



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

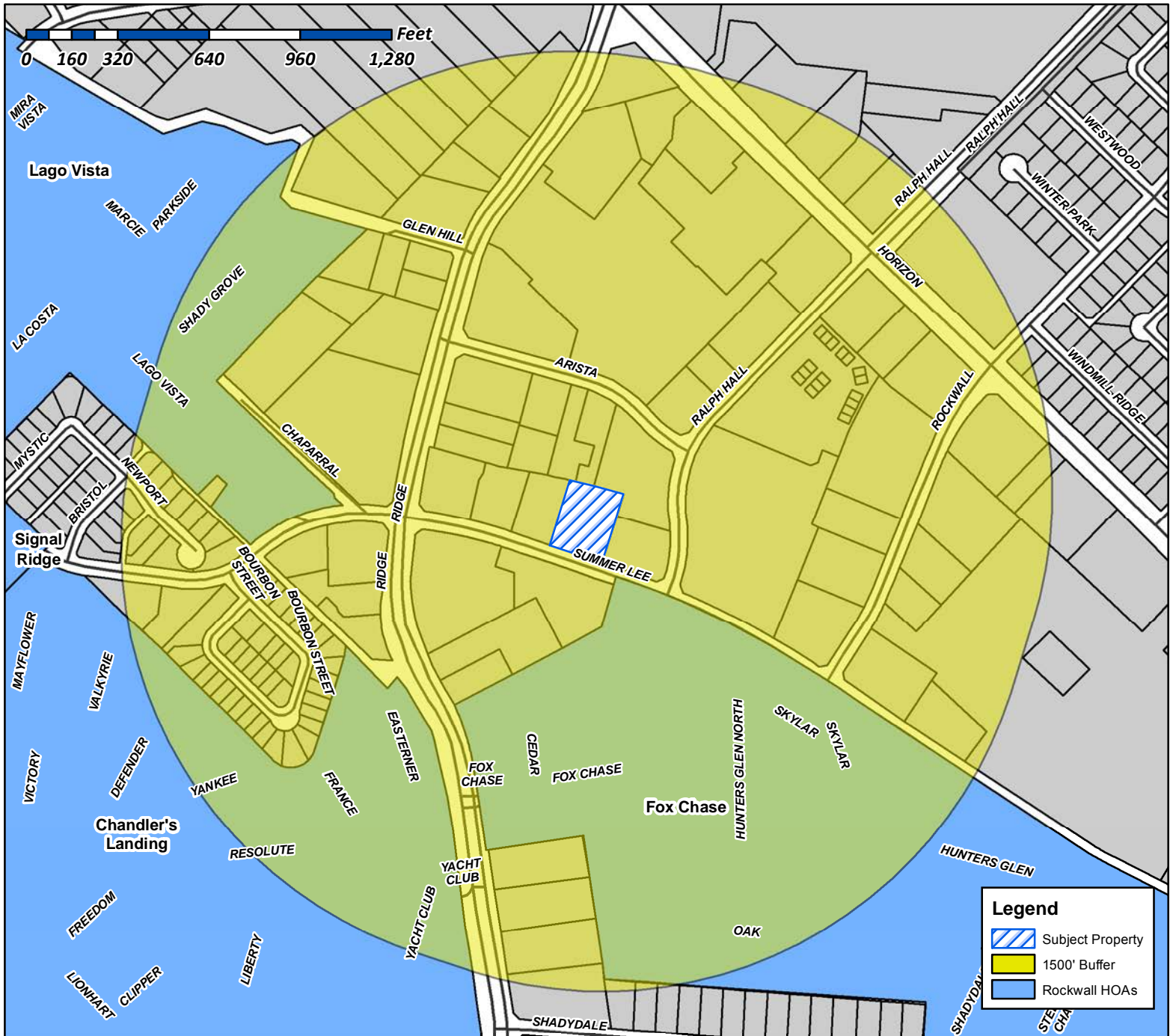




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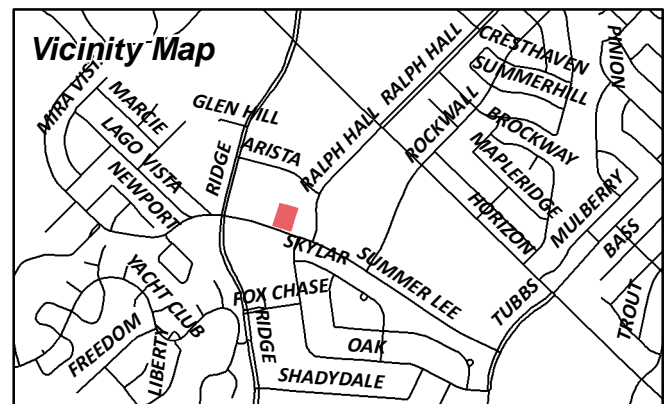
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Case Number: Z2017-036
Case Name: SUP for a Medical Office
Case Type: Zoning
Zoning: PD-9
Case Address: 1310 Summer Lee Drive

