To: Ross, Bethany <bross@rockwall.com>
Subject: John King and FM 552, Saddle Star Zoning Request

In the long-term zoning plan, has this piece of property always been anticipated to remain Ag ?

<p style="text-align: center;">Robert C. Turner Partner</p> <p>SILVERA DEARY RAY 17070 Dallas Parkway Suite 100 Dallas, Texas 75248 (972) 715-1750 –Main (972) 715-1767-Direct (214) 563-3700 -Cell robertturner@silveradearyray.com</p>	 <p>http://www.silveradearyray.com</p>
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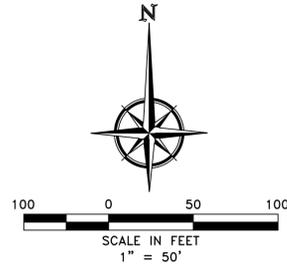
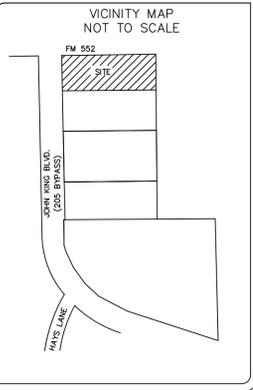
From: [Seth Conner](#)
To: [Planning](#)
Subject: Z2025-008: Zoning Change from AG to GR
Date: Monday, March 3, 2025 2:00:21 PM
Attachments: [signature.asc](#)

I strongly oppose the zoning change from AG to GR for several compelling reasons. John King is already a heavily traveled road, and this change will exacerbate traffic congestion unnecessarily. Moreover, the lack of transparency regarding the types of businesses intended for this tract raises serious concerns about the nature of future development. There is no necessity to build more in this area, as it will only lead to overdevelopment. I chose to move to Rockwall for its small-town charm, and I am determined to prevent it from becoming another Dallas, which is the likely outcome if AG zoned areas continue to be removed. This change could also cause significant harm to the ecosystem, further illustrating the detrimental impact of this zoning change.

Seth Conner
4518 Lorion Drive

Sent with [Proton Mail](#) secure email.

I strongly oppose the zoning change from AG to GR for several compelling reasons. John King is already a heavily traveled road, and this change will exacerbate traffic congestion unnecessarily. Moreover, the lack of transparency regarding the types of businesses intended for this tract raises serious concerns about the nature of future development. There is no necessity to build more in this area, as it will only lead to overdevelopment. I chose to move to Rockwall for its small-town charm, and I am determined to prevent it from becoming another Dallas, which is the likely outcome if AG zoned areas continue to be removed. This change could also cause significant harm to the ecosystem, further illustrating the detrimental impact of this zoning change.



NOTES:

1. Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization (CORS 2011).
2. This survey was prepared with the benefit of Title Commitment ~~CF No. TMD-TX-191069391A, effective date of October 10, 2019, issued on October 25, 2019.~~ No research of record easements has been performed on this tract since the effective date of the policy mentioned above.
3. According to my interpretations of the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map Number 48397C0030L, dated September 26, 2008, a portion of the subject property lies within flood Zone "X" and AE as shown.
4. At the request of the client, only fences and other improvements were located along or near the property lines. All visible public utilities and paving were located as shown hereon. Other improvements such as buildings, driveways, and concrete were not located.

LEGAL DESCRIPTION

BEING 6.511 acres of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and all of a called 6.7 acre tract of land described in a Deed to Fred and Betty L. Thompson, recorded Volume 707, Page 71, Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set for corner in the east line of John King Boulevard (160' wide right-of-way) at the northwest corner of said 6.7 acre tract, said point also being in the south right-of-way line of F.M. 552 (80' right-of-way);

THENCE N 89 degrees 19 minutes 27 seconds E, along the south right-of-way line of said F.M. 552, a distance of 681.71 feet, to a point for corner at the northwest corner of a called 2.025 acre tract described in a deed to Bertha Silva recorded as Instrument 201200461779, Real Property Records of Rockwall County, Texas, (RPRRCT), as marked by monument and occupied by partial fencing on the west line, from which a 1" solid iron rod found for reference bears S 00 degrees 53 minutes 42 seconds W, a distance of 0.68 feet;

THENCE S 00 degrees 53 minutes 42 seconds W, along the west line of said 2.025 acre tract as occupied and partially fenced, a distance of 420.41 feet, to a point for corner at the southwest corner thereof, from which a 1" solid iron rod found for reference bears S 00 degrees 53 minutes 42 seconds W, a distance of 1.70 feet, said point also being in the north line of a called 12.000 acre tract of land described in a deed to Michael and Stacy Miller recorded as Instrument No. 20170000011122 (RPRRCT);

THENCE S 89 degrees 27 minutes 59 seconds W, along the common line of said 6.7 acre Thompson tract and said 12.000 acre tract, a distance of 670.81 feet, to a point for corner near the edge of a concrete apron, at the northwest corner of said 12.000 acre tract and being in the east right-of-way line of said John King Boulevard, from which a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set for reference bears S 00°04'57" E, a distance of 60 feet;

THENCE N 00 degrees 35 minutes 27 seconds W, along the east right-of-way line of said John King Boulevard and the west line of said 6.7 acre tract a distance of 418.59 feet, to the POINT OF BEGINNING and containing 283,640 square feet or 6.511 acres of land;

