



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

22021-054

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
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS FM 740, Rockwall TX

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION Adjacent South of 1389 Ridge Rd, Rockwall, TX 75087. Parcel: 0001-0000-0002-00-0R

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-4

CURRENT USE Retail & Neighborhood Services

PROPOSED ZONING

PROPOSED USE Congregate Care: 300 rooms

ACREAGE 12.11

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 HFS Management Inc.

☒ APPLICANT WB Companies LLC

CONTACT PERSON Richard Chandler

CONTACT PERSON Robert Weinstein

ADDRESS 122 W John Carpenter Fwy, Ste 400

ADDRESS 495 Broadway, 7th Floor

CITY, STATE & ZIP Irving, TX 75039

CITY, STATE & ZIP New York, NY 10012

PHONE 214-649-7187

PHONE 212 226 6066

E-MAIL rchandler@sei-mi.com

E-MAIL robert@wbpropertygroup.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Hanna F. Sakliych [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 \$ 381.65 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11/29/21 DAY OF NOVEMBER, 2021. 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."

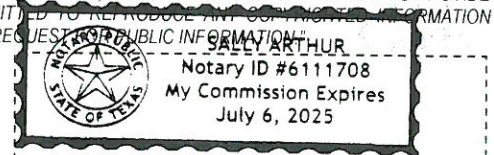
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 29 DAY OF November, 2021.