Date Created: 08/18/2017

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

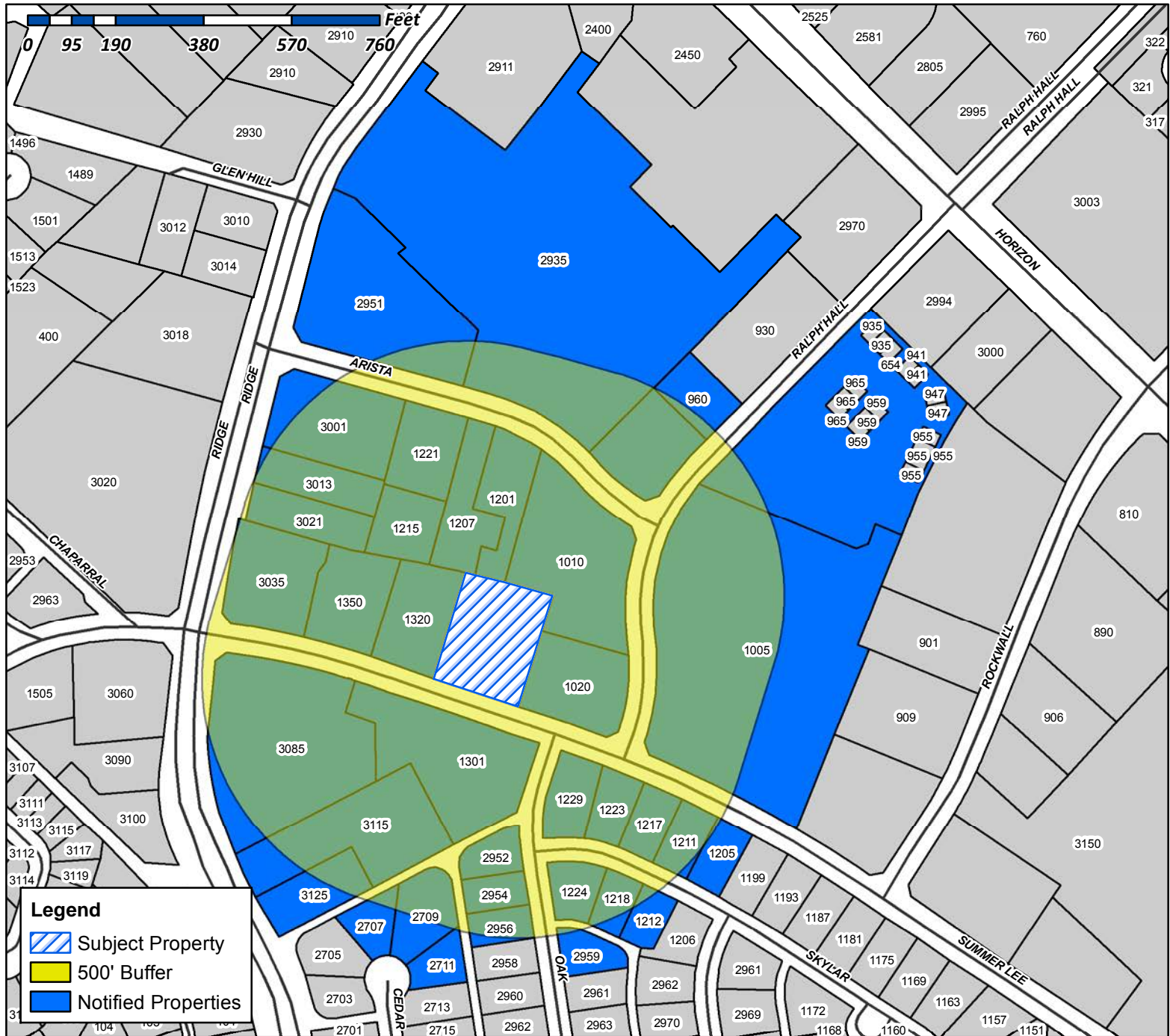




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HALL & LEE LAND COMPANY LLC 1005 W RALPH HALL PKWY SUITE 107 ROCKWALL, TX 75032	CURRENT RESIDENT 1005 W RALPH HALL PKWY ROCKWALL, TX 75032	ARISTA OFFICE LP 1010 W RALPH HALL PKWY FL 2 ROCKWALL, TX 75032
KROGER TEXAS LP 1014 VINE STREET CINCINNATI, OH 45202	CURRENT RESIDENT 1020 W RALPH HALL PKWY ROCKWALL, TX 75032	NERITA LLC 10333 WOODFORD DR DALLAS, TX 75229
ROSEKRANS JOHN 108 HOMESTEAD BLVD MILL VALLEY, CA 94941	CURRENT RESIDENT 1201 ARISTA RD ROCKWALL, TX 75032	CURRENT RESIDENT 1205 SKYLAR DR ROCKWALL, TX 75032
CURRENT RESIDENT 1207 ARISTA DR ROCKWALL, TX 75032	ALLEN L KEITH & BETTY L 1211 SKYLAR DR ROCKWALL, TX 75032	WINDELS R LEONARD 1212 SKYLAR DRIVE ROCKWALL, TX 75032
CURRENT RESIDENT 1215 ARISTA DR ROCKWALL, TX 75032	CURRENT RESIDENT 1217 SKYLAR DR ROCKWALL, TX 75032	MAXWELL GLENDA KAY 1218 SKYLAR DR ROCKWALL, TX 75032
SUN T ENTERPRISES LLC 1221 ARISTA RD ROCKWALL, TX 75032	WATSON WILLIAM B AND ELIZABETH A 1223 SKYLAR DR ROCKWALL, TX 75032	GULLION H DENNIS & KAY 1224 SKYLAR DR ROCKWALL, TX 75032
RODRIGUEZ PAUL AND JANAH HAMMOND 1229 SKYLAR DR ROCKWALL, TX 75032	NORTH DALLAS ROCKWALL LAND INVESTORS LLC 1301 SUMMER LEE DR ROCKWALL, TX 75032	CURRENT RESIDENT 1320 SUMMER LEE DR ROCKWALL, TX 75032
LOWDENT LLC 1350 SUMMER LEE DR ROCKWALL, TX 75032	FW 1508 LLC 14951 DALLAS PARKWAY SUITE 400 DALLAS, TX 75254	GUO ZHENJING AND 2017 RUMSON DRIVE ARLINGTON, TX 76006
B R DALLAS PROPERTIES LLC 22900 VENTURA BLVD SUITE 200 WOODLAND HILLS, CA 91364	1306 SUMMER LEE LLC 244 HARVEST RIDGE DR ROCKWALL, TX 75032	ALDI TEXAS LLC 2500 WESTCOURT ROAD DENTON, TX 76207
NIXON KENNETH G & MARY H 2707 CEDAR CT ROCKWALL, TX 75032	ALBRECHT LAWRENCE & LINDA 2709 CEDAR CT ROCKWALL, TX 75032	MANELSKI MEGHAN 2711 CEDAR CT ROCKWALL, TX 75032