F.M. 552
(80' R.O.W. ASPHALT SURFACE)

N 89°19'27" E 681.71'

(DEED =N89°55'47"W 696.66')

POINT OF BEGINNING

ZONE X

ZONE X
ZONE A

ZONE A

6.511 ACRES
(283,640 S.F.)

CALELD 6.7 ACRES
FRED AND BETTY L. THOMPSON
VOL. 707 PG. 71
RPRRCT

ZONE X

CALELD 2.025 ACRES
BERTHA SILVA
INST. NO. 201200461779
RPRRCT

CALELD 2.03 ACRES
ROY KENNETH LAMBERT
VOL. 1562 PG. 47 (DOT)
DRRCT

LOT 25

LOT 24

NOTE:
BUILDINGS, DRIVEWAYS, POOLS
AND OTHER CONCRETE ON THIS
PROPERTY ARE NOT SHOWN.

IRSC

(DEED =N00°33'27"W 420.00')

N 00°35'27" W 418.59'

IRSCR AT
60' O/S

(DEED CALL=210.00')
210.73 MEASURE

(DEED CALL 210')
211.59 MEASURE

14.95'

(DEED CALL=420.19')

S 00°53'42" W 420.41'

(DEED =S00°04'13"W 420.00')

(DEED =S01°29'W 422.60')

N. 01°07'45" E. 420.98' MEASURE

(DEED CALL=420.00')

421.30 MEASURE

APPROXIMATE LOCATION OF
STREAM PER FEMA MAP

LINE LOCATION BY FOUND MONUMENTS
AND PARTIALLY FENCED OCCUPATION
DOES NOT MATCH SILVA AND
LAMBERT CALLS GOING EAST
AGREEMENT TO LOCATE THIS LINE

1" SOLID IRF
(CM)

FOUND 3" AXLE 1.6'
SOUTH OF P.L.

(DEED CALL=209.00')

209.00 MEASURE

FOUND 3" AXLE 1.6'
SOUTH OF P.L.

FENCE TIE
2.8' SOUTH

(DEED CALL=210.00')

223.45 MEASURE

CHAIN LINK
ENCLOSURE

FOUND 1/2"
IRON ROD

STEEL FENCE POST
SOUTH OF CORNER 3.0'

EXISTING FENCE OCCUPATION AND
OTHER MONUMENTS FOUND SOUTH
OF PROPERTY LINES AS SHOWN.
POSSIBLE BOUNDARY OVERLAP

CALELD 12.000 ACRES
MICHAEL AND STACY MILLER
INSTRUMENT NO. 20170000011122
RPRRCT

APPROXIMATE LOCATION OF
STREAM PER FEMA MAP

FOUND 3" AXLE 1.6'
SOUTH OF P.L.

(DEED=S89°55'50"E 1104.48')

25.85'

1" SOLID IRF
BRS S 00°53'42"W 1.70'
(CM)

FOUND 3" AXLE 1.6'
SOUTH OF P.L.

(DEED =N89°55'47"W 696.66')

S 89°27'59" W 670.81'

BRIDGE

CONCRETE
APRON

CONCRETE PAVEMENT

CONCRETE PAVEMENT

JOHN KING BOULEVARD
(160' R.O.W.)

LEGEND	
CIRS	1/2" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
(CM)	CONTROL MONUMENT
A.E.	ACCESS EASEMENT
U.E.	UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT
+	FIRE HYDRANT
—	GUY WIRE
⊕	POWER POLE
⊙	SIGN
⊠	TELEPHONE BOX
⊗	STORM SEWER MANHOLE
⊕	WATER METER/WATER MANHOLE
⊙	UNDERGROUND CABLE MARKER
PRRCT	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
DRRCT	DEED RECORDS, ROCKWALL COUNTY, TEXAS
—E—	OVERHEAD ELECTRIC LINE
—X—	WIRE OR BARBED WIRE FENCE
—□—	CHAIN LINK FENCE
—○—	METAL PIPE FENCE

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. This preliminary document was released 4/16/2021 for Client's review.

ROBERT C. MYERS R.P.L.S. NO. 3963

R.C. MYERS SURVEYING, LLC

"Registered Professional Land Surveyors"