OWNER'S SIGNATURE

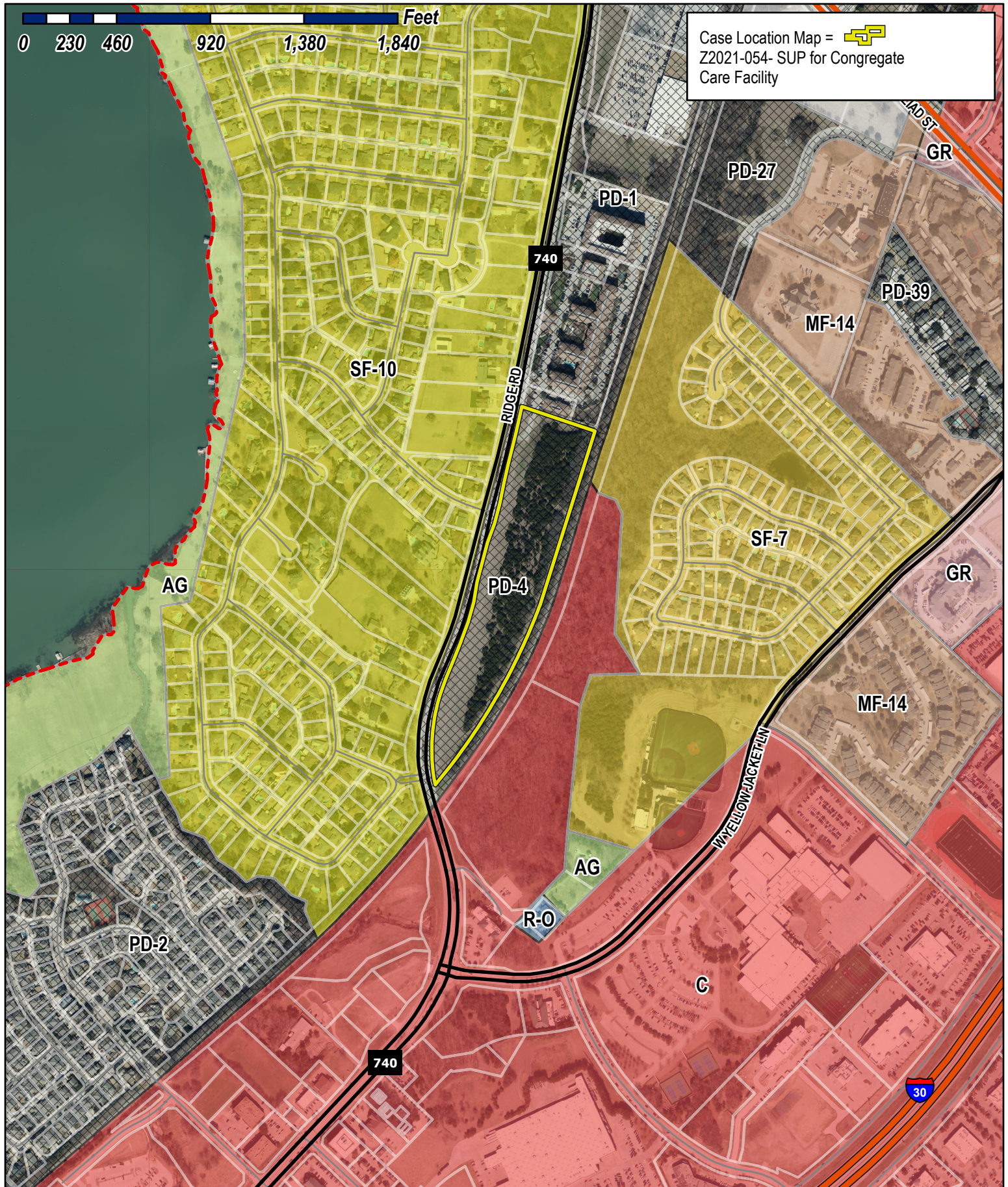
Hanna F. Sakliych


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Sally Arthur



MY COMMISSION EXPIRES 7-6-2025



Case Location Map = 
Z2021-054- SUP for Congregate
Care Facility



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.

