

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.

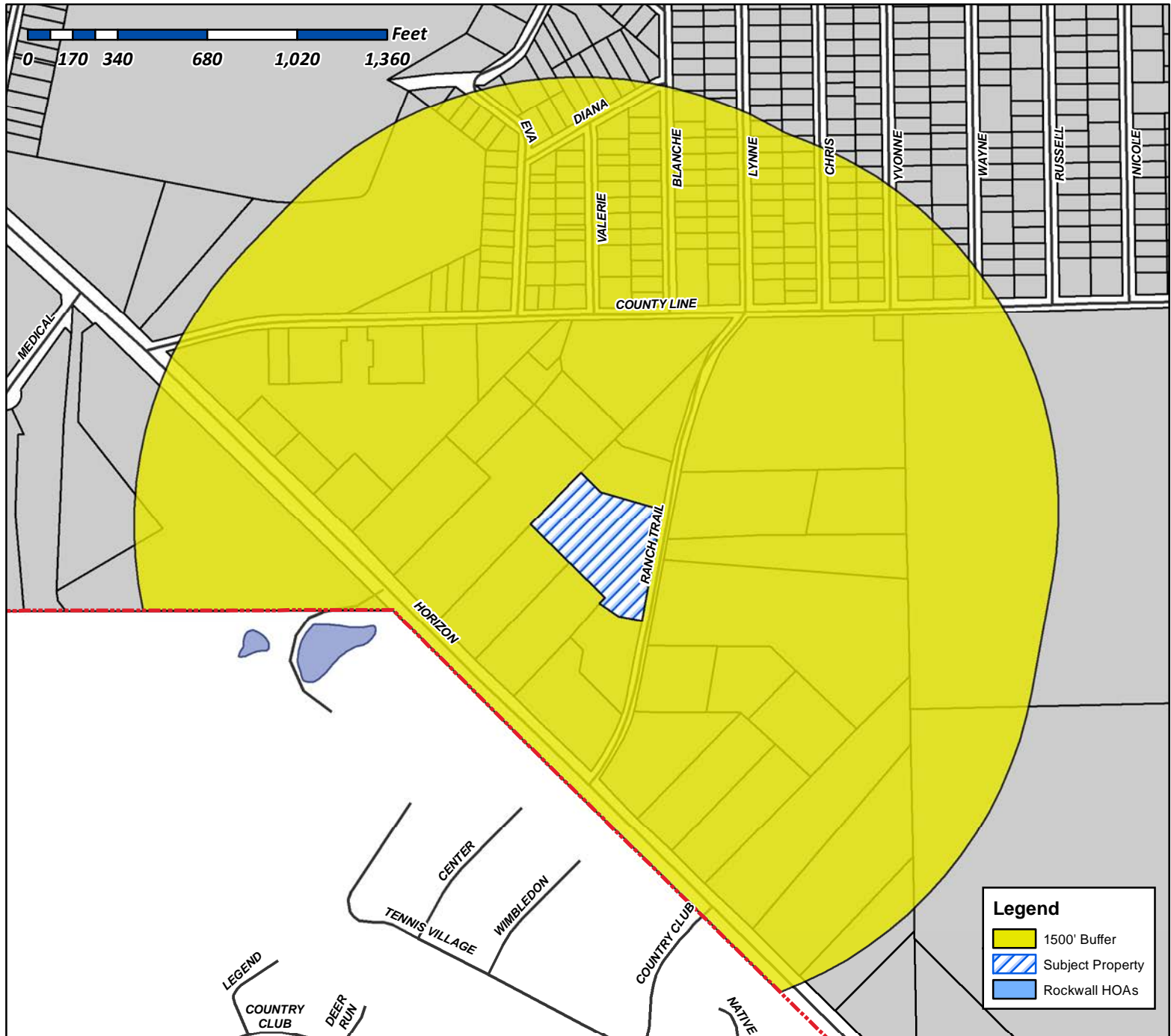




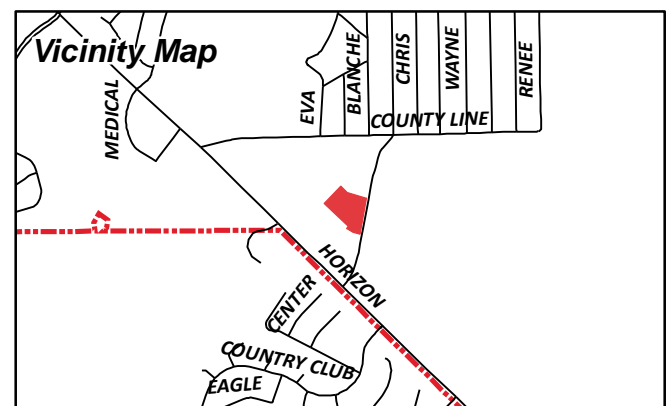
City of Rockwall

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: Z2017-038
Case Name: 302 Ranch Trail - Patriot Paws
Case Type: Zoning
Zoning: SUP
Case Address: 302 Ranch Trail



Date Created: 08/21/2017

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



City of Rockwall

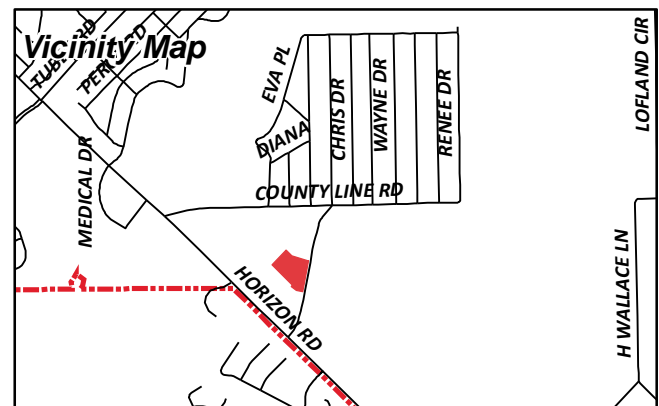
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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: Z2017-038
Case Name: 302 Ranch Trail - Patriot Paws
Case Type: Zoning
Zoning: SUP
Case Address: 302 Ranch Trail

Date Created: 08/21/2017
For Questions on this Case Call (972) 771-7745





The mission of Patriot PAWS is to train and provide service dogs of the highest quality at no cost to disabled American veterans and others with mobile disabilities in order to help restore their physical and emotional independence. Patriot PAWS intends to build partnerships with state and community organizations to help develop and support this goal.

**Patriot PAWS
Board of Directors**

William Perkins, Ph.D.,
Chairman
of the Board;
Harvard University
Research

Lori Stevens,
Executive Director;
Patriot PAWS
President & Founder

Rhonda Phillips Black,
DVM; Country Friends
Veterinary Clinic

Mitzi Brown,
Chief Legal Officer & VP
of Business
Development;
BRIX Holdings, LLC

Bill Cecil,
Former Mayor;
Rockwall, TX

Randy Chambers,
VP of Regional
Operations, SW
Region, PETCO

Elaine Ford, CPA,
VP & Controller;
Hillwood
Communities

Mike Kovar,
VP & CFO;
Fritz Industries, Inc.

David Margulies,
PR Expert;
The Margulies
Communications
Group

August 17, 2017

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

RE: Letter of Intent

This letter is to describe the intent of the build on the property at 254 Ranch Trl, Rockwall, TX.

The building, a former residence on the property, is to be renovated as a meeting place where disabled veterans can gather in a "safe place" with their band of brothers. Combat veterans often barricade themselves in their homes as a result of Post-Traumatic Stress Disorder (PTSD) and having a place to go and be with other veterans can help them get out of their homes and start the path to recovery.

The house will also have two bedrooms which may occasionally be used as temporary housing (14 days or less) for veterans returning to continue training with their dogs. This instance will be infrequent and for short periods of time only.

Please let me know of any further information you require.