488 ARROYO COURT (214) 532-0636 Voice
SUNNYVALE, TEXAS 75182 Firm No. 10192300

Robert "Calvin" Myers, RPLS 3963
rcmsurveying@gmail.com



Client: Saddle Star Land Development

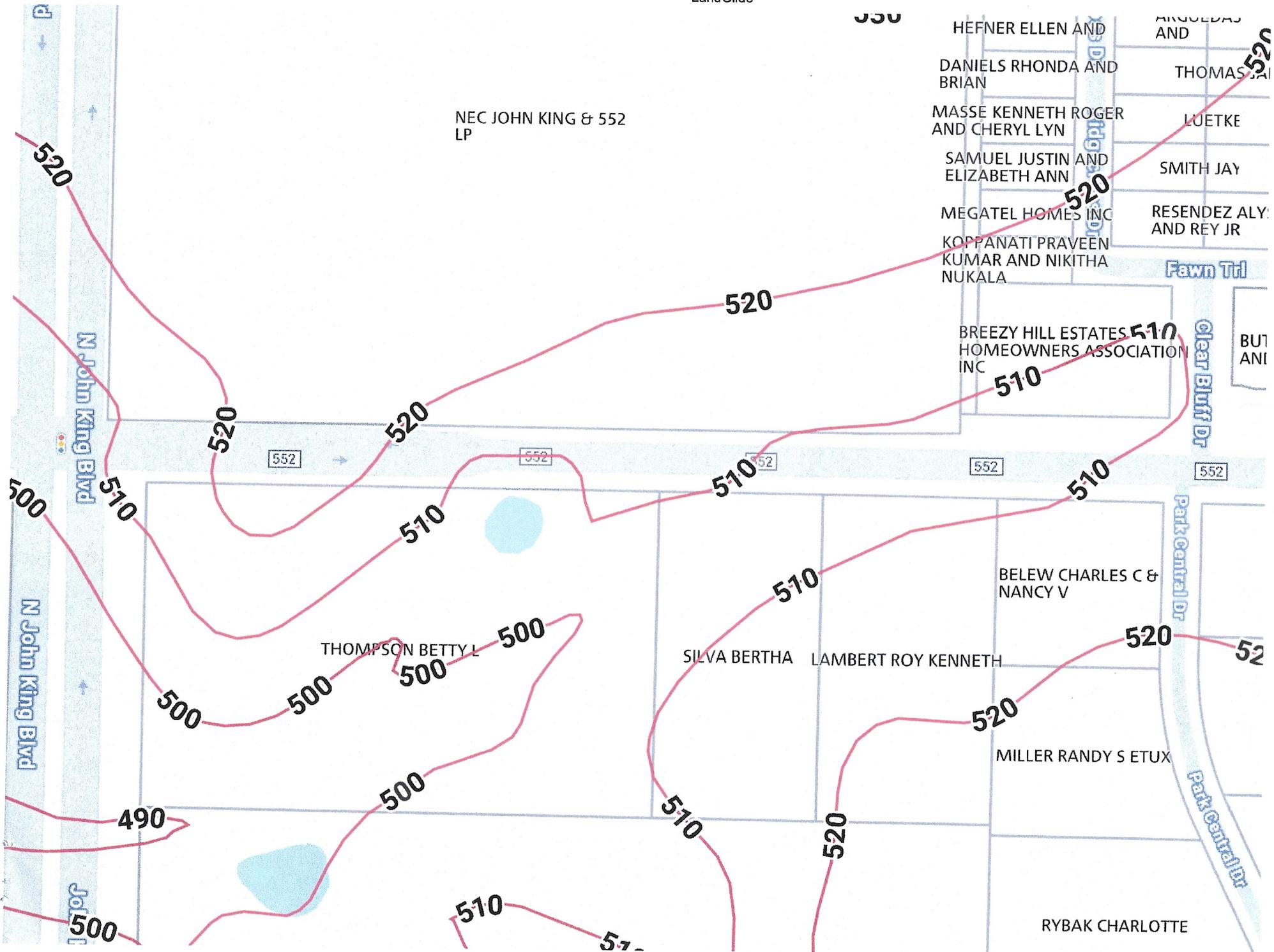
Job No.: 355B-4 Drawn by: RCM Date: 04/15/2021 Revised:

STANDARD LAND SURVEY

OF
6.511 ACRES

SITUATED IN THE
P.B. HARRISON SURVEY, ABST. NO. 97
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

530





PAT ATKINS
Director of Land Development and Acquisitions

3076 Hays Lane
Rockwall,
Texas 75088

972.388.6383
kpatatkins@yahoo.com

1-31-25

RE: 6.511 ACRES / S.E. CORNER OF F.M. 552-JOHN KING BLVD.S.H.205 Bypass

Rockwall , Texas

Mr. Miller,

The Rockwall Comprehensive Master Plan identifies Retail Use at said corner .

Saddle Star LLC. Intention is to provide Retail Developers at the SE corner meeting all of the City of Rockwall Development standards for General Retail .