CURRENT RESIDENT
2935 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2951 RIDGE RD
ROCKWALL, TX 75032

PATEL HIMANSHU S AND NIKITA H
2952 OAK DR
ROCKWALL, TX 75032

CONFIDENTIAL
2954 OAK DR
ROCKWALL, TX 75032

BRELAND JUNIOR L & SERENIAH K
2956 OAK DR
ROCKWALL, TX 75032

BURBULYS PAUL D
2959 OAK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3001 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
3013 RIDGE RD
ROCKWALL, TX 75032

RIDGE ROAD PROPERTIES LLC
3021 RIDGE RD PMB 144
ROCKWALL, TX 75032

CURRENT RESIDENT
3035 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
3085 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
3115 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
3125 RIDGE RD
ROCKWALL, TX 75032

GASTON RICHARD
4037 VIA MARINA H-207
MARINA DEL REY, CA 90292

SPT IVEY ROCKWALL MOB LLC
591 WEST PUTNAM AVENUE
GREENWICH, CT 06830

RIDGE ROAD REAL ESTATE LLC
6245 RYEWORTH DR
FRISCO, TX 75035

KROGER TEXAS LP
751 FREEPORT PKWY
COPPELL, TX 75019

LANCE A HOLLAND FAMILY TRUST
909 CULLINS ROAD
ROCKWALL, TX 75032

CHRISMER LANE LTD
960 W RALPH HALL PKWY
ROCKWALL, TX 75032

FHS ROCKWALL L.P.
C/O MGR ASSETS INC 3160 CROW CANYON
PLACE SUITE 135
SAN RAMON, CA 94583

PS5 PROPERTIES LLC
PO BOX 595261
DALLAS, TX 75359

MEETS AND BOUNDS DESCRIPTION:

WHEREAS, Temunovic Partnership, LTD, is the owner of a remainder of a tract of land in the Edward Teal Survey, Abstract No. 207, situated in the City of Rockwall, in Rockwall County, recorded in Volume 7038, Page 319 of the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at an "X" cut found for the south corner of NEC Ridge/Summer Lee addition, an addition to The City of Rockwall, Texas recorded in Cabinet I, slide 71, Plat Records Rockwall County, Texas, said point also lying on the northerly line of Summer Lee Drive, (a called 65' right-of-way);

THENCE North 12 degrees 45 minutes 10 seconds East along the easterly line of said NEC addition, a distance of 140.92 feet to a 1/2 inch iron rod found for corner;

THENCE North 34 degrees 21 minutes 34 seconds East continuing along the easterly line of said NEC addition a distance of 28.41 feet to a 1/2-inch iron rod found for corner;

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THENCE South 74 degrees 21 minutes 03 seconds East along the southerly line of said Lot 27 a distance of 47.33 feet to a 1/2 inch iron rod found for corner at the beginning of a curve to the right;

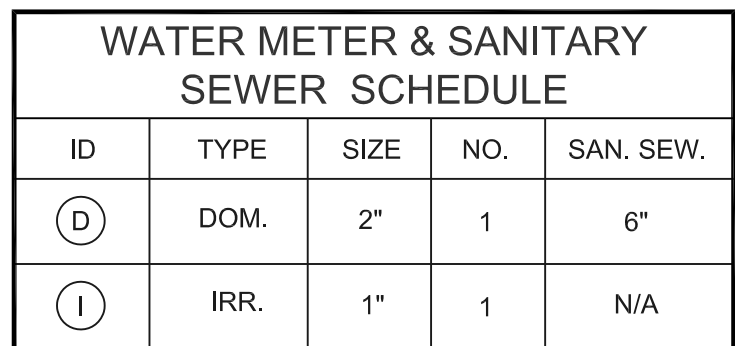
THENCE with said curve to the right having a radius of 3074.27 feet, a central angle of 08 degrees 19 minutes 56 seconds, an arc length of 447.07 feet, a chord bearing of South 77 degrees 19 minutes 17 seconds East a distance of 446.67 feet to a 1/2-inch iron rod found for an inner ell corner of Lot 21 of Replat Horizon Ridge Addition, an addition to The City of Rockwall, Texas recorded in Cabinet G, Slide 123, Plat Records Rockwall County, Texas;

THENCE South 16 degrees 59 minutes 12 seconds West a distance of 248.08 feet to a 5/8-inch iron rod found for the west corner of Lot 22 of Replat Horizon Ridge Addition, an addition to The City of Rockwall, Texas recorded in Cabinet G, slide 293, Plat Records Rockwall County, Texas, said point also lying on the aforementioned northerly line of Summer Lee Drive and at the beginning of a curve to the right;