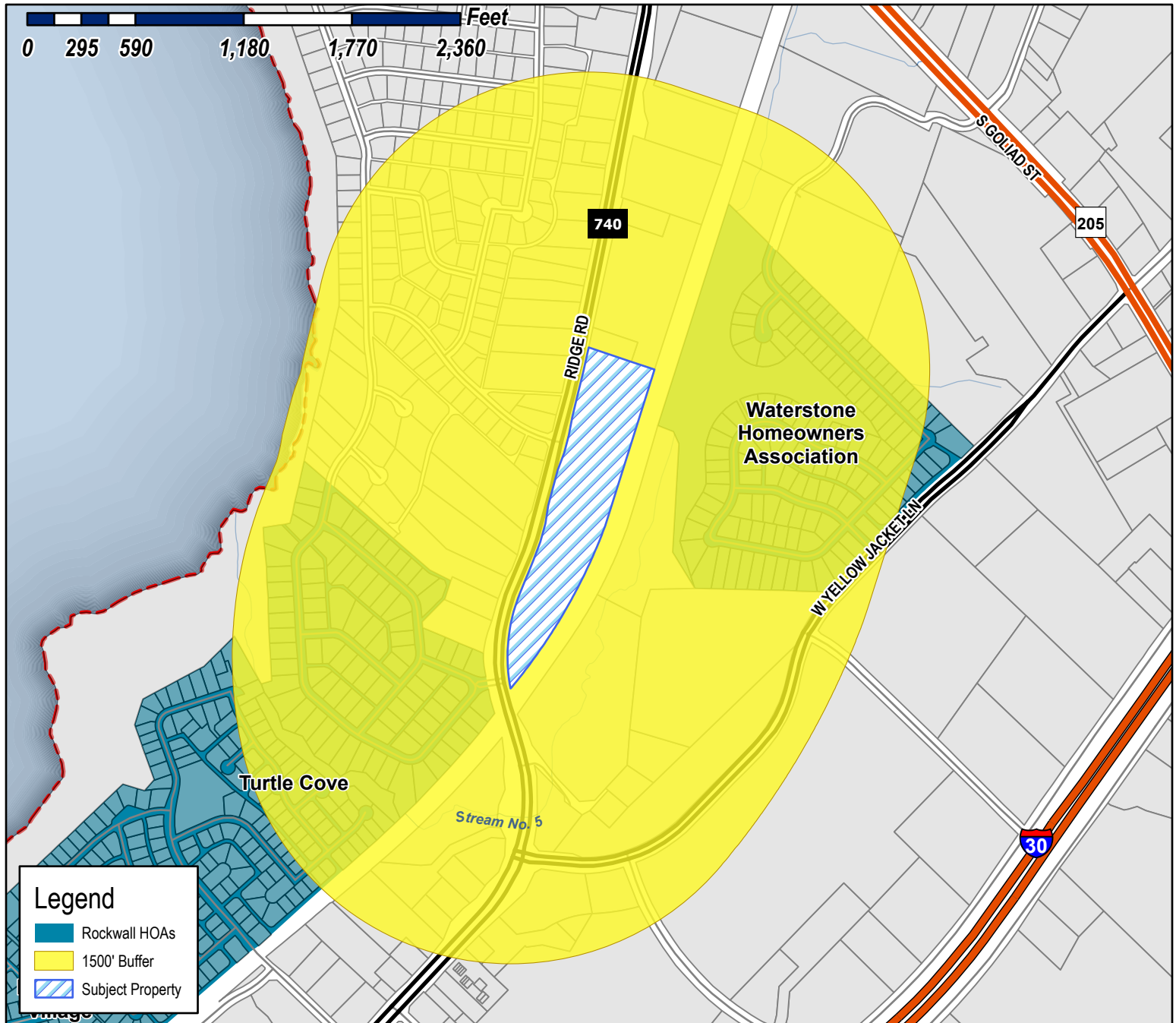




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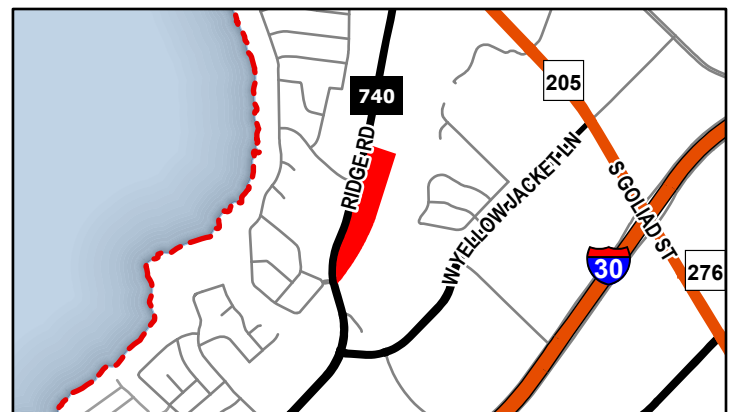
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Case Number: Z2021-054
Case Name: SUP for Congregate Care Facility
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: Adjacent South of 1389 Ridge Road