Sincerely

Pat Atkins

Fred G. Monson by Power of Attorney -

11 NORTHEAST RESIDENTIAL DISTRICT

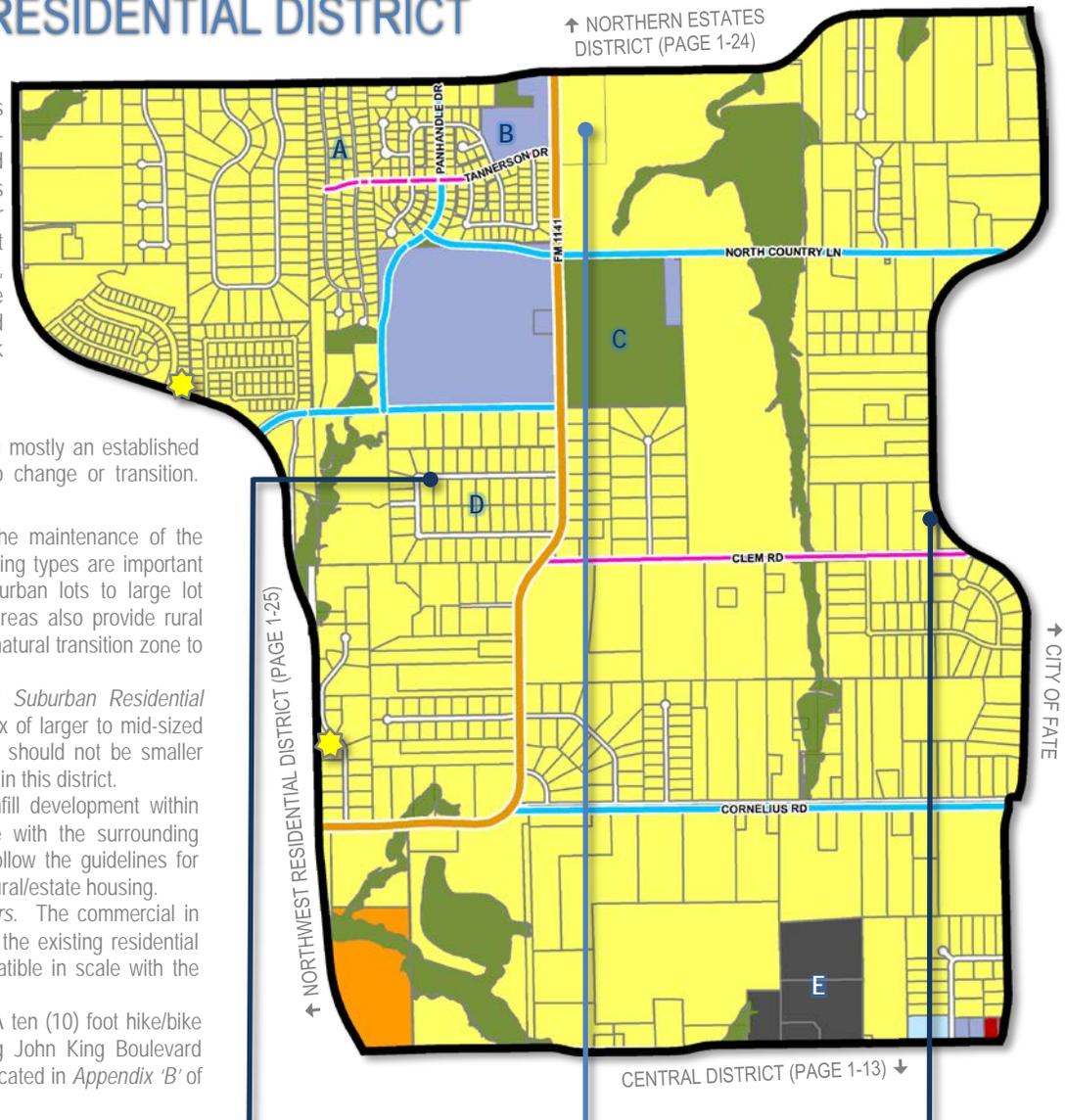
DISTRICT DESCRIPTION

The *Northeast Residential District* is characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density, residential development. In addition, the City currently owns a large tract of land that will be a northern community park and serve this district in the future.

DISTRICT STRATEGIES

The *Northeast Residential District* being mostly an established residential district, is not anticipated to change or transition. The strategies for this district are:

- 1 Estate and Rural Residential.** The maintenance of the *Estate and Rural Residential* housing types are important to balancing the diversity of suburban lots to large lot housing within the City. These areas also provide rural reserves for the City and create a natural transition zone to the east, towards FM-3549.
- 2 Suburban Residential.** Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* in this district.
- 3 Infill Development.** Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for low density, suburban housing or rural/estate housing.
- 4 Neighborhood/Convenience Centers.** The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.
- 5 John King Boulevard Trail Plan.** A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.



POINTS OF REFERENCE

- A. Stoney Hollow Subdivision
- B. Celia Hays Elementary School
- C. North Country Lane Park
- D. Saddlebrook Estates Subdivision
- E. Resthaven Funeral Home

LAND USE PALETTES

- Current Land Use
- Future Land Use

John King Boulevard Trail Plan Rest Stop/Trailblazer Pylon

BUILD OUT
 1,964
 5,794

% OF ROCKWALL
 3.13%
 0.99%
 3.10%

CURRENT
 625
 18
 1,844



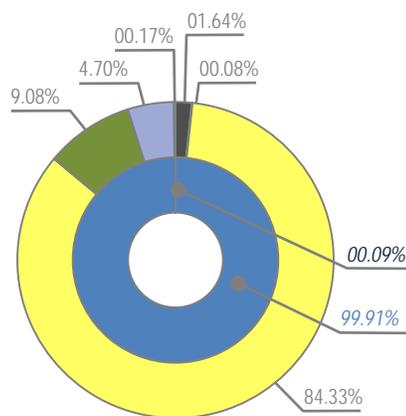
2 Current Suburban Residential



2 Future Suburban Residential



1 Current Rural Residential



MINOR COLLECTOR	0.00%
M4U	0.00%
M4D	0.00%
COMMERCIAL	0.09%
RESIDENTIAL	99.91%
MIXED USE	0.00%
CEMETERY (CEM)	32.34-ACRES
COMMERCIAL/RETAIL (CR)	1.52-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,658.33-ACRES
PARKS AND OPEN SPACE (OS)	178.54-ACRES
PUBLIC (P)	92.45-ACRES
QUASI-PUBLIC (QP)	3.25-ACRES

05 FUTURE LAND USE PLAN

01 LAND USE PLAN DESIGNATIONS

01.01 RESIDENTIAL ● ● ●

● LOW DENSITY RESIDENTIAL (LDR)

The *Low Density Residential* land use category consists of residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (see Chapter 8, *Residential Developments, of this Comprehensive Plan*).

DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Suburban, Estate and Rural Residential (i.e. *Single-Family Detached Homes*)
- 2 Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- 3 Zoning Districts: All Single-Family Estate (SFE) Districts (i.e. SFE 1.5, 2.0 & 4.0), certain Planned Development (PD) Districts and the Single-Family One (SF-1) District.

EXISTING LAND USE EXAMPLES

- 1 Breezy Hill Subdivision
- 2 Stone Creek Subdivision
- 3 Oaks of Buffalo Way Subdivision

RESIDENTIAL DENSITY CHART



● MEDIUM DENSITY RESIDENTIAL (MDR)

The *Medium Density Residential* land use category consists of residential subdivisions that are greater than two and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre; however, a density of up to three and one-half (3½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (see Chapter 8, *Residential Developments, of this Comprehensive Plan*).

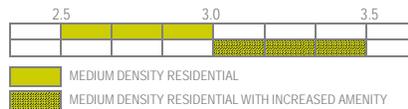
DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Suburban Residential (i.e. *Single-Family Detached Homes*)
- 2 Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- 3 Zoning Districts: Certain Planned Development (PD) Districts and the Single-Family 16 (SF-16) District

EXISTING LAND USE EXAMPLES

- 1 Caruth Lakes Subdivision
- 2 Lago Vista Subdivision
- 3 Park Place Subdivision

RESIDENTIAL DENSITY CHART



● HIGH DENSITY RESIDENTIAL (HDR)

The *High Density Residential* land use category may consist of single-family residential homes, duplexes, townhomes, apartments, lofts, condominiums or other forms of housing that exceed three and one-half (3½) units per gross acre. These developments should contain increased amenities and open space, and incorporate pedestrian connectivity to adjacent land uses.

DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Suburban and Urban Residential (i.e. *Single-Family Detached, Single-Family Attached, Zero Lot Line Homes, Townhomes, Duplexes, Condominiums and Multi-Family Apartments*)
- 2 Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- 3 Zoning Districts: Certain Planned Development (PD) Districts, Single-Family 10 (SF-10) District, Single-Family 8.4 (SF-8.4) District, Single-Family 7 (SF-7) District, Zero Lot Line (ZL-5) District, Two Family (2F) District, and the Multi-Family 14 (MF-14) District.

EXISTING LAND USE EXAMPLES

- 1 Turtle Cove Subdivision
- 2 Sixteen50 @ Lake Ray Hubbard Apartments
- 3 Mission Rockwall Apartment Complex

RESIDENTIAL DENSITY CHART



LEGEND:

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN A GENERAL RETAIL (GR) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	GENERAL RETAIL (GR) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Animal Boarding/Kennel without Outside Pens	(2)	(2)	S
Animal Clinic for Small Animals without Outdoor Pens	(3)	(3)	P
Animal Hospital or Clinic	(4)		S
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Caretakers Quarters/Domestic or Security Unit	(3)		P
Convent, Monastery, or Temple	(4)		P
Commercial Parking Garage	(6)		A
Limited-Service Hotel	(10)		S
Full-Service Hotel	(11)	(8)	S
Residence Hotel	(12)		S
Motel	(13)		S
Private Sports Court with Standalone or Dedicated Lighting	(22)	(18)	P
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Assisted Living Facility	(1)	(1)	S
Blood Plasma Donor Center	(2)		P
Cemetery/Mausoleum	(3)		P
Church/House of Worship	(4)	(2)	S
Convalescent Care Facility/Nursing Home	(6)		P
Congregate Care Facility/Elderly Housing	(7)	(3)	S
Daycare with Seven (7) or More Children	(9)	(4)	P
Emergency Ground Ambulance Services	(10)		P
Group or Community Home	(11)	(5)	P
Government Facility	(12)		P
Hospice	(14)		P
Hospital	(15)		P
Public Library, Art Gallery or Museum	(16)		P
Mortuary or Funeral Chapel	(17)		P
Local Post Office	(18)		P
Public or Private Primary School	(21)	(7)	P
Public or Private Secondary School	(22)	(8)	P
Temporary Education Building for a Public or Private School	(23)	(9)	S
Trade School	(24)		S
Social Service Provider (<i>Except Rescue Mission or Homeless Shelter</i>)	(26)		S
OFFICE AND PROFESSIONAL LAND USES	2.02(D)	2.03(D)	
Financial Institution with Drive-Through	(1)	(1)	P
Financial Institution without Drive-Through	(1)		P

LEGEND:

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN A GENERAL RETAIL (GR) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	GENERAL RETAIL (GR) DISTRICT
Office or Medical Office Building less than 5,000 SF	(2) & (3)		P
Office or Medical Office Building 5,000 SF or Greater	(2) & (3)		P
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Temporary Carnival, Circus, or Amusement Ride	(1)	(1)	P
Indoor Commercial Amusement/Recreation	(2)	(2)	S
Outdoor Commercial Amusement/Recreation	(3)	(3)	S
Public or Private Community or Recreation Club as an Accessory Use	(4)		P
Private Country Club	(5)		S
Golf Driving Range	(6)		S
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Indoor Gun Club with Skeet or Target Range	(8)	(5)	S
Health Club or Gym	(9)		P
Private Club, Lodge or Fraternal Organization	(10)	(6)	S
Public Park or Playground	(12)		P
Tennis Courts (<i>i.e. Not Accessory to a Public or Private Country Club</i>)	(14)		S
Theater	(15)		S
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Alcoholic Beverage Package Sales	(1)	(1)	P
Antique/Collectible Store	(3)		P
Astrologer, Hypnotist, or Psychic	(4)		P
Banquet Facility/Event Hall	(5)		P
Portable Beverage Service Facility	(6)	(3)	S
Brew Pub	(7)		P
Business School	(8)		P
Catering Service	(9)		P
Temporary Christmas Tree Sales Lot and/or Similar Uses	(10)	(4)	P
Copy Center	(11)		P
Craft/Micro Brewery, Distillery and/or Winery	(12)	(5)	S
Incidental Display	(13)	(6)	P
Food Trucks/Trailers	(14)	(7)	P
Garden Supply/Plant Nursery	(15)		P
General Personal Service	(16)	(8)	P
General Retail Store	(17)		P
Hair Salon and/or Manicurist	(18)		P
Laundromat with Dropoff/Pickup Services	(19)		P
Self Service Laundromat	(20)		P
Massage Therapist	(21)		P
Private Museum or Art Gallery	(22)		P
Night Club, Discotheque, or Dance Hall	(23)		S
Permanent Cosmetics	(25)	(9)	A

LEGEND:

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN A GENERAL RETAIL (GR) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	GENERAL RETAIL (GR) DISTRICT
Pet Shop	(26)		P
Temporary Real Estate Sales Office	(27)		P
Rental Store without Outside Storage and/or Display	(28)	(10)	S
Restaurant with less than 2,000 SF with Drive-Through or Drive-In	(29)	(11)	S
Restaurant with less than 2,000 SF without Drive-Through or Drive-In	(30)		P
Restaurant with 2,000 SF or more with Drive-Through or Drive-In	(29)	(12)	S
Restaurant with 2,000 SF or more without Drive-Through or Drive-In	(30)		P
Retail Store with Gasoline Sales that has Two (2) or less Dispensers (<i>i.e. a Maximum of Four [4] Vehicles</i>)	(31)	(13)	P
Retail Store with Gasoline Sales that has more than Two (2) Dispensers	(32)	(13)	S
Secondhand Dealer	(33)		P
Art, Photography, or Music Studio	(33)		P
Tailor, Clothing, and/or Apparel Shop	(34)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Electrical, Watch, Clock, Jewelry and/or Similar Repair	(6)		P
Locksmith	(11)		P
Shoe and Boot Repair and Sales	(16)		P
Temporary On-Site Construction Office	(18)	(6)	P
AUTO AND MARINE RELATED LAND USES	2.02(H)	2.03(H)	
Minor Auto Repair Garage	(2)	(2)	S
Full Service Car Wash and Auto Detail	(5)	(4)	S
Self Service Car Wash	(5)	(4)	S
Non-Commercial Parking Lot	(9)		P
Service Station	(11)	(8)	P
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P
Mining and Extraction of Sand, Gravel, Oil and/or Other Materials)	(12)	(5)	S
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)	
Antenna for an Amateur Radio	(3)	(2)	A
Antenna Dish	(4)	(3)	A
Freestanding Commercial Antenna (<i>i.e. Monopole or a Similar Structure</i>)	(5)	(4)	P
Mounted or Attached Commercial Antenna	(6)	(5)	P
Helipad	(9)		S
Utilities (<i>Non-Municipally Owned or Controlled</i>), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S
Municipally Owned or Controlled Facilities, Utilities and Uses (<i>Includes Utilities with a Franchise Utility Agreement with the City of Rockwall</i>)	(11)		P
Private Streets	(12)		S
Radio Broadcasting	(13)		P
Railroad Yard or Shop	(14)		S
Recording Studio	(15)		S

LEGEND:

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN A GENERAL RETAIL (GR) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	GENERAL RETAIL (GR) DISTRICT
Satellite Dish	(16)		A
Solar Energy Collector Panels and Systems	(17)	(7)	A
Transit Passenger Facility	(18)		S
TV Broadcasting and Other Communication Service	(20)		S
Utilities Holding a Franchise from the City of Rockwall	(21)		S
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		S

LEGEND:

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN A NEIGHBORHOOD SERVICES (NS) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	NEIGHBORHOOD SERVICES (NS) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Animal Boarding/Kennel without Outside Pens	(2)	(2)	S
Animal Clinic for Small Animals without Outdoor Pens	(3)	(3)	S
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Bed and Breakfast	(2)	(2)	S
Commercial Parking Garage	(6)		A
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Assisted Living Facility	(1)	(1)	S
Cemetery/Mausoleum	(3)		P
Church/House of Worship	(4)	(2)	P
Convalescent Care Facility/Nursing Home	(6)		P
Congregate Care Facility/Elderly Housing	(7)	(3)	S
Daycare with Seven (7) or More Children	(9)	(4)	P
Group or Community Home	(11)	(5)	P
Hospice	(14)		P
Public Library, Art Gallery or Museum	(16)		P
Local Post Office	(18)		P
Public or Private Primary School	(21)	(7)	P
Public or Private Secondary School	(22)	(8)	P
Temporary Education Building for a Public or Private School	(23)	(9)	S
OFFICE AND PROFESSIONAL LAND USES	2.02(D)	2.03(D)	
Financial Institution with Drive-Through	(1)	(1)	S
Financial Institution without Drive-Through	(1)		P
Office or Medical Office Building less than 5,000 SF	(2) & (3)		P
Office or Medical Office Building 5,000 SF or Greater	(2) & (3)		S
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Temporary Carnival, Circus, or Amusement Ride	(1)	(1)	S
Public or Private Community or Recreation Club as an Accessory Use	(4)		S
Private Country Club	(5)		S
Golf Driving Range	(6)		S
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Health Club or Gym	(9)		S
Private Club, Lodge or Fraternal Organization	(10)	(6)	S
Public Park or Playground	(12)		P
Tennis Courts (<i>i.e. Not Accessory to a Public or Private Country Club</i>)	(14)		S
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Alcoholic Beverage Package Sales	(1)	(1)	S

LEGEND:

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN A NEIGHBORHOOD SERVICES (NS) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	NEIGHBORHOOD SERVICES (NS) DISTRICT
Antique/Collectible Store	(3)		S
Astrologer, Hypnotist, or Psychic	(4)		P
Brew Pub	(7)		P
Catering Service	(9)		S
Temporary Christmas Tree Sales Lot and/or Similar Uses	(10)	(4)	S
Copy Center	(11)		P
Incidental Display	(13)	(6)	P
Food Trucks/Trailers	(14)	(7)	S
Garden Supply/Plant Nursery	(15)		S
General Personal Service	(16)	(8)	P
General Retail Store	(17)		P
Hair Salon and/or Manicurist	(18)		P
Laundromat with Dropoff/Pickup Services	(19)		P
Self Service Laundromat	(20)		P
Massage Therapist	(21)		P
Private Museum or Art Gallery	(22)		S
Permanent Cosmetics	(25)	(9)	A
Pet Shop	(26)		P
Temporary Real Estate Sales Office	(27)		P
Restaurant with less than 2,000 SF with Drive-Through or Drive-In	(29)	(11)	S
Restaurant with less than 2,000 SF without Drive-Through or Drive-In	(30)		P
Restaurant with 2,000 SF or more with Drive-Through or Drive-In	(29)	(12)	S
Restaurant with 2,000 SF or more without Drive-Through or Drive-In	(30)		S
Art, Photography, or Music Studio	(33)		P
Tailor, Clothing, and/or Apparel Shop	(34)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Electrical, Watch, Clock, Jewelry and/or Similar Repair	(6)		S
Shoe and Boot Repair and Sales	(16)		P
Temporary On-Site Construction Office	(18)	(6)	P
AUTO AND MARINE RELATED LAND USES	2.02(H)	2.03(H)	
Full Service Car Wash and Auto Detail	(5)	(4)	S
Non-Commercial Parking Lot	(9)		S
Service Station	(11)	(8)	S
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P
Mining and Extraction of Sand, Gravel, Oil and/or Other Materials	(12)	(5)	S
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)	
Antenna for an Amateur Radio	(3)	(2)	A
Antenna Dish	(4)	(3)	A
Freestanding Commercial Antenna (<i>i.e. Monopole or a Similar Structure</i>)	(5)	(4)	S

LEGEND:

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN A NEIGHBORHOOD SERVICES (NS) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	NEIGHBORHOOD SERVICES (NS) DISTRICT
Mounted or Attached Commercial Antenna	(6)	(5)	S
Utilities (<i>Non-Municipally Owned or Controlled</i>), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S
Municipally Owned or Controlled Facilities, Utilities and Uses (<i>Includes Utilities with a Franchise Utility Agreement with the City of Rockwall</i>)	(11)		P
Private Streets	(12)		S
Railroad Yard or Shop	(14)		S
Satellite Dish	(16)		A
Solar Energy Collector Panels and Systems	(17)	(7)	A
Transit Passenger Facility	(18)		S
Utilities Holding a Franchise from the City of Rockwall	(21)		S
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		S

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A GENERAL RETAIL (GR) DISTRICT FOR A 6.511-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1-1 OF THE P. B. HARRISON SURVEY, ABSTRACT NO. 97, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' AND 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 Pat Atkins of Saddle Star Land Development on behalf of Betty Thompson for the approval of a Zoning Change from an Agricultural (AG) District to a General Retail (GR) District for a 6.511-acre identified as Tract 1-1 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and FM-552, and more fully described and depicted in *Exhibit 'A'* and *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, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a General Retail (GR) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *General Retail (GR) District* as stipulated in Subsection 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*, and Subsection 04.04, *General Retail (GR) District*, and Subsection 06.10, *SH-205 By-Pass Overlay (SH-205 BY OV) District*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

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

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

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF APRIL, 2025.

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: March 17, 2025

2nd Reading: April 7, 2025

Exhibit 'A'
Legal Description

BEING 6.511 acres of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas and all of a called 6.7m acre tract of land described in a deed to Fred and Betty L. Thompson, recorded Volume 707, Page 71, Deed Records of Rockwall County, Texas (DRRCT), being more particularly described as follows:

BEGINNING at a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set for corner in the east line of John King Boulevard (160' wide right-of-way) at the northwest corner of said 6.7-acre tract, said point also being in the south right-of-way line of F.M. 552 (80' right-of-way);

THENCE N 89 degrees 19 minutes 27 seconds E, along the south right-of-way line of said F.M. 552, a distance of 681.71 feet, to a point for corner at the northwest corner of a called 2.025 acre tract described in a deed to Bertha Silva recorded as Instrument 201200461779, Real Property Records of Rockwall County, Texas, (RPRRCT), as marked by monument and occupied by partial fencing on the west line, from which a 1" solid iron rod found for reference bears S 00 degrees 53 minutes 42 seconds W, a distance of 0.68 feet;

THENCE S 00 degrees 53 minutes 42 seconds W, along the west line of said 2.025 acre tract as occupied and partially fenced, a distance of 420.41 feet, to a point for corner at the southwest corner thereof, from which a 1" solid iron rod found for reference bears S 00 degrees 53 minutes 42 seconds W, a distance of 1.70 feet, said point also being in the north line of a called 12.000 acre tract of land described in a deed to Michael and Stacy Miller recorded as Instrument No. 20170000011122 (RPRRCT).;

THENCE S 89 degrees 27 minutes 59 seconds W, along the common line of said 6.7 acre Thompson tract and said 12.000 acre tract, a distance of 670.81 feet, to a point for corner near the edge of a concrete apron, at the northwest corner of said 12.000 acre tract and being in the east right-of-way line of said John King Boulevard, from which a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set for reference bears S 00°04'57" E, a distance of 60 feet;

THENCE N 00 degrees 35 minutes 27 seconds W, along the east right-of-way line of said John King Boulevard and the west line of said 6.7-acre tract a distance of 418.59 feet, to the POINT OF BEGINNING and containing 283,640 square Feet or 6.511 acres of land;



April 14, 2025

TO: Pat Atkins
614 Summer Oaks Drive
Rockwall, Texas 75087

CC: Betty Thompson
911 E FM 552
Rockwall, Texas 75087

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

SUBJECT: Z2025-008; *Zoning Change from AG to NS*

Pat:

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 April 7, 2025. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) Any construction resulting from the approval of this 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 March 11, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the Zoning Change, but recommending the zoning designation be changed to Neighborhood Services (NS) District as opposed to General Retail (GR) District. This motion was approved by a vote of 6-1, with Commissioner Hagaman dissenting.

City Council

On March 17, 2025, the City Council approved a motion to approve the Zoning Change by a vote of 4-3, with Council Members Thomas, Campbell and McCallum dissenting, and the condition that the subject property will be zoned Neighborhood Services (NS) District.

On April 7, 2025, the City Council approved a motion to approve the Zoning Change by a vote of 4-2, with Council members McCallum and Thomas dissenting and Mayor Johannessen absent.

Included with this letter is a copy of *Ordinance No. 25-18*, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 772-6488.

Sincerely,

Bethany Ross
Planner
City of Rockwall
Planning and Zoning Department

CITY OF ROCKWALL

ORDINANCE NO. 25-18

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A NEIGHBORHOOD SERVICES (NS) DISTRICT FOR A 6.511-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1-1 OF THE P. B. HARRISON SURVEY, ABSTRACT NO. 97, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* AND *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.

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

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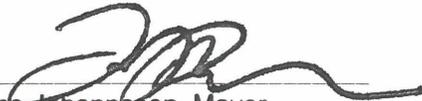
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SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF APRIL, 2025.


Trace Johannesen, Mayor

ATTEST:


Kristy Teague, City Secretary

APPROVED AS TO FORM:


Frank J. Garza, City Attorney



1st Reading: March 17, 2025

2nd Reading: April 7, 2025

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Re: Project Comments: Z2025-008: Zoning Change from AG to GR

From Pat Atkins <kpatatkins@gmail.com>

Date Fri 2/21/2025 5:52 PM

To Ross, Bethany <bross@rockwall.com>

BETHANY TY

On Fri, Feb 21, 2025 at 3:02 PM Ross, Bethany <bross@rockwall.com> wrote:

Pat,

Attached are the project comments, draft ordinance, and engineering markups for your case.

The meeting schedule for this case is as follows:

Planning and Zoning Commission Work Session: February 25, 2025

Planning and Zoning Commission Public Hearing: March 11, 2025

City Council (1st Reading): March 17, 2025

City Council (2nd Reading): April 7, 2025

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

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

bross@rockwall.com

[City of Rockwall - Planning & Zoning](#)

--

Pat Atkins Director of Land Development and Acquisitions

Saddle Star Land Development L.L.C.

3076 Hays Ln.

Rockwall , Texas 75087

972-388-6383

kpatatkins@yahoo.com



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