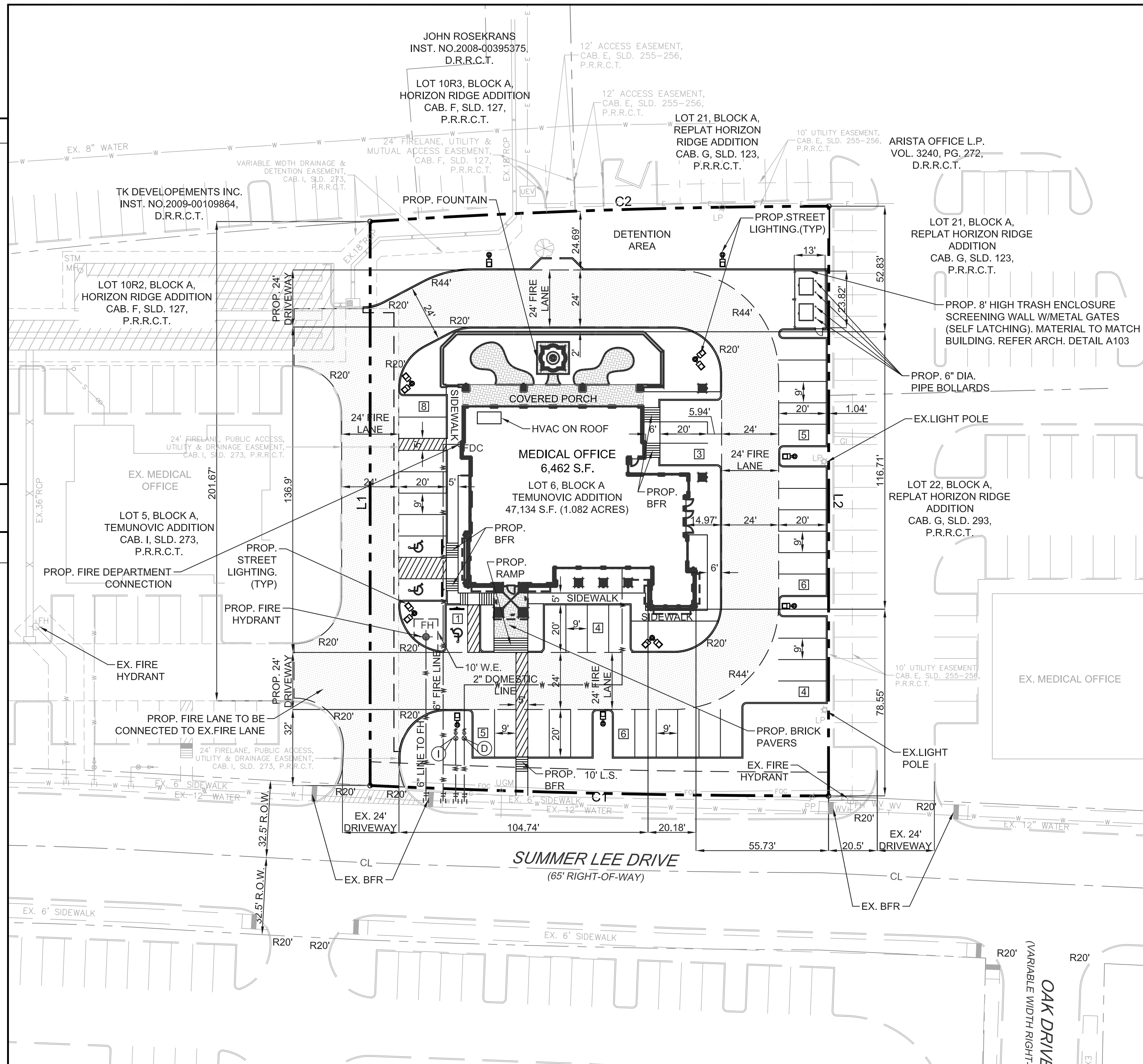
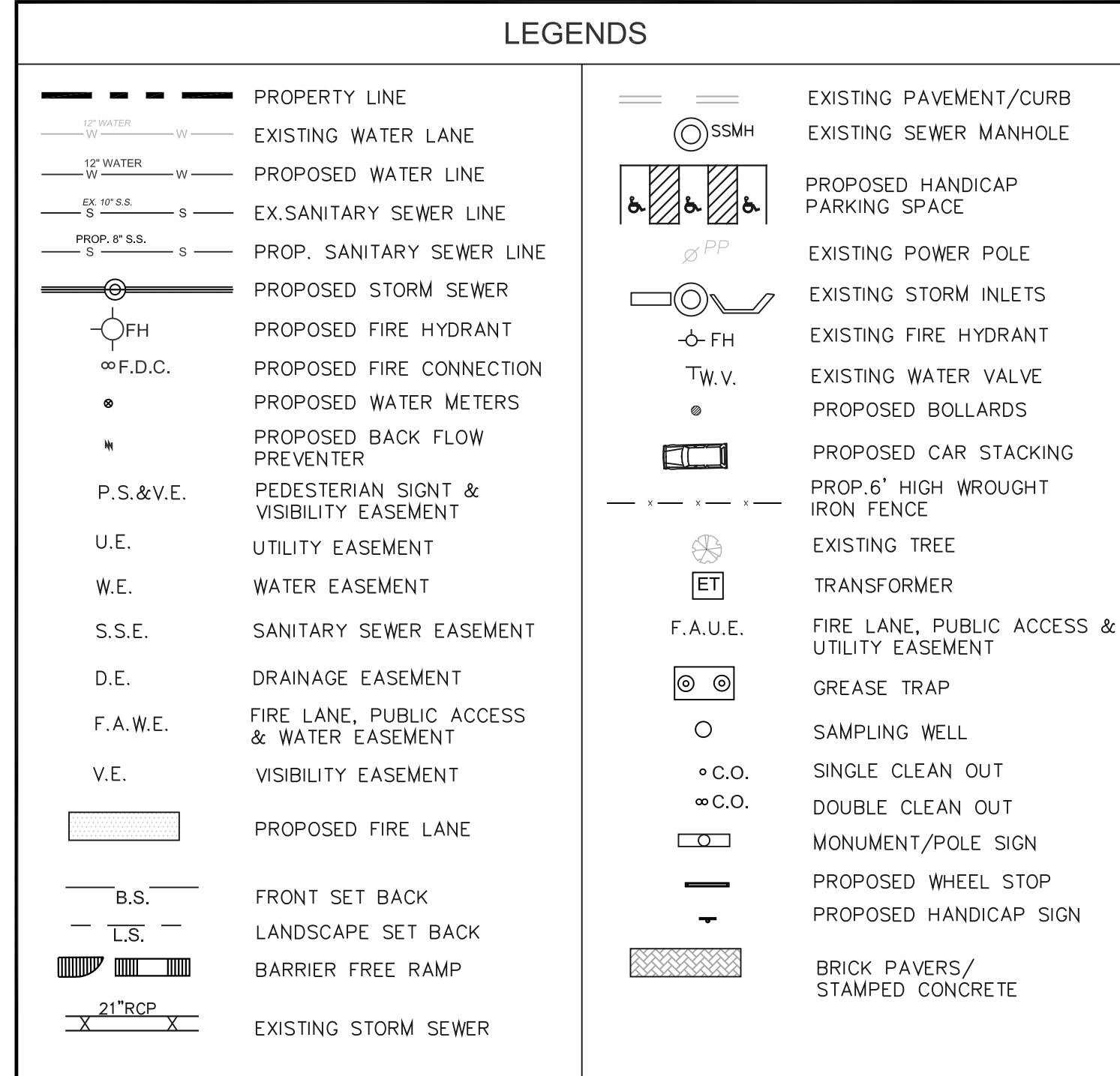
THENCE with said curve to the right and along the northerly line of said Summer Lee Drive having a radius of 4243.50 feet, a central angle of 03 degrees 44 minutes 10 seconds, an arc length of 276.70 feet, a chord bearing of North 71 degrees 10 minutes 43 seconds West a distance of 276.65 feet to a 5/8 inch iron rod found for corner at the beginning of a reverse curve to the left;

THENCE with said reverse curve to the left and continuing along the northerly line of said Summer Lee Drive having a radius of 1512.55 feet, a central angle of 08 degrees 00 minutes 30 seconds, an arc length of 211.41 feet, a chord bearing of North 73 degrees 18 minutes 03 seconds West a distance of 211.24 feet to the POINT OF BEGINNING containing 112,445 square Feet, or 2.581 acres of land.

1.082 ACRES OF LAND BEING LOT 6, BLOCK A OF TEMUNOVIC ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



LEGEND	
UTILITY EASEMENT	U.E.
SANITARY SEWER EASEMENT	S.S.E.
DRAINAGE EASEMENT	D.E.
WATERLINE EASEMENT	W.E.
VISIBILITY EASEMENT	V.E.
SIDEWALK EASEMENT	S.E.
ELECTRICAL EASEMENT	E.E.
CLEAN OUT	C.O.
GAS METER	GM
ELECTRICAL VAULT	EV
LIGHT POLE	LP
TRAFFIC SIGN	TS
ELECTRICAL TRANSFORMER	ET
FIRE HYDRANT	FH
SANITARY SEWER MANHOLE	SMH
STORM SEWER MANHOLE	STMH
BUILDING SET BACK	B.S.
LANDSCAPE BUFFER	L.B.
PRESSURE REDUCING VALVE	PRV
FIRE DEPARTMENT CONNECTION	F.D.C.
PEDESTRIAN SIGHT & VISIBILITY EASEMENT	S.&P.V.E.
BARRIER FREE RAMP	BFR



1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE STANDARDS OF THE CITY OF ROCKWALL.
2. A PERMIT IS REQUIRED TO CUT A CITY STREET OR WORK WITHIN THE RIGHT-OF-WAY. THE PERMIT IS ISSUED BY THE PUBLIC WORKS DEPARTMENT.
3. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION, AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
4. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENT.
5. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS.", VOL. 29, SUBPART P. PG. 128 - 137, AND ANY AMENDMENTS THERETO.
6. ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT EROSION. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION THE CONTRACTOR SHALL RESTORE THE ERODED AREA TO ORIGINAL CONDITION OR BETTER.
7. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
8. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING FROM THE FROM THE DESIGN ENGINEER. THE DIRECTOR OF PUBLIC WORKS SHALL APPROVE ANY DEVIATIONS FROM STATE REGULATIONS.
9. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.

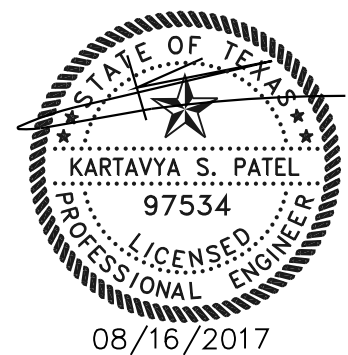
SITE DATA SUMMARY TABLE		
PHYSICAL ADDRESS	TO BE DETERMINED	
GROSS SITE AREA	1.082 ACRES (47,134 S.F.)	
NET AREA	1.082 ACRES (47,134 S.F.)	
ZONING	PD-9	
CURRENT USE	VACANT	
PROPOSED USE	MEDICAL OFFICE	
LOT COVERAGE DATA		
BUILDING COVERAGE	6,454 S.F. (13.69%)	
IMPERVIOUS COVERAGE	35,199 S.F. (74.68%)	
PERVIOUS COVERAGE	11,935 S.F. (25.32%)	
PARKING SUMMARY		
PARKING REQUIREMENT	REQUIRED	PROVIDED
1 SPACE PER 200 GFA	43	43
TOTAL PARKING	43	43
BUILDING DATA		
BUILDING	1	
PEAK HEIGHT	30'-0"	
TOTAL SQUARE FOOTAGE	6,454 S.F.	

1. ALL EXTERIOR SIGNAGE REQUIRES SUBMITTAL AND APPROVAL OF SEPARATE BUILDING PERMIT THROUGH THE BUILDING INSPECTION DEPARTMENT.
2. THE PROPOSED BUILDING IS EQUIPED WITH AUTOMATIC FIRE SPRINKLER SYSTEM.

<p><u>OWNER/DEVELOPER</u> 1306 SUMMER LEE LLC 1020 W RALPH PKWY, #101 ROCKWALL, TX 75032 CONTACT: MICHAEL FISHER TEL: (972) 771-4008</p>	<p><u>ENGINEER</u> TRIANGLE ENGINEERING LLC 1333 McDERMOTT ROAD STE 200 ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL TEL: (214) 609-9271</p>	<p><u>SURVEYOR</u> A&W SURVEYORS INC. P.O. BOX 870029 MESQUITE, TEXAS 75157 CONTACT: JOHN TURNER, R.P.L.S. TEL: (972) 881-4975</p>	<p><u>ARCHITECT</u> THE STENSLAND GROUP 5151 BENT TREE FOREST DR, SUITE 560 DALLAS, TEXAS 75248 CONTACT: ROBERT STENSLAND TEL: (214) 680-1287</p>
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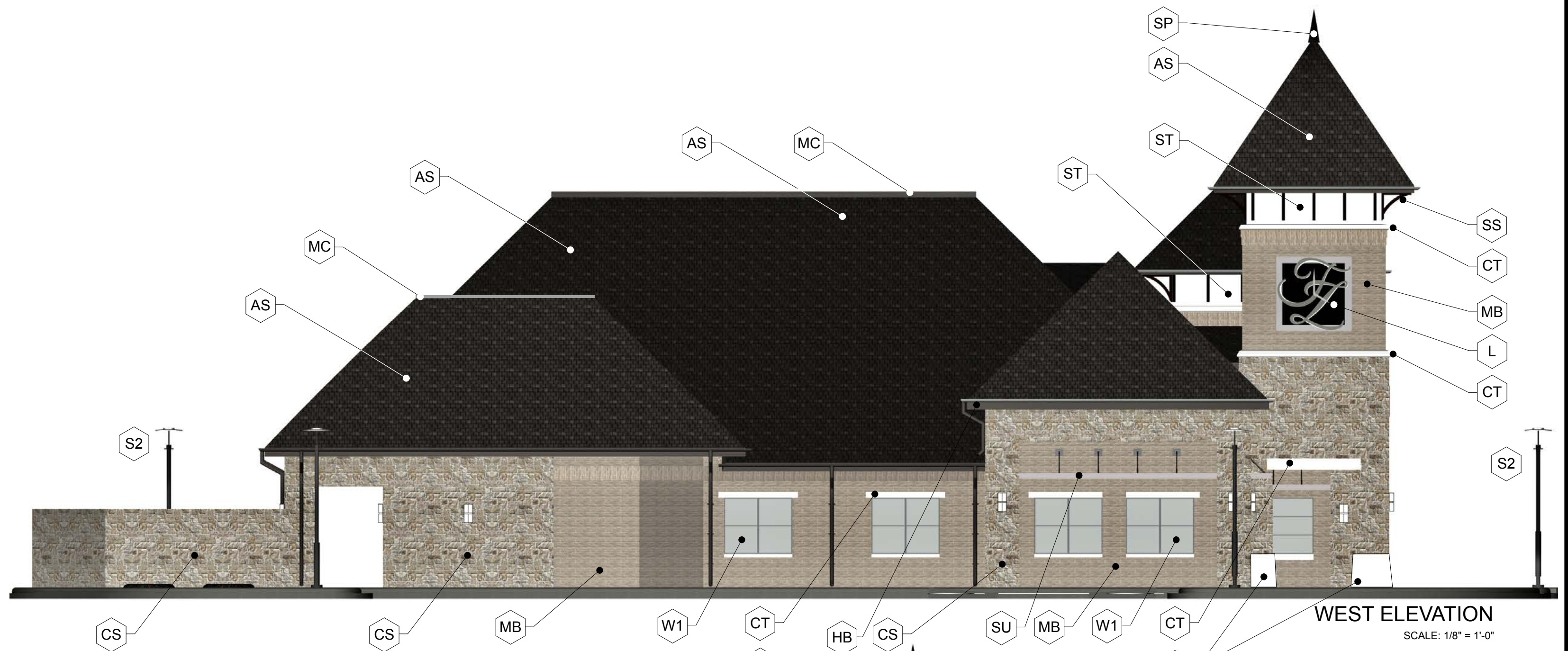
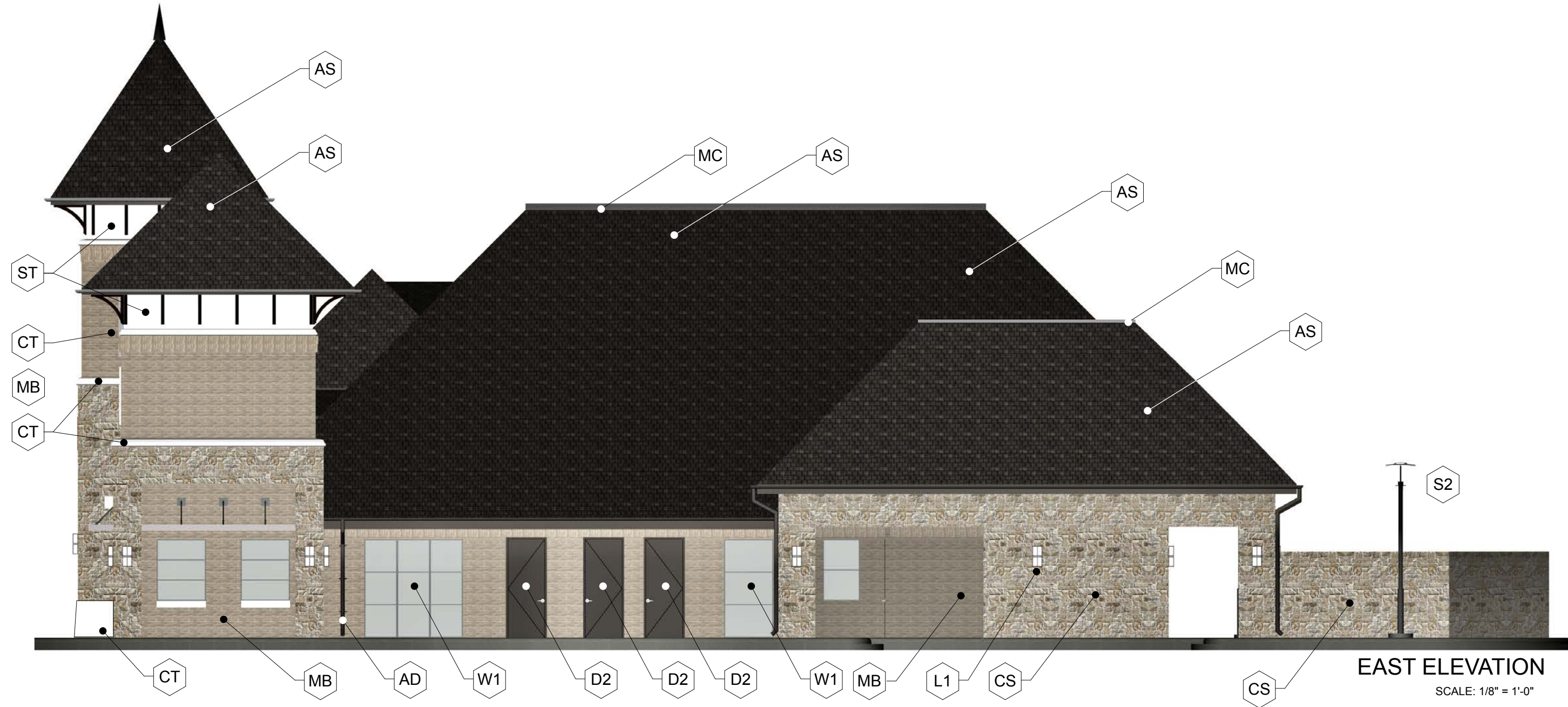
CURVE DATA TABLE					
NO.	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	192.85'	4243.50'	02°36'14"	S 71°44'41" E	192.83'
C2	193.04'	3074.27'	03°35'52"	N 74°57'15" W	193.01'

BOUNDARY LINE DATA		
LINE	BEARING	DISTANCE
L1	N 16°57'35" E	237.27'
L2	S 16°59'12" W	248.08'

[illegible]

CASE # SP2017-023				
SITE PLAN				
OFFICE BUILDING				
1310 SUMMER LEE DRIVE				
CITY OF ROCKWALL				
ROCKWALL COUNTY, TEXAS				
				
T: 214.609.9271 F: 469.359.6709 E: kpatel@triangle-engr.com W: triangle-engr.com O: 1333 McDermott Drive, Suite 200, Allen, TX 75013				
Planning		Civil Engineering		Construction Management
DESIGN	DRAWN	DATE	SCALE	PROJECT NO.
KP	DS	07/04/17	SEE SCALE BAR	018-17
TX PE FIRM #11525				
SP				

C:\Users\robertstnsland\Documents\The Stensland Group\Projects 2017\Architecture\F&Z CD's\FZ Plans 3000_21_7_07 CD_Roof.pln



Exterior Material Legend		
Masonry		
CS	Chop Stone - Custom blend Lueders - 6\" 8\" & 10\" Mix	
MB	Modular Brick - 105128 ACME - 030 - Velour Dove Gray -	
CT	Caststone 75 White / 25 Brown	
ST	Stucco Finish Color to Match P-2 3068 Birch	
Roofing		
AS	Asphalt Shingles - Weathered Wood Elk - Camelot 30 Designer	
MC	Metal Cap - Pre-finished Aluminum Dark Gray	
AG	Aluminum Gutters - Pre-finished Dark Gray	
AD	Aluminum Downspouts - Pre-finished Dark Gray	
HB	Hardie Board Painted Trim Paint P-1	
Doors and Windows		
D1	Aluminum Door - Dark Bronze w/ Divided Lite Glass Insert	
D2	Hollow Metal Door Painted Finish P-2	
W1	Aluminum Clad Wood Windows - Dark Bronze Tinted Solar Gray Glass -Low e	
Decorative Elements		
CF	Clock Face Dark Bronze	
L	Building Logo / Street Address Painted Metal or Anodized Letters Color: Black or Dark Bronze	
SS	Steel Strut Painted Metal Color: P3	
SP	Aluminum Spire Anodized Dark Bronze	
SU	Steel Sunscreens Painted Metal Color: P4	
Lighting		
S2	Decorative Pole Lighting Selux - Saturn	
L1	Decorative Wall Sconce Evergreen Lighting - Georgetown Series	



FACADE MATERIAL
ALL FACADE SURFACES OVER 98% MASONRY (INCLUDING STUCCO) EXCLUDING GLASS.
ALL FACADE SURFACES OVER 80% STONE, BRICK OR CASTSTONE



DATE: 7/13/2017

The Stensland Group

ARCHITECTURE INTERIORS PLANNING
214 - 680 - 1387 Ph. E-mail robertstensland@mac.com
5151 Bent Tree Forest Dr. Suite 560 Dallas, Texas 75248

OFFICE BUILDING
1320 SUMMER LEE DRIVE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

SPECIFIC USE PERMIT NO. S-1XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A STRUCTURE THAT EXCEEDS 36-FEET IN HEIGHT WITHIN THE SCENIC OVERLAY (SOV) DISTRICT, ON A 1.082-ACRE PARCEL OF LAND BEING IDENTIFIED AS LOT 6, BLOCK A, TEMUNOVIC ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Kevin Patel of Triangle Engineering, LLC on behalf of Michael Fisher of 1306 Summer Lee, LLC for the approval of a Specific Use Permit (SUP) to allow for a medical office buildings that exceeds 36-feet in height within the Scenic Overlay (SOV) District on a 1.082-acre parcel of land, identified as Lot 6, Block A, Temunovic Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development 9 (PD-9) District for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1310 Summer Lee Drive, and more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 9 (PD-9) and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

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

Section 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) to allow a structure that exceeds 36-feet in height within the Scenic Overlay (SOV) District as stipulated by *Section 6.8, Scenic Overlay (SOV) District, of Article V, District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] for the *Subject Property*, and

Section 2. That the Specific Use Permit (SUP) shall be subject to the conditions set forth in *Section 4.4, General Retail (GR) District*, and *Section 6.8, Scenic Overlay (SOV) District, of Article V, District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended and as may be amended in the future, and shall be subject to the additional following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the height limitation for a medical office building on the *Subject Property*, and conformance to these conditions is required for continued operations:

- 1) The proposed medical office building shall generally conform to the *Concept Building Elevations* depicted in *Exhibit 'B'* of this SUP ordinance, and shall be subject to review and recommendation by the Architecture Review Board (ARB).
- 2) The maximum height of the building shall not exceed *43-feet* at the midpoint of the roof, with a maximum overall height not to exceed *52-feet*, and as depicted in *Exhibit 'B'* of this SUP ordinance.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- 1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

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

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

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

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

Section 7. That this ordinance shall take effect immediately from and after its passage of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF OCTOBER, 2017.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: September 18, 2017

2nd Reading: October 2, 2017

Exhibit 'A':
Legal Description

MEETS AND BOUNDS DESCRIPTION:

WHEREAS, Temunovic Partnership, LTD, is the owner of a remainder of a tract of land in the Edward Teal Survey, Abstract No. 207, situated in the City of Rockwall, in Rockwall County, recorded in Volume 7038, Page 319 of the Deed Records of Rockwall County, Texas and being more particularly described as follows:

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THENCE South 74 degrees 21 minutes 03 seconds East along the southerly line of said Lot 27 a distance of 47.33-feet to a 1/2 inch iron rod found for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 3074.27-feet, a central angle of 08 degrees 19 minutes 56 seconds, an arc length of 447.07-feet, a chord bearing of South 77 degrees 19 minutes 17 seconds East a distance of 446.67-feet to a 1/2-inch iron rod found for an inner ell corner of Lot 21 of Replat Horizon Ridge Addition, an addition to The City of Rockwall, Texas recorded in Cabinet G, Slide 123, Plat Records Rockwall County, Texas;

THENCE South 16 degrees 59 minutes 12 seconds West a distance of 248.08-feet to a 5/8-inch iron rod found for the west corner of Lot 22 of Replat Horizon Ridge Addition, an addition to The City of Rockwall, Texas recorded in Cabinet G, slide 293, Plat Records Rockwall County, Texas, said point also lying on the aforementioned northerly line of Summer Lee Drive and at the beginning of a curve to the right;

THENCE with said curve to the right and along the northerly line of said Summer Lee Drive having a radius of 4243.50-feet, a central angle of 03 degrees 44 minutes 10 seconds, an arc length of 276.70-feet, a chord bearing of North 71 degrees 10 minutes 43 seconds West a distance of 276.65-feet to a 5/8 inch iron rod found for corner at the beginning of a reverse curve to the left;

THENCE with said reverse curve to the left and continuing along the northerly line of said Summer Lee Drive having a radius of 1512.55-feet, a central angle of 08 degrees 00 minutes 30 seconds, an arc length of 211.41-feet, a chord bearing of North 73 degrees 18 minutes 03 seconds West a distance of 211.24-feet to the *POINT OF BEGINNING* containing 112 ,44 5 square-feet, or 2.581 acres of land.

Exhibit 'C': Conceptual Building Elevations

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