Date Saved: 12/16/2021

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

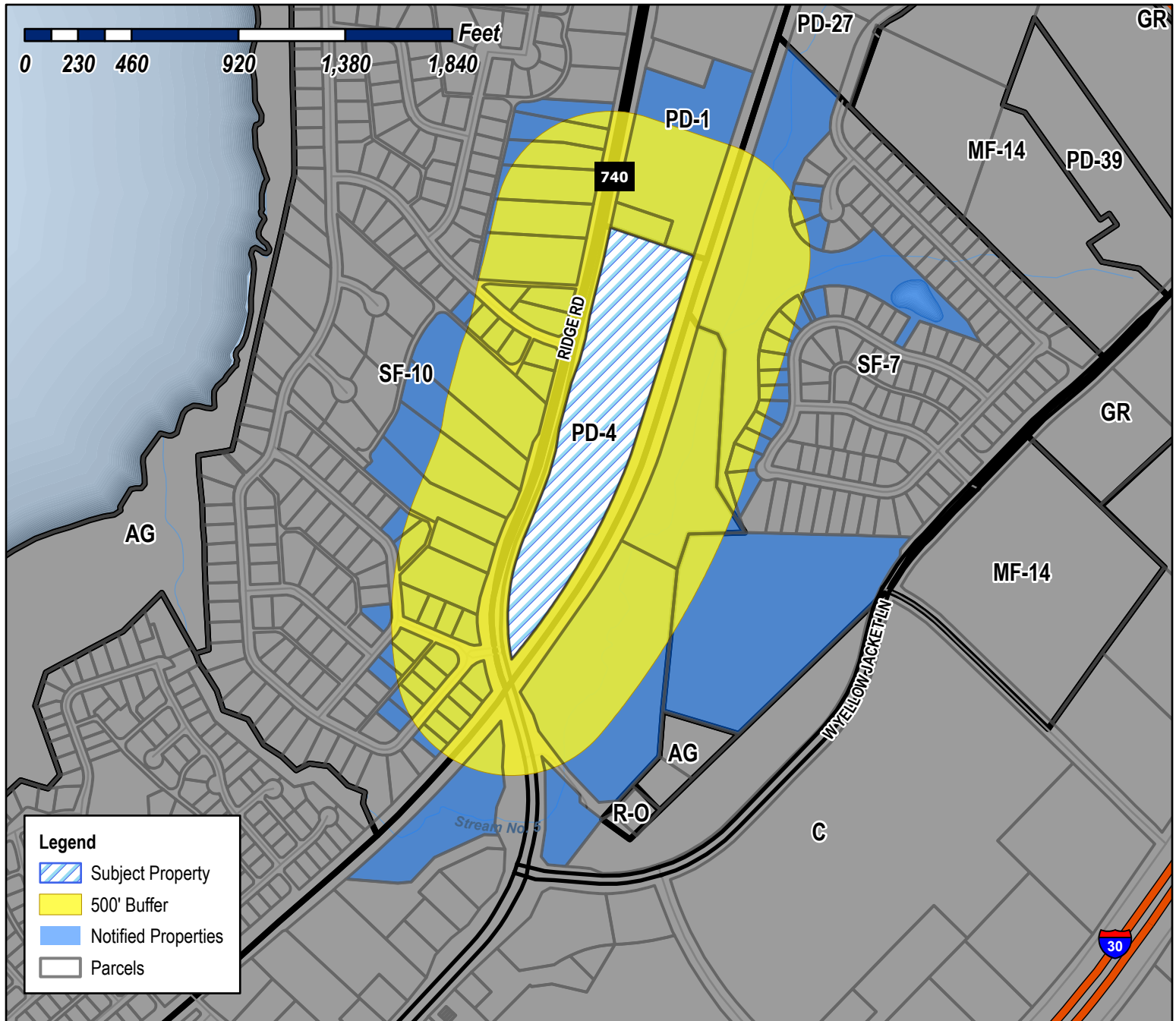




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For Questions on this Case Call (972) 771-7745



WB Companies LLC
Robert Weinstein
917-670-8267
Robert@wbpropertygroup.com
495 Broadway 7th Floor
New York, NY 10012

December 8th 2021

Dear Mr. Miller,

Please consider this my formal application letter to request for a special use permit for Congregate Care for PD-4.

We propose a best in class 300 room congregate care facility that will provide daily prepared meals. Residents will be 62 and over and will have unobstructed views of Lake Ray Hubbard and a full package indoor and outdoor communal amenities and experiences. We will comply with all the Rockwall UDC requirements for Congregate care facility. **Max height of the building will be 60ft size from the highest elevation along Ridge Road, any individual building will not to exceed 320,000 sq. ft. and we will provide 20% of open space.**

Our Congregate Care Facility will foster a close sense of community where our elderly residents can be surrounded by friends where they can come together for planned experiences and use our exceptional amenities.

Demand In 2021 the average age of baby boomers is 57-75. With the continued increase of the size of the population over the age of 62 there is a large need to increase availability of Congregate Care/Elderly Housing. Many older adults no longer want the burden of living in an oversized home, many times isolated from their loved ones, while having all the headaches of house maintenance.

Security and Care Loved ones can rest at ease that their parents and grand parents will be looked after by our staff and monitored using our best in class emergency monitoring systems.