Best Regards,

Lori Stevens
Founder and Executive Director



AERIAL MAP

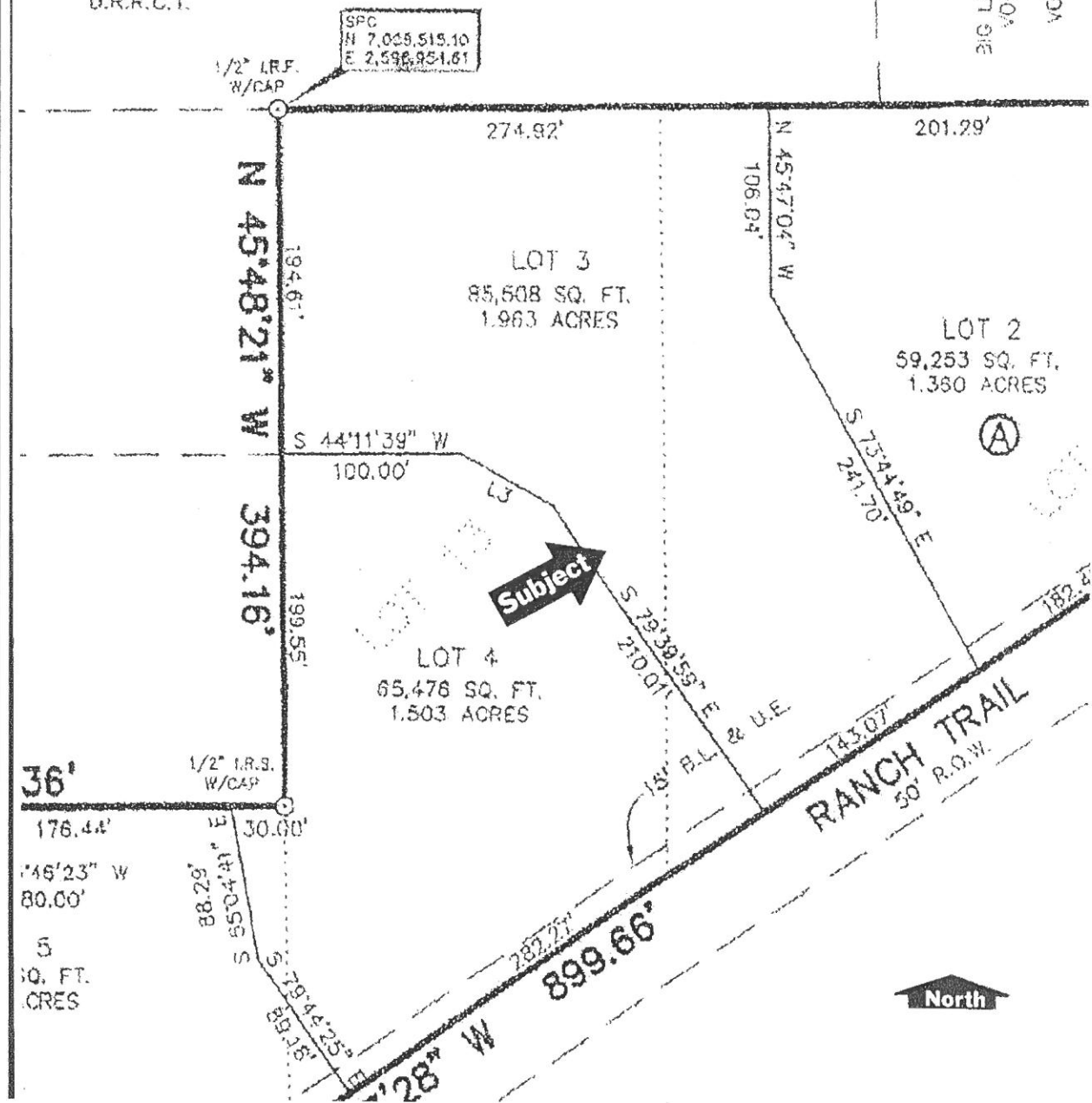


SURVEY

M. FORD SURVEY A-80

CALLED 8.84 AC.
CHERYL J. KAHLER
VOL. 1717, PG. 53
D.R.R.C.T.

CALLLED 1.13 AC.
BIG LEAGUE SPORTS ACADEMY
VOL. 5256, PG. 139, D.R.R.
DESCRIBED IN
VOL. 3482, PG. 27, D.R.R.





5543 FM3097 LLC
INST. NO. 2011-00458048
D.R.R.C.T.

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	48.00	71°52'55"	59.93	N 44°27'05" W	56.10
C2	24.00	26°05'15"	10.53	N 21°45'29" W	10.43
C3	41.65	41°11'14"	34.40	N 24°26'52" W	33.14
C4	48.00	80°00'00"	75.40	N 54°46'43" E	57.88
C5	25.00	42°13'57"	14.74	N 78°39'29" E	14.41
C6	20.11	57°11'36"	17.63	N 59°41'43" W	17.03
C7	24.00	90°00'00"	37.70	S 64°46'43" W	33.94
C8	21.65	3°01'47"	15.75	S 26°51'56" E	14.99
C9	48.00	29°11'56"	24.46	S 3°16'51" E	24.00
C10	24.00	11°52'25"	29.57	S 44°27'05" E	28.06
C11	20.00	48°19'38"	16.88	N 74°54'15" E	16.17
C12	20.00	37°17'27"	13.02	N 47°11'02" W	12.19

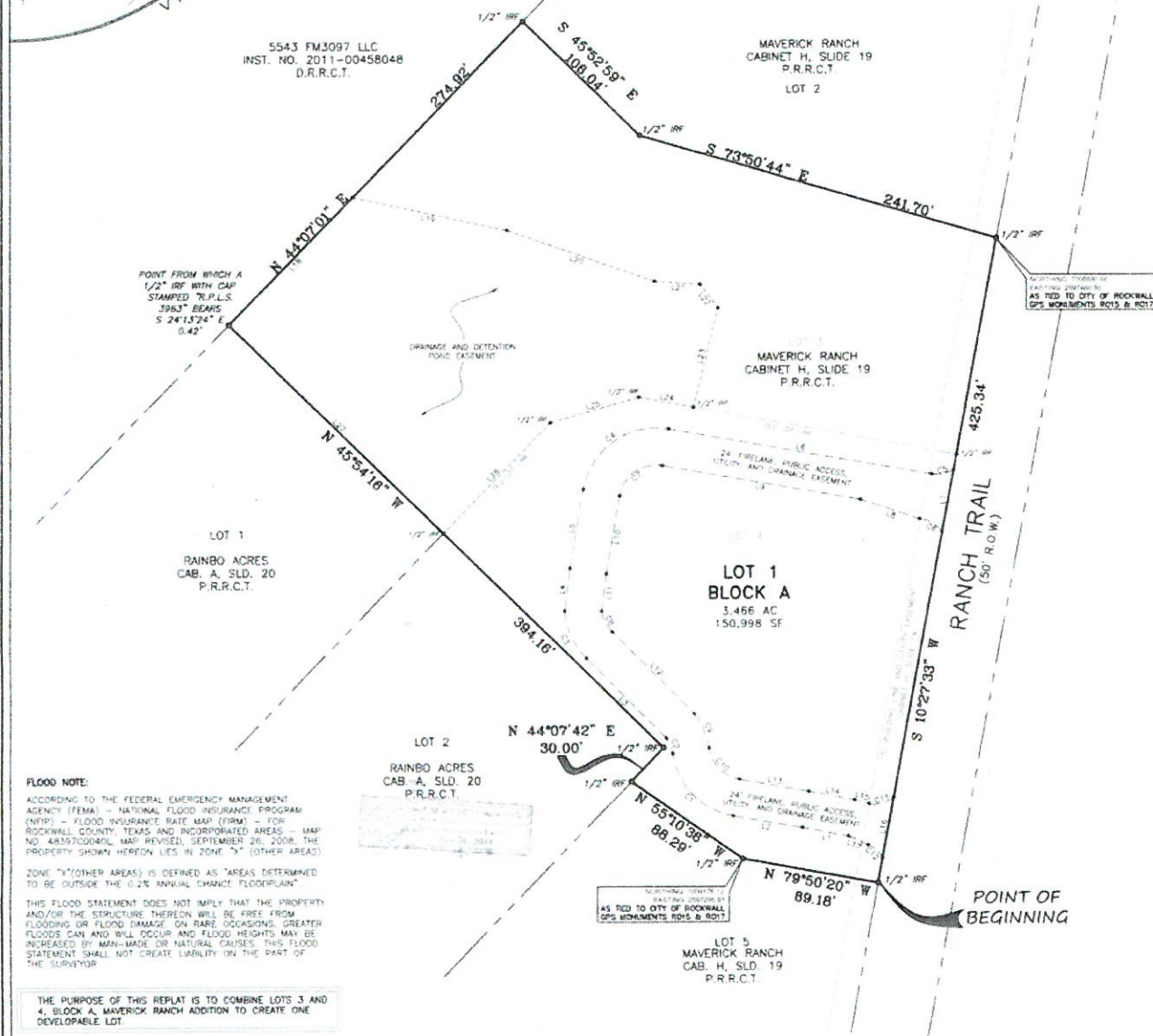
LINE	BEARING	DISTANCE
L1	N 79°16'31" W	50.49
L2	N 80°13'17" W	45.74
L3	N 42°52'50" W	13.29
L4	N 08°46'43" E	27.92
L5	N 09°46'43" E	42.07
L6	S 87°13'17" E	173.88
L7	S 10°27'33" W	41.15
L8	N 71°45'58" W	40.47
L9	N 86°13'17" W	130.67
L10	S 09°46'43" E	51.44
L11	S 06°46'43" W	24.67
L12	S 45°27'05" E	25.14
L13	S 48°19'38" E	45.93
L14	S 59°16'31" E	30.27
L15	S 74°54'15" E	8.80
L16	S 10°27'33" W	40.28
L17	N 45°48'59" W	13.97
L18	N 48°07'01" E	176.05
L19	S 77°50'44" E	152.62
L20	S 72°50'44" E	101.64
L21	S 82°10'19" E	29.82
L22	S 16°52'08" E	19.39
L23	S 17°50'26" W	24.43
L24	N 79°45'58" W	16.19
L25	S 74°50'15" E	40.00
L26	S 44°27'05" W	100.00
L27	N 45°54'15" E	194.61

GRAPHIC SCALE: 1"=50'

Legend of Symbols & Abbreviations
 IRF = IRON ROD FOUND
 R.O.W. = RIGHT-OF-WAY
 VOL. = VOLUME
 PG. = PAGE
 CAB. = CABINET
 SLD = SLIDE
 D.R.R.C.T. = DEED RECORDS ROCKWALL COUNTY, TEXAS
 P.R.R.C.T. = PLAT RECORDS ROCKWALL COUNTY, TEXAS

GENERAL NOTES

1. THE BASIS OF BEARINGS AND ELEVATION DATUM FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING, ESTABLISHED BY GPS MEASUREMENTS TAKEN ON SITE AND TIED TO THE CITY OF ROCKWALL GPS MONUMENT NETWORK.
2. THE DRAINAGE AND DETENTION POND EASEMENT SHOWN ON THE PLAT SHALL BE MAINTAINED BY THE OWNER. IT IS NOT THE RESPONSIBILITY OF THE CITY OF ROCKWALL TO MAINTAIN, REPAIR, OR SERVICE SAID EASEMENT.



I 341
FINAL PLAT
PATRIOT PAWS ADDITION
LOT 1, BLOCK A
 BEING A REPLAT OF ALL OF LOTS
 3 AND 4, BLOCK A, OF
 MAVERICK RANCH ADDITION,
 RECORDED IN CABINET H, SLIDE 19
 P.R.R.C.T.
 SITUATED IN THE
 WILLIAM M. FORD SURVEY, ABSTRACT NO. 80
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
 PATRIOT PAWS SERVICE DOGS
 254 Ranch Trail
 Rockwall, Texas 75082
 (972) 772-3282

SURVEYOR
 MADDOX SURVEYING & MAPPING INC.
 P.O. BOX 2109
 FORNEY, TEXAS 75126
 (972) 564-4416
 Firm Reg. No. 10013200

Patriot Paws Addition
 Lot 1, Block A
 Final Plat

FLOOD NOTE:
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - FOR ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS - MAP NO. 4457000401, MAP REVISED, SEPTEMBER 26, 2008, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS).
 ZONE "X" (OTHER AREAS) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
 THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

THE PURPOSE OF THIS REPLAT IS TO COMBINE LOTS 3 AND 4, BLOCK A, MAVERICK RANCH ADDITION TO CREATE ONE DEVELOPABLE LOT.

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 *RESIDENTIAL CARE FACILITY* IN A COMMERCIAL (C) DISTRICT, ON A 3.466-ACRE PARCEL OF LAND BEING IDENTIFIED AS LOT 1, BLOCK A, PATRIOT PAWS 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 Lori Stevens of Patriot Paws Service Dogs for the approval of a Specific Use Permit (SUP) to allow for a *Residential Care Facility* on a 3.466-acre parcel of land, identified as Lot 1, Block A, Patriot Paws Addition, City of Rockwall, Rockwall County, Texas, zoned *Commercial (C) District*, addressed as 302 Ranch Trail, 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 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) allowing a *Residential Care Facility* within a *Commercial (C) District* as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [Ordinance No. 04-38] on the *Subject Property*, and

Section 2. That the Specific Use Permit (SUP) shall be subject to the conditions set forth in *Section 4.5, Commercial (C) 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 operation of a *Residential Care Facility* on the *Subject*

Property, and conformance to these operational conditions is required for continued operations:

- 1) For the purposes of this SUP ordinance, a *Residential Care Facility* shall be defined as a facility that allows for the short-term occupancy (*i.e. occupancy not to exceed 14 days*) of a disabled American veteran and/or others with mobile disabilities that require special training for a service animal.
- 2) Parking for this facility shall be one (1) parking space per each bed provided within the *Residential Care Facility*, and shall be constructed in accordance with the requirements of Article VI, *Parking and Loading*, of the Unified Development Code (UDC).
- 3) For the purpose of this SUP ordinance, the *Residential Care Facility* shall be limited to the residential structure addressed as 302 Ranch Trail and indicated in *Exhibit 'B'* of this 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

WHEREAS, PATRIOT PAWS SERVICE DOGS is the owner of a tract of land in the William M. Ford Survey, Abstract No. 80, situated in the City of Rockwall, in Rockwall County, Texas, being all of Lot 3 and Lot 4, Block A, of Maverick Ranch Addition, an addition to The City of Rockwall as recorded in Cabinet H, Slide 19, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the southeast corner of said Lot 4, said point also lying on the northwest right of way of Ranch Trail, (a called 50' Right of Way);

THENCE North 79 degrees 50 minutes 20 seconds West along the southerly line of said Lot 4, a distance of 89.18-feet to a 1/2 inch iron rod found for corner;

THENCE North 55 degrees 10 minutes 36 seconds West continuing along said southerly line a distance of 88.29-feet to a 1/2 inch iron rod found for corner lying on the southeast line of Lot 2 of Rainbo Acres, an addition to The City of Rockwall as recorded in Cabinet A, Slide 20 of the Plat Records of Rockwall County, Texas;

THENCE North 44 degrees 07 minutes 42 seconds East along the southeast line of said Lot 2 a distance of 30.00 feet to a 1/2 inch iron rod found for the east corner of said Lot 2, same being an inner ell corner of previously mentioned Lot 4;

THENCE North 45 degrees 54 minutes 16 seconds West along the northeast line of Lots 1 and 2 of said Rainbo Acres, same being the southwest line of Lots 3 and 4 of said Maverick Ranch Addition a distance of 394 .16-feet to a point for the west corner of said Lot 3 from which a 1/2 inch iron rod with cap stamped "R.P.L.S. 3963" found bears South 24 degrees 13 minutes 24 seconds East a distance of 0.42-feet;

THENCE North 44 degrees 07 minutes 01 seconds East along the northwest line of said Lot 3 a distance of 274.92-feet to a 1/2 inch iron rod found for the north corner of said Lot 3;

THENCE South 45 degrees 52 minutes 59 seconds East along the northeast line of said Lot 3 a distance of 106.04-feet to a 1/2 inch iron rod found for corner;

THENCE South 73 degrees 50 minutes 44 seconds East continuing along the northeast line of said Lot 3 a distance of 241.70-feet to a 1/2 inch iron rod found for the east corner of said Lot 3 lying on the aforementioned northwest line of Ranch Trail;

THENCE South 10 degrees 27 minutes 33 seconds West along the northwest line of said Ranch Trail a distance of 425.34-feet to the *POINT OF BEGINNING* containing 150,998 SF, or 3.466-acres of land.

City of Rockwall, Texas

Exhibit 'B':
Site Plan



-  Subject Property
-  302 Ranch Trail