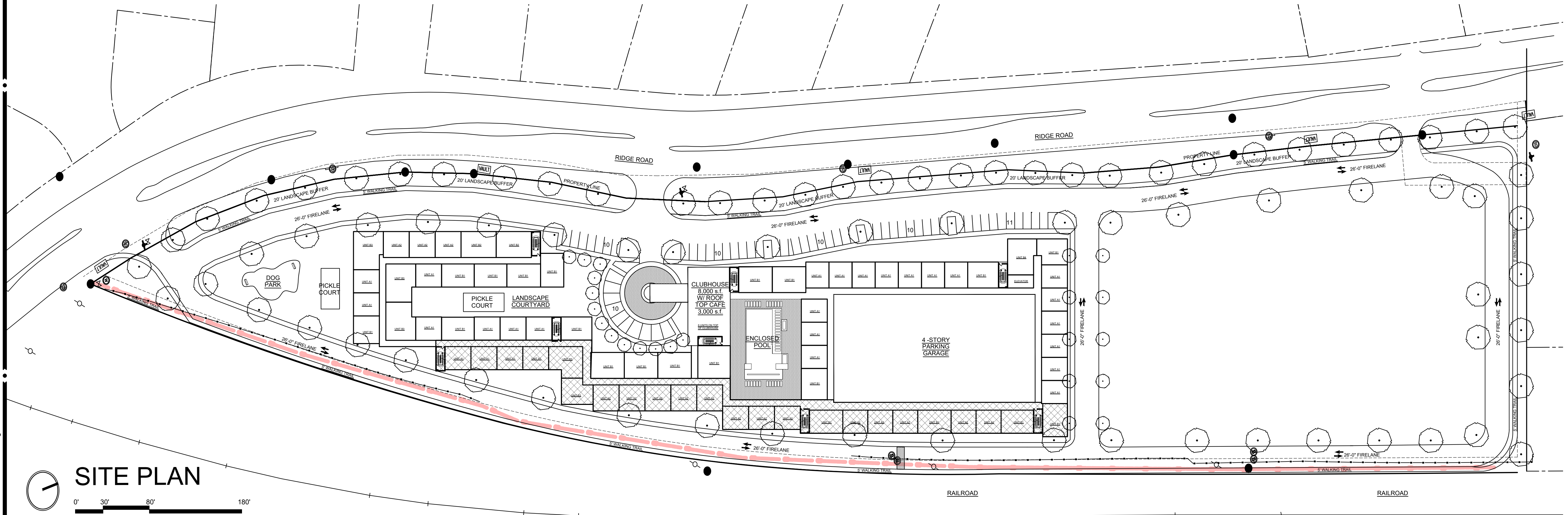
Dedicated Areas for Indoor and Outdoor Recreation and Activities Our amenities will include Pool, Meditation garden, Outdoor grilling area Walking Trail, Fitness Center, Food Truck area, Picnic Tables Yoga, Community Room, Kitchen, Rooftop deck.

Apartment Amenities Large master bedroom suites Expansive walk-in closets Vinyl flooring. Oversized soaking tubs. Modern slate GE appliances.

Thank you for your time and consideration,

Robert Weinstein





PROJECT DATA FOR PHASE # 1

300 TOTAL UNITS: - 4 /5 split stories
 Approx. 60% "A-units" - 180 units
 Approx. 40% "B-units" - 120 units

PARKING REQUIRED:

1 for 1- Bedroom = $180 \times 1 = 180$ spaces
 1 for 2- Bedroom = $120 \times 1 = 120$ spaces
 Restaurant = $1/300 = 10$ spaces
(310 Total parking spaces required)

PARKING PROVIDED:

Parking Garage - 51 spaces per tier / 4 stories
(Approx. 205 spaces)
(Surface) = 116 spaces
Total Spaces provided : 320

SITE AMENITIES:

Landscaped Pool courtyard
Roof top restaurant - Residents Only
- Approx. 13,000 s.f.
Open Space - Approx. 20%
Community Dog Park
(2) Sport Courts - Pickle Ball

The Edge at Rockwall

ACTIVE SENIOR LIVING APARTMENTS
ROCKWALL, TEXAS

ARRIVE
ARCHITECTURE GROUP

2344 Highway 721 • Suite 100 • Bedford, Texas 76021 • www.arrivearchitect.com
Ph 817.514.0584 • Fx 817.514.0694

Architecture
Planning
Project Management

SEAL

[illegible]



MATCHLINE



ELEVATION |

ACTIVE SENIOR LIVING APARTMENTS
ROCKWALL, TEXAS

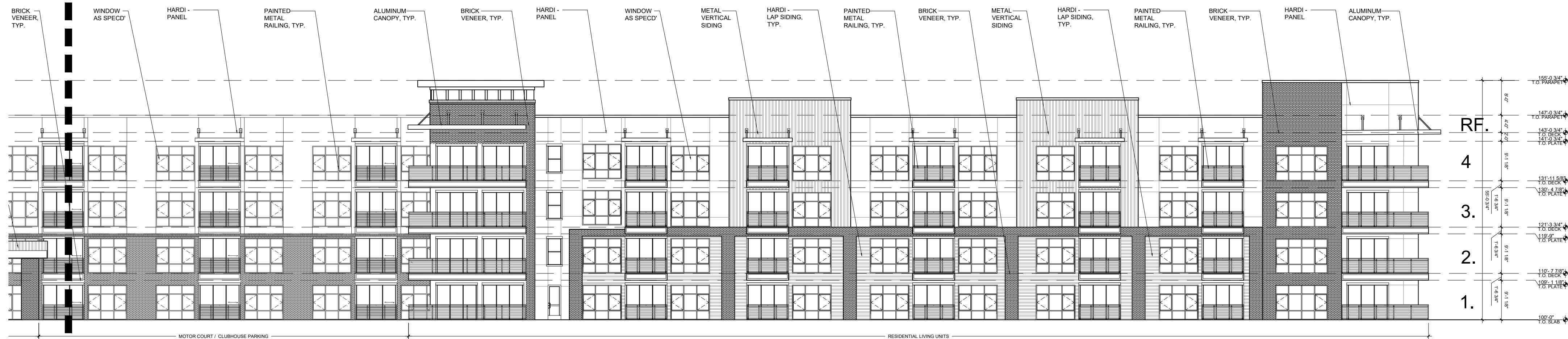
2344 Highway 121 • Suite 100 • Bedford, Texas 76021 • www.ArriveAG.com
Ph 817.514.0584 • Fx 817.514.0694

AL

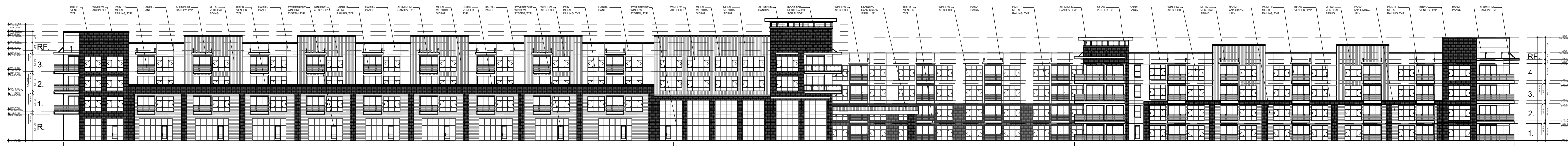
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01 RIDGE ROAD ELEVATION (LEFT SIDE)
SCALE 1/16" = 1'-0"



02 RIDGE ROAD ELEVATION (RIGHT SIDE)
SCALE 1/16" = 1'-0"



01

02

ELEVATION

The Edge at Rockwall

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REVISION
DRAWN BY: AAG
CHECKED BY: JMT
ISSUED FOR: CONCEPT PLAN
SUBMITTAL DATE: 12/06/21
SHEET NO.
SCALE: