



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLAN & 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: *[Signature]*
CITY ENGINEER: *[Signature]*

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [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)

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, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address 1024 Ridge Road

Subdivision _____ Lot _____ Block _____

General Location _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning _____

Current Use Massage

Proposed Zoning _____

Proposed Use Kinder Readiness Program

Acreage _____

Lots [Current] _____

Lots [Proposed] _____

Required for Plats: By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

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

Owner Susan Gamez

Applicant Stephanie Marshall/Natalie Kirtle

Contact Person _____

Contact Person _____

Address 602 Lawrence Dr

Address 318 Hillside Dr

City, State & Zip Heath, Tx 75032

City, State & Zip Forney, Tx 75126

Phone 972-679-6635

Phone 214 908 3065

E-Mail 3boysinschool@gmail.com

E-Mail imagineprek@gmail.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared _____ [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of 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 _____ day of _____, 20 _____.

Owner's/Applicant's Signature

[Signature]

Notary Public in and for the State of Texas

My Commission Expires _____



RECEIPT

Project Number: Z2018-021
Job Address: 1024 RIDGE RD
ROCKWALL, TX 75087

Receipt Number: B78689

Printed: 4/16/2018 12:50 pm

| Fee Description | Account Number | Fee Amount |
|-----------------|----------------|------------|
| ZONING | 01-4280 | \$ 200.00 |

Total Fees Paid:

\$ 200.00

Date Paid: 4/16/2018 12:00:00AM

Paid By: Stephanie Marshall and Natalie

Pay Method: CHECK 1167

Received By: KB



**DEVELOPMENT REVIEW COMMITTEE (DRC)
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

Phone: (972) 771-7745

Email: Planning@Rockwall.com

External Review: Wayne Carter, Charter Communications
Jim Friske, Charter Communications
Dinah Wood, Atmos
Randy Voight, Oncor
Phillip Dickerson, Oncor
Brian Duncan, AT&T
Javier Fernandez, RISD
Brenda Callaway, TXDOT
Stephen Geiger, Farmer's Electric
Frank Spataro, Farmer's Electric

Internal Review: Amy Williams, Engineering
John Shannon, Building Inspections
Ariana Hargrove, Fire
Andy Hesser, Parks
Andy Villarreal, Police


From: Planning & Zoning Department

Date: 4/16/2018

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 04/20/2018. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on at 2:00 p.m. The Planning and Zoning Commission work session will be held on 4/24/2018 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number: Z2018-021
Project Name: 1027 Ridge Road
Project Type: ZONING
Applicant Name: Stephanie Marshall and Natalie Kirkley
Owner Name: GAMEZ, SUSAN
Project Description:

0 15 30 60 90 120 Feet

Z2018-021 - 1042 RIDGE RD
ZONING - LOCATION MAP = 



City of Rockwall

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

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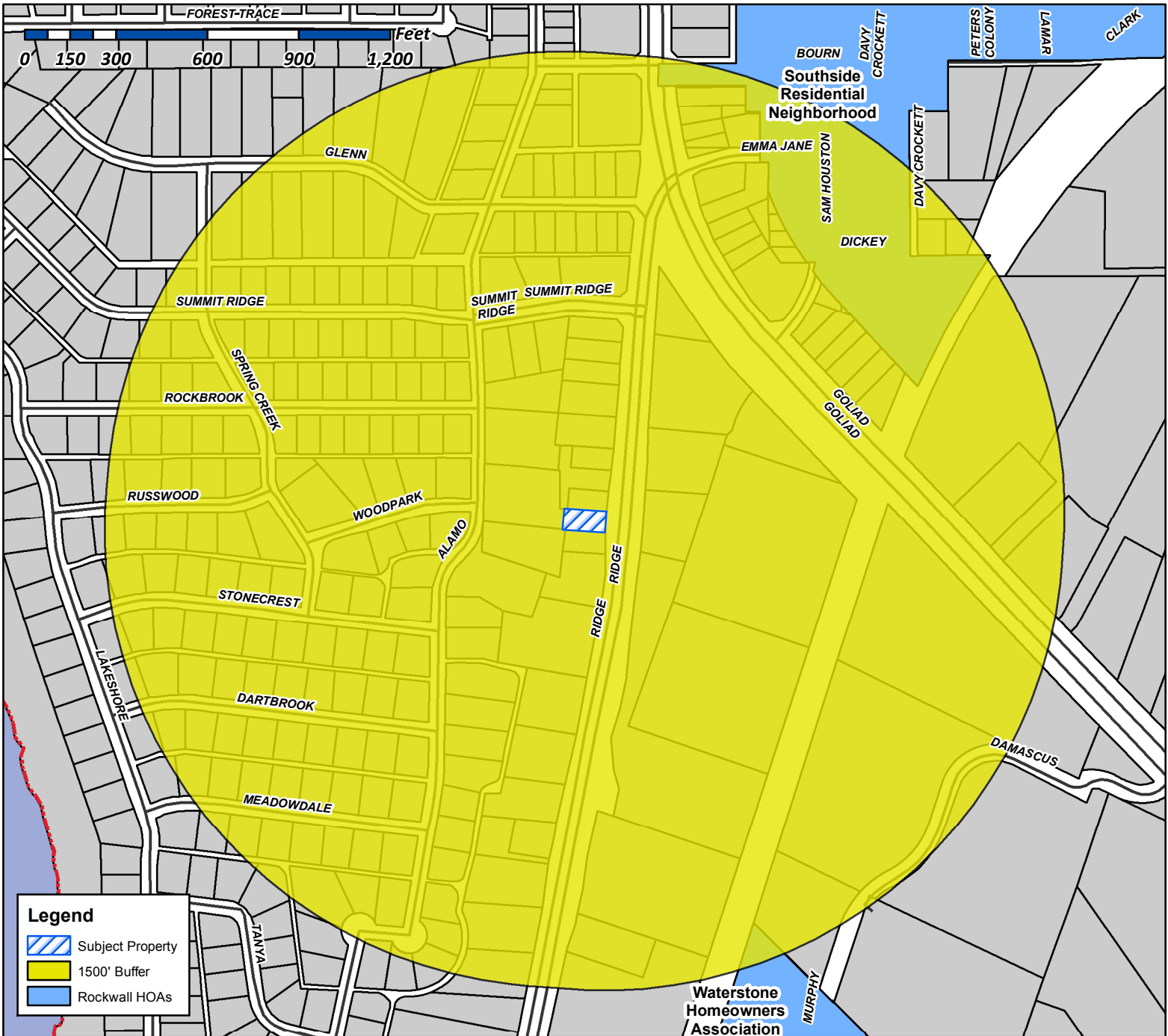




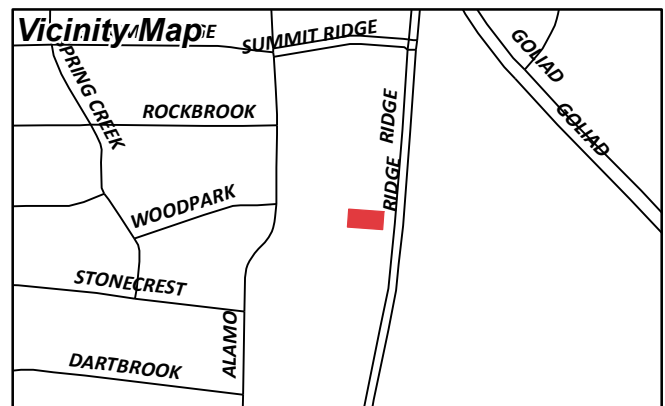
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Case Number: Z2018-021
Case Name: 1024 Ridge Rd
Case Type: Zoning
Zoning: SUP
Case Address: 1024 Ridge Rd



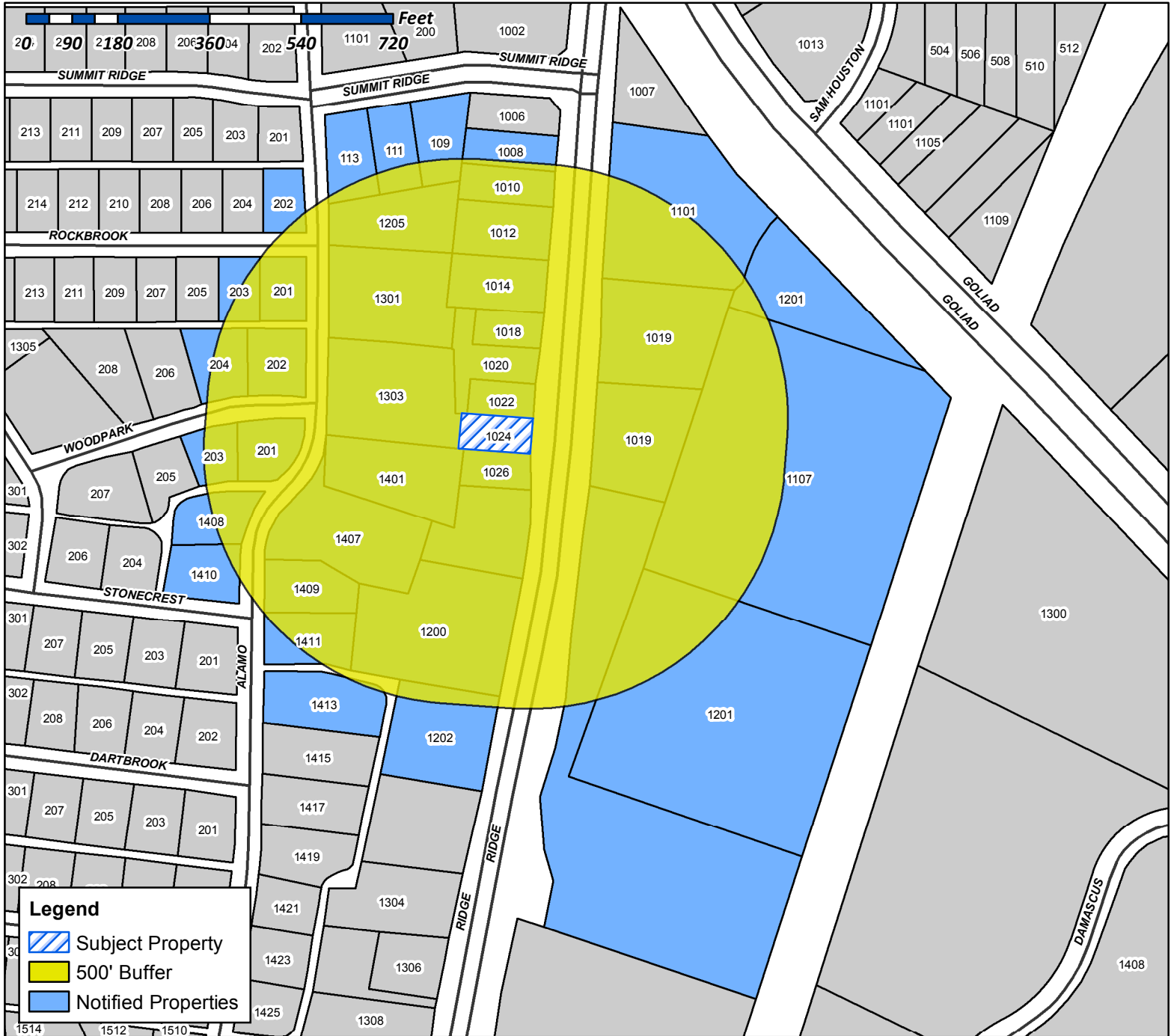
Date Created: 4/13/2018
For Questions on this Case Call (972) 771-7745



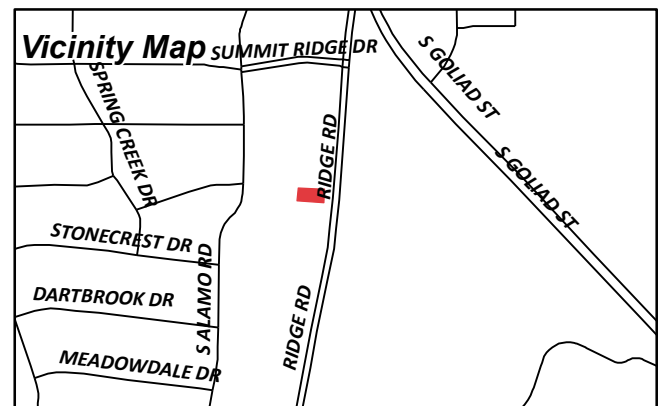
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Case Number: Z2018-021
Case Name: 1024 Ridge Rd
Case Type: Zoning
Zoning: SUP
Case Address: 1024 Ridge Rd



Date Created: 4/13/2018

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

CURRENT RESIDENT
1008 RIDGE RD
ROCKWALL, TX 75087

PREGNANCY RESOURCE CENTER OF LAKE RAY
HUBBARD
1010 RIDGE RD
ROCKWALL, TX 75087

GUSSIO PROPERTIES LLC
1012 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1014 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1018 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1019 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1020 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1022 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1024 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1026 RIDGE RD
ROCKWALL, TX 75087

LOFLAND WILLIAM B
105 E KAUFMAN ST
ROCKWALL, TX 75087

VICMAR I LTD &
O
105 KAUFMAN ST
ROCKWALL, TX 75087

RIDGE ROAD PARTNERS LP
106 EAST RUSK STREET O
ROCKWALL, TX 75087

CURRENT RESIDENT
109 SUMMIT RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1101 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1107 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
111 SUMMIT RIDGE DR
ROCKWALL, TX 75087

HUMPHRIES JOHN AND AMANDA G
113 SUMMIT RIDGE DRIVE
ROCKWALL, TX 75087

BENBROOKE RIDGE PARTNERS LP
O
115 W 7TH ST O
FORT WORTH, TX 76102

LOFLAND WILLIAM B & SHERRIE
1200 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1201 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1202 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1205 S ALAMO
ROCKWALL, TX 75087

MCMASTER CHRISTOPHER QUE & BROOKE E
1301 S ALAMO RD
ROCKWALL, TX 75087

WELLS JOEL A AND SHOLANA K
1303 S ALAMO RD
ROCKWALL, TX 75087

GUILLORY MARK E & MARY J
1401 S ALAMO RD
ROCKWALL, TX 75087

WEBSTER WILLIAM L
1407 SOUTH ALAMO ROAD
ROCKWALL, TX 75087

CONFIDENTIAL
1408 S ALAMO RD
ROCKWALL, TX 75087

VANDERSLICE RD & LYNN
1408 S LAKESHORE DR
ROCKWALL, TX 75087

ALEMAN DANIEL G & ELLA S
1409 S ALAMO RD
ROCKWALL, TX 75087

REAGAN LESTER L
1410 S ALAMO RD
ROCKWALL, TX 75087

FULLER JIMMY
1411 S ALAMO RD
ROCKWALL, TX 75087

GREEN LARRY W JR AND
0
1413 SOUTH ALAMO ROAD
ROCKWALL, TX 75087

CURRENT RESIDENT
201 ROCKBROOK DR
ROCKWALL, TX 75087

MASON JESSICA M & JEREMY T
201 WOODPARK
ROCKWALL, TX 75087

CURRENT RESIDENT
202 WOODPARK LN
ROCKWALL, TX 75087

TONQUEST BERNARD & RENEE
202 ROCKBROOK DR
ROCKWALL, TX 75087

RUSSELL JOHN W III & NENITA N
203 ROCKBROOK DRIVE
ROCKWALL, TX 75087

HEAD JAMES MARTIN
203 WOODPARK LN
ROCKWALL, TX 75087

PORTALS ASHLEY
204 WOODPARK LANE
ROCKWALL, TX 75087

CAMERON LAND HOLDINGS LLC
2081 WHITNEY BAY DR
ROCKWALL, TX 75087

HART ROBERT N & HOPE C
218 CARRIAGE HILL LN
HEATH, TX 75032

OREILLY AUTO ENTERPRISES LLC
233 S PATTERSON
SPRINGFIELD, MO 65802

SHIWACH RAJINDER S & SUSAN M
4606 CHEROKEE TRL
DALLAS, TX 75209

GAMEZ SUSAN
602 LAURENCE DR
ROCKWALL, TX 75032

BENNETT FAMILY LIVING TRUST
0
754 HUNTERS GLN
ROCKWALL, TX 75032

ELLIS JACK DAVID AND MARY KATHRYN
8 CAMDEN
HEATH, TX 75032

WALKER TOM H & SUE A
902 LAKE MEADOWS DR
ROCKWALL, TX 75087

KEYSTONE PROPERTIES LLC
PO BOX 398
ROCKWALL, TX 75087

SCOGGIN MARGARET GAIL
PO BOX 83
ROCKWALL, TX 75087

April 11, 2018

To Whom it May Concern:

Hello, our names are Stephanie Marshall and Natalie Kirkley. We are starting a kindergarten readiness school, Imagine Pre-K, and are hoping to obtain appropriate zoning by the City of Rockwall for the building located at 1024 Ridge Road.

First, here's a little about what our vision is for Imagine. Our main emphasis will center around getting kids aged 3 to 6 ready for their kindergarten year. We are both current teachers in Rockwall ISD and have a combined 22 years of experience teaching Pre-K through 5th grade. We know the standards and expectations of kindergarten (specifically in RISD), and how important it is for children in their Pre-K years to work on and enhance those needed skills beforehand - which is why we are writing our own curriculum that builds the foundational knowledge and skills needed before entering kindergarten. We stand out as a readiness program, not a daycare, that can offer something other Pre-K programs cannot - we are certified teachers that will offer differentiated, teacher-created, student-driven services in a setting with relatively low student-to-teacher ratios.

We believe that a program like ours would greatly benefit the city of Rockwall and its residents. Imagine Pre-K will be a faith-based learning community that will prepare young learners for success by providing meaningful education, purposeful play, and character building life skills in a nurturing environment. Our goal is to provide a child-centered, God-loving, imagination-creating environment that builds a LOVE of learning in our students!

We are very excited about offering this unique and innovative program to the Rockwall community. We would be more than happy to discuss in greater detail our vision for Imagine Pre-K at any time, so please feel free to contact us!

Sincerely,

Stephanie Marshall

Natalie Kirkley

Stephanie Marshall & Natalie Kirkley
Owners and Directors of Imagine Pre-K
214-908-3065
214-405-2915

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS SUSAN GAMEZ BEING THE OWNER OF A TRACT OF LAND
in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the B.J.T. LEWIS SURVEY ABSTRACT NO. 254, City of Rockwall, Rockwall County, Texas, and being a part of that 0.24 acres tract known to me to be the person whose name is subscribed to the foregoing instrument, and I have been duly advised by the County Clerk of Rockwall County, Texas, that the same is duly recorded in the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the Northwest corner of said 0.24 acres tract, and being a part of that 0.24 acres tract known to me to be the person whose name is subscribed to the foregoing instrument, and I have been duly advised by the County Clerk of Rockwall County, Texas;

THENCE S. 85 deg. 57 min. 11 sec. E. along the common line between said tracts, a distance of 139.93 feet to an "X" chiseled in concrete for corner in the West right-of-way line of the subdivision, and being more particularly described as follows:

THENCE S. 04 deg. 49 min. 17 sec. W. along said right-of-way line, a distance of 10.22 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C. 5034" set for corner in the South line of said 0.24 acres tract;

THENCE N. 85 deg. 47 min. 18 sec. W. along the South line of said 0.24 acres tract, a distance of 140.55 feet to a 1/2" iron rod found for corner at the Southwest corner of same;

THENCE N. 05 deg. 15 min. 21 sec. E. a distance of 69.84 feet to the POINT OF BEGINNING and containing 0.23 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I, the undersigned, do hereby certify that the land shown on this plat, and designated herein as GAMEZ ADDITION, is the property of the City of Rockwall, Texas, and wherein name is subscribed hereto, hereby certifies and public records hereon shown on the purpose and consideration herein expressed, have been notified and signed this plat, to have a mortgage or lien interest in the subdivision.

I understand and do hereby reserve the assessment slips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

I also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any structure, or any part thereof, which may be located within the easement in any way endanger or interfere with construction, maintenance or efficiency of the easement, or which may be located on the easement, or any part thereof, which may be located within the easement in any way endanger or interfere with construction, maintenance or efficiency of the easement, or which may be located on the easement, or any part thereof, which may be located within the easement in any way endanger or interfere with construction, maintenance or efficiency of the easement, or which may be located on the easement, or any part thereof, which may be located within the easement in any way endanger or interfere with construction, maintenance or efficiency of the easement.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or caused by the placement of grade or fixtures in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage courses such that properties within the drainage area are not adversely affected by storm drainage from the development.

Unless an escrow deposit sufficient to pay for the cost of such improvements is determined by the city engineer and/or city administrator, computed on a private commercial rate basis, has been deposited with the City of Rockwall, Texas, the City of Rockwall, Texas, shall not be obligated to have the same made by a contractor and pay for the same out of the escrow deposit, should the same be required by the City of Rockwall, Texas, for the same purpose, and the time period in such within agreement, but in no case shall the City be obligated to make such improvements as the work shown on this plat, unless the owner and/or developer as a prerequisite to the City of Rockwall, Texas, shall have been notified by the city secretary, supported by evidence of work done, or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the amount of the escrow deposit, the City of Rockwall, Texas, shall not be obligated to have the same made by a contractor and pay for the same out of the escrow deposit, should the same be required by the City of Rockwall, Texas, for the same purpose, and the time period in such within agreement, but in no case shall the City be obligated to make such improvements as the work shown on this plat, unless the owner and/or developer as a prerequisite to the City of Rockwall, Texas, shall have been notified by the city secretary, supported by evidence of work done, or

I, further acknowledge that the dedications and/or easements made herein are proportional to the area of the land shown on this plat, and that the same are for the mutual use and accommodation and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of easements made herein.

SUSAN GAMEZ

Susan Gamez

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared SUSAN GAMEZ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this _____ day of _____, 2005.

Notary Public in and for the State of Texas

My Commission Expires: _____

NOTE: It shall be the policy of the City of Rockwall to withhold building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The City shall not be responsible for any claims of any nature resulting from or caused by the placement of grade or fixtures in the subdivision. The City of Rockwall will not be responsible for any claims of any nature resulting from or caused by the placement of grade or fixtures in the subdivision.

SURVEYORS CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I, Harold D. Fenty III, P.L.S. No. 5034, do hereby certify that I prepared this plat thereon were properly placed under my personal supervision.

Harold D. Fenty III
Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

[Signature]
Planning and Zoning Commission

APPROVED

I hereby certify that the foregoing plat of GAMEZ ADDITION is a true and correct copy of the original as filed in the City of Rockwall on the 16th day of February, 2005.

This approval shall be invalid unless the approved plat for said addition is recorded in the City of Rockwall, Texas, within one hundred eighty (180) days from the date of recording of this certificate.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 16th day of February, 2005.

City Secretary City of Rockwall

[Signature]
City Secretary City of Rockwall

City ENGINEER

2-15-05



FINAL PLAT

GAMEZ ADDITION

0.23 ACRES (1 LOT)
B. J. T. LEWIS SURVEY, A-255

AN ADDITION TO THE CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

F 174

R.S.C.I.

ROCKWALL SURVEYING CO., INC. LAND SURVEYING

1884 S. FM 551 ROYSE CITY, TX 75089 972-772-4434 PHONE 972-772-3443 FAX

18004-071
SHEET 2 OF 2

APPROVED DECEMBER 17, 2005
SCALE 1" = 10' - PLAN PERM 02031453P
COUNTY JUDGE


City of Rockwall
Project Plan Review History



| | | | |
|---------------------------------------|---|---|---------------------|
| Project Number Z2018-021 | Owner GAMEZ, SUSAN | Applied 4/13/2018 | KB |
| Project Name 1027 Ridge Road | Applicant Stephanie Marshall and Natalie Kirkley | Approved | |
| Type ZONING | | Closed | |
| Subtype SUP | | Expired | |
| Status Staff Review | | Status | |
| Site Address 1024 RIDGE RD | | City, State Zip ROCKWALL, TX 75087 | |
| | | Zoning | |
| Subdivision M C PASSMORE | Tract 1 | Block A | Lot No 1 |
| | | Parcel No 3722-000A-0001-00-OR | General Plan |

| Type of Review / Notes | Contact | Sent | Due | Received | Elapsed | Status | Remarks |
|---|-----------------|-----------|-----------|-----------|---------|----------|----------------|
| BUILDING | John Ankrum | 4/13/2018 | 4/20/2018 | 4/16/2018 | 3 | APPROVED | |
| ENGINEERING (4/17/2018 2:37 PM AW) If any paving, water, sewer, or drainage is to be needed, must meet all engineering requirements including detention. | Amy Williams | 4/13/2018 | 4/20/2018 | 4/17/2018 | 4 | APPROVED | See conditions |
| FIRE | Ariana Hargrove | 4/13/2018 | 4/20/2018 | 4/16/2018 | 3 | APPROVED | |
| PLANNING Z2018-021 1024 Ridge Road Please address the following comments (M= Mandatory Comments; I = Informational Comments). I.1 This is a request by Stephanie Marshall and Natalie Kirkley on behalf of Susan Gamez for the approval of a Specific Use Permit (SUP) for a daycare facility in a Residential-Office (RO) District on a 0.23-acre parcel of land identified as Lot 1, Block A, Gamez Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 53 (PD-53) for Residential-Office (RO) District land uses, addressed as 1024 Ridge Road [FM-740]. I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com. M.3 For reference, include the case number (Z2018-021) in the lower right hand corner of all pages on future submittals. M.4 Please provide a concept plan for the site. It needs to show proposed location of playground equipment, and stacking for at least 4 vehicles. M.5 No play areas shall be permitted in the front yard of the subject property M.6 No parking shall be permitted within the 20-foot cross access easement. In addition, parking along, adjacent to, or in the right-of-way-of Ridge Road shall be prohibited. Parking in front of the building shall be prohibited. M.7 Please provide the proposed number of children. 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 by May 1, 2018. The Planning and Zoning Worksession for this case is April 24, 2018. The Planning and Zoning Meeting for this case is May 8, 2018. I.9 The projected City Council meeting date and subsequent approval for this request is May 21, 2018 and June 4, 2018. | Korey Brooks | 4/13/2018 | 4/20/2018 | 4/19/2018 | 6 | COMMENTS | Comments |

0 15 30 60 90 120 Feet

Z2018-021 - 1042 RIDGE RD
ZONING - LOCATION MAP = 



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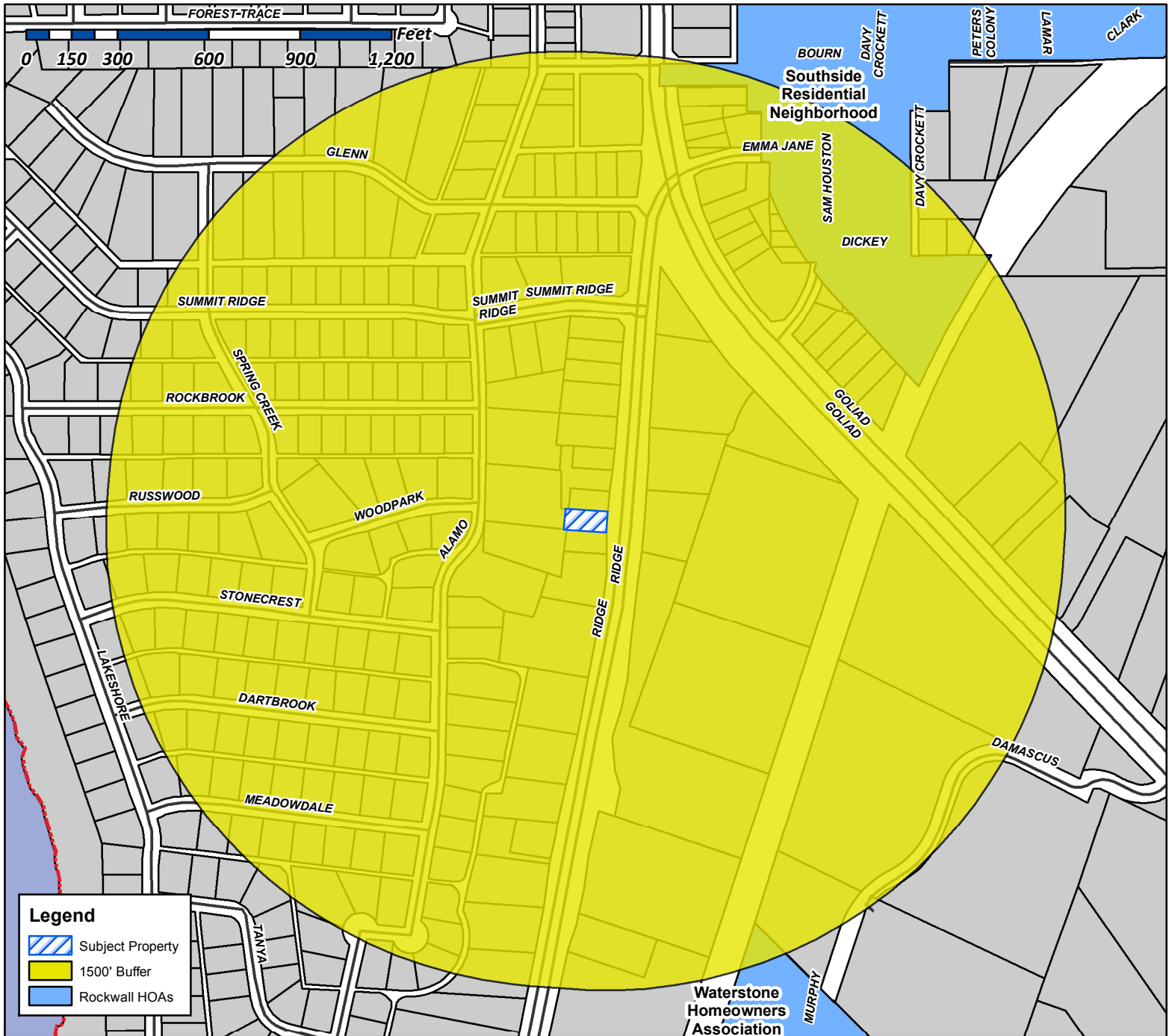




City of Rockwall

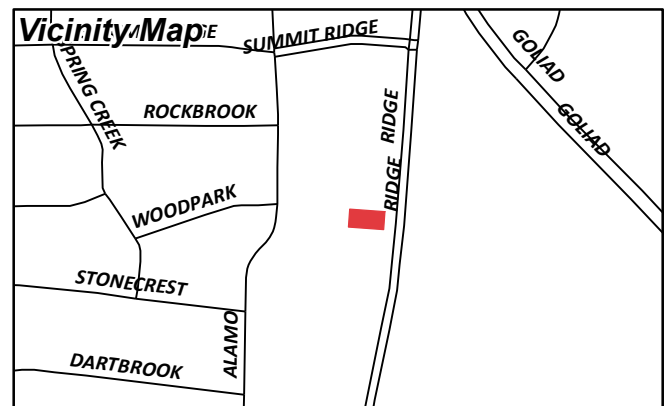
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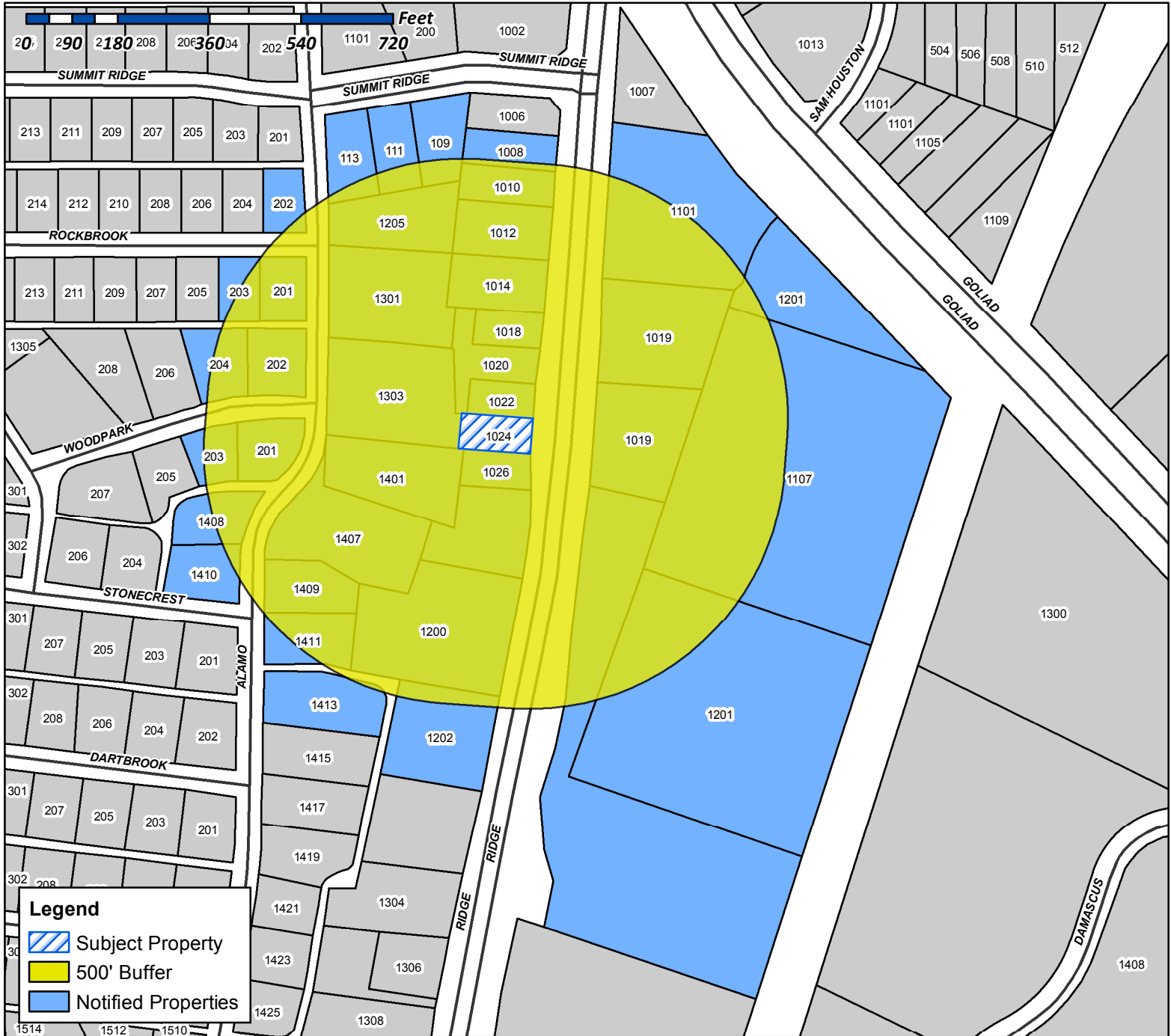




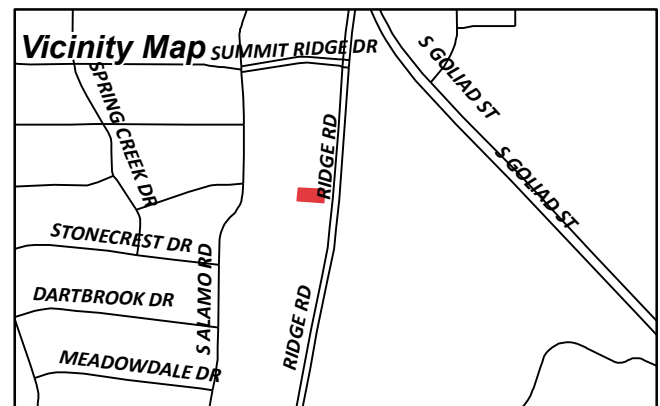
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1018 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1019 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1020 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1022 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1024 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1026 RIDGE RD
ROCKWALL, TX 75087

LOFLAND WILLIAM B
105 E KAUFMAN ST
ROCKWALL, TX 75087

VICMAR I LTD &
O
105 KAUFMAN ST
ROCKWALL, TX 75087

RIDGE ROAD PARTNERS LP
106 EAST RUSK STREET O
ROCKWALL, TX 75087

CURRENT RESIDENT
109 SUMMIT RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1101 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1107 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
111 SUMMIT RIDGE DR
ROCKWALL, TX 75087

HUMPHRIES JOHN AND AMANDA G
113 SUMMIT RIDGE DRIVE
ROCKWALL, TX 75087

BENBROOKE RIDGE PARTNERS LP
O
115 W 7TH ST O
FORT WORTH, TX 76102

LOFLAND WILLIAM B & SHERRIE
1200 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1201 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1202 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1205 S ALAMO
ROCKWALL, TX 75087

MCMASTER CHRISTOPHER QUE & BROOKE E
1301 S ALAMO RD
ROCKWALL, TX 75087

WELLS JOEL A AND SHOLANA K
1303 S ALAMO RD
ROCKWALL, TX 75087

GUILLORY MARK E & MARY J
1401 S ALAMO RD
ROCKWALL, TX 75087

WEBSTER WILLIAM L
1407 SOUTH ALAMO ROAD
ROCKWALL, TX 75087

CONFIDENTIAL
1408 S ALAMO RD
ROCKWALL, TX 75087

VANDERSLICE RD & LYNN
1408 S LAKESHORE DR
ROCKWALL, TX 75087

ALEMAN DANIEL G & ELLA S
1409 S ALAMO RD
ROCKWALL, TX 75087

REAGAN LESTER L
1410 S ALAMO RD
ROCKWALL, TX 75087

FULLER JIMMY
1411 S ALAMO RD
ROCKWALL, TX 75087

GREEN LARRY W JR AND
0
1413 SOUTH ALAMO ROAD
ROCKWALL, TX 75087

CURRENT RESIDENT
201 ROCKBROOK DR
ROCKWALL, TX 75087

MASON JESSICA M & JEREMY T
201 WOODPARK
ROCKWALL, TX 75087

CURRENT RESIDENT
202 WOODPARK LN
ROCKWALL, TX 75087

TONQUEST BERNARD & RENEE
202 ROCKBROOK DR
ROCKWALL, TX 75087

RUSSELL JOHN W III & NENITA N
203 ROCKBROOK DRIVE
ROCKWALL, TX 75087

HEAD JAMES MARTIN
203 WOODPARK LN
ROCKWALL, TX 75087

PORTALS ASHLEY
204 WOODPARK LANE
ROCKWALL, TX 75087

CAMERON LAND HOLDINGS LLC
2081 WHITNEY BAY DR
ROCKWALL, TX 75087

HART ROBERT N & HOPE C
218 CARRIAGE HILL LN
HEATH, TX 75032

OREILLY AUTO ENTERPRISES LLC
233 S PATTERSON
SPRINGFIELD, MO 65802

SHIWACH RAJINDER S & SUSAN M
4606 CHEROKEE TRL
DALLAS, TX 75209

GAMEZ SUSAN
602 LAURENCE DR
ROCKWALL, TX 75032

BENNETT FAMILY LIVING TRUST
0
754 HUNTERS GLN
ROCKWALL, TX 75032

ELLIS JACK DAVID AND MARY KATHRYN
8 CAMDEN
HEATH, TX 75032

WALKER TOM H & SUE A
902 LAKE MEADOWS DR
ROCKWALL, TX 75087

KEYSTONE PROPERTIES LLC
PO BOX 398
ROCKWALL, TX 75087

SCOGGIN MARGARET GAIL
PO BOX 83
ROCKWALL, TX 75087

April 11, 2018

To Whom it May Concern:

Hello, our names are Stephanie Marshall and Natalie Kirkley. We are starting a kindergarten readiness school, Imagine Pre-K, and are hoping to obtain appropriate zoning by the City of Rockwall for the building located at 1024 Ridge Road.

First, here's a little about what our vision is for Imagine. Our main emphasis will center around getting kids aged 3 to 6 ready for their kindergarten year. We are both current teachers in Rockwall ISD and have a combined 22 years of experience teaching Pre-K through 5th grade. We know the standards and expectations of kindergarten (specifically in RISD), and how important it is for children in their Pre-K years to work on and enhance those needed skills beforehand - which is why we are writing our own curriculum that builds the foundational knowledge and skills needed before entering kindergarten. We stand out as a readiness program, not a daycare, that can offer something other Pre-K programs cannot - we are certified teachers that will offer differentiated, teacher-created, student-driven services in a setting with relatively low student-to-teacher ratios.

We believe that a program like ours would greatly benefit the city of Rockwall and its residents. Imagine Pre-K will be a faith-based learning community that will prepare young learners for success by providing meaningful education, purposeful play, and character building life skills in a nurturing environment. Our goal is to provide a child-centered, God-loving, imagination-creating environment that builds a LOVE of learning in our students!

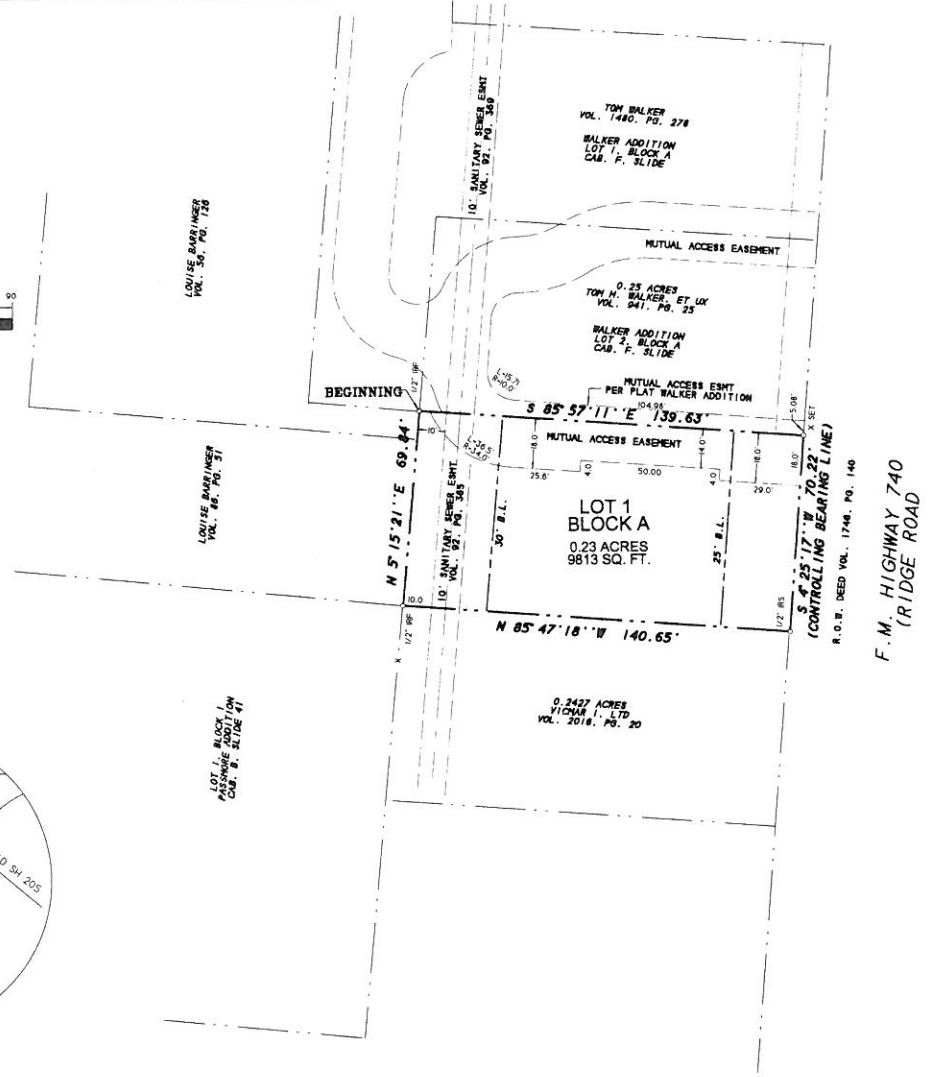
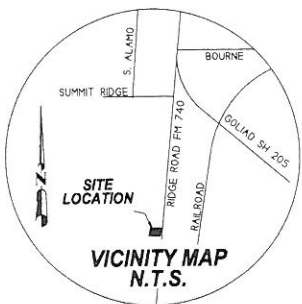
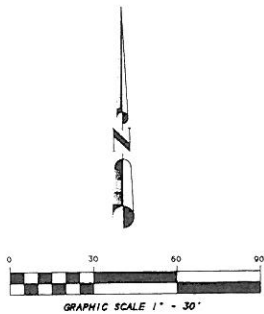
We are very excited about offering this unique and innovative program to the Rockwall community. We would be more than happy to discuss in greater detail our vision for Imagine Pre-K at any time, so please feel free to contact us!

Sincerely,

Stephanie Marshall

Natalie Kirkley

Stephanie Marshall & Natalie Kirkley
Owners and Directors of Imagine Pre-K
214-908-3065
214-405-2915



Filed 05 Feb-17
AM 10:37

322616

FILED FOR RECORD
ROCKWALL COUNTY, TEXAS
05 FEB 17 2004 10:37
SUSAN GAMEZ
COUNTY CLERK
BY: _____ DEPUTY

FINAL PLAT
GAMEZ ADDITION

0.23 ACRES (1 LOT)
B. J. T. LEWIS SURVEY, A-255

AN ADDITION TO THE CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

Pass 071
SHEET 1 OF 2

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: CITY MONUMENT COORD SYSTEM CITY OF ROCKWALL
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

OWNER:
SUSAN GAMEZ
200 E. FATE MAIN PLACE
FATE TEXAS 76087
972-679-0635

R.S.C.I. F 173
ROCKWALL SURVEYING CO., INC. | LAND SURVEYING
1984 S. FM 581 ROYSE CITY, TX 75188 972-772-5484 PHONE 972-772-8443 FAX

SURVEY DATE: DECEMBER 17, 2004
SCALE: 1" = 30' - PLS # 200314658P
CLIENT: GAMEZ

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS SUSAN GAMEZ, BEING THE OWNER OF A TRACT OF LAND
in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the B.J.T. LEWIS SURVEY, ABSTRACT
NO. 255, City of Rockwall, Rockwall County, Texas, and being a part of that 0.24 acres tract
of land as described in a Warranty deed from James O. Ritchey to Jeffrey Scott Pettigrew and
Pamela J. Pettigrew, dated July 23, 1997 and being recorded in Volume 1260, Page 32 of the
Real Property Records of Rockwall County, Texas, and being more particularly described as
follows:

BEGINNING at a 1/2" iron rod found for corner at the Northwest corner of said 0.24 acres
tract and also being at the Southwest corner of a tract of land as described in a Deed to
Tom H. Walker and Sue Ann Walker, as recorded in Volume 941, Page 23 of the Real Property
Records of Rockwall County, Texas;

THENCE S. 85 deg. 57 min. 11 sec. E. along the common line between said tracts, a distance
of 139.63 feet to an "X" chisled in concrete for corner in the West right-of-way line of
F.M. Highway 740 (Ridge Road) said right-of-way deed recorded in Volume 1746, Page 140 of
the Real Property Records of Rockwall County, Texas;

THENCE S. 04 deg. 25 min. 17 sec. W. along said right-of-way line, a distance of 70.22 feet
to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in
the South line of said 0.24 acres tract;

THENCE N. 85 deg. 47 min. 18 sec. W. along the South line of said 0.24 acres tract, a
distance of 140.65 feet to a 1/2" iron rod found for corner at the Southwest corner of same;

THENCE N. 05 deg. 15 min. 21 sec. E. a distance of 69.84 feet to the POINT OF BEGINNING and
containing 0.23 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I, the undersigned owners of the land shown on this plat, and designated herein as
GAMEZ ADDITION
an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby
dedicate to the use of the public forever all streets, alleys, parks, water courses, drains,
easements and public places thereon shown on the purpose and consideration therein expressed.
We further certify that all other parties who have a mortgage or lien interest in the subdivision
have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes
stated and for the mutual use and accommodation of all utilities desiring to use or using same.

I also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility
easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any
buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or
interfere with construction, maintenance or efficiency of its respective system on any of
these easement strips; and any public utility shall at all times have the right of ingress or
egress to, from and upon the said easement strips for purpose of construction, reconstruction,
inspecting, patrolling, maintaining, and either adding to or removing all or part of their
respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting
from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain
improvements.
- The developer shall be responsible for the necessary facilities to provide drainage
patterns and drainage controls such that properties within the drainage area are not adversely
affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this
subdivision by the owner or any other person until the developer and/or owner has complied with
all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements
with respect to the entire block on the street or streets on which property abuts, including
the actual installation of streets with the required base and paving, curbs and gutter, water
and sewer, drainage structures, storm sewers, and alleys, all according to
the specifications of the City of Rockwall; or
Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by
the city's engineer and/or city administrator, computed on a private commercial rate basis, has
been made with the city secretary, accompanied by an agreement signed by the developer and/or
owner, authorizing the city to make such improvements at prevailing private commercial rates,
or have the same made by a contractor and pay for the same out of the escrow deposit, should
the developer or any owner fail or refuse to install the required improvements within the time
stated in such written agreement, but in no case shall the City be obligated to make such
improvements itself. Such deposit may be used by the owner and/or developer as progress
payments as the work progresses in making such improvements by making certified requisitions to
the city secretary, supported by evidence of work done; or
Until the developer and/or owner files a corporate surety bond with the city secretary in a sum
equal to the cost of such improvements for the designated area, guaranteeing the installation
thereof within the time stated in the bond, which time shall be fixed by the city council of
the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional
to the impact of the subdivision upon the public services required in order that the
development will comport with the present and future growth needs of the City. I, my
successors and assigns hereby waive any claim, damage, or cause of action that I may have
as a result of the dedication of exaction's made herein.

SUSAN GAMEZ

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared SUSAN GAMEZ
known to me to be the person whose name is subscribed to the foregoing instrument, and
acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 2005

Notary Public in and for the State of Texas

My Commission Expires: _____

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until
all streets, water, sewer and storm drainage systems have been accepted by the City. The
approval of a plat by the City does not constitute any representation, assurance or guarantee
that any building within such plat shall be approved, authorized or permit therefore issued,
nor shall such approval constitute any representation, assurance or guarantee by the City of
the adequacy and availability for water for personal use and fire protection within such plat,
as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fatty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat
from an actual and accurate survey of the land, and that the corner monuments shown
thereon were properly placed under my personal supervision.

Harold D. Fatty, III
Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission 2/16/05
Date

APPROVED

I hereby certify that the above and foregoing plat of GAMEZ ADDITION
an addition to the City of Rockwall, Texas, was approved by the City Council of the
City of Rockwall on the 16th day of February, 2005.

This approval shall be invalid unless the approved plat for such addition is recorded in the
office of the County Clerk of Rockwall County, Texas, within one hundred eighty (180) days
from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the
City of Rockwall.

WITNESS OUR HANDS, this 16th day of February, 2005

City Secretary of Rockwall



City ENGINEER

FINAL PLAT

GAMEZ ADDITION

0.23 ACRES (1 LOT)
B. J. T. LEWIS SURVEY, A-255

AN ADDITION TO THE CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER:
SUSAN GAMEZ
200 E. FATE MAIN PLACE
FATE, TEXAS 75087
972-679-6635

R.S.C.I.

F 174

ROCKWALL SURVEYING CO., INC. LAND SURVEYING
1984 S. FM 551 ROYSE CITY, TX 75180 972-772-5434 PHONE 972-772-5443 FAX

DECEMBER 17, 2004
SCALE 1" = 30' PLS# 200314658P
CLIENT GAMEZ

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] AND ORDINANCE NO. 02-33 OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A DAYCARE FACILITY IN PLANNED DEVELOPMENT DISTRICT 53 (PD-53), BEING A 0.23-ACRE PARCEL OF LAND SITUATED WITHIN THE SCENIC OVERLAY (SOV) DISTRICT, IDENTIFIED AS LOT 1, BLOCK A, GAMEZ ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; 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 Stephanie Marshall and Natalie Kirkley on behalf of Susan Gamez for the approval of a Specific Use Permit (SUP) to allow for a *Daycare Facility* in Planned Development District 53 (PD-53) [Ordinance No. 02-33] on a 0.23-acre tract of land being described as Lot 1, Block 1, Gamez Addition, City of Rockwall, Rockwall County, Texas, and zoned Planned Development District 53 (PD-53) for Residential Office (RO) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1024 Ridge Road [FM-740] and being more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated 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] and Planned Development District 53 (PD-53) [Ordinance No. 02-33] 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 *daycare facility* within a Residential Office (RO) District as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [Ordinance No. 04-38] and Planned Development District 53 (PD-53) [Ordinance No. 02-33] on the *Subject Property*; and

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the conditions and standards set forth in *Section 4.2, Residential Office (RO) District*, of *Article V, District Development Standards*, *Section 6.8, Scenic Overlay (SOV) District*, of *Article V, District Development Standards*, of the Unified Development Code [Ordinance No. 04-38] and Planned Development District 53 (PD-53) [Ordinance No. 02-33] as heretofore amended and as may be amended in the future, and shall be subject to the following additional operational conditions:

2.1 OPERATIONAL CONDITIONS

- 1) CONCEPT PLAN
- 2) The daycare facility shall generally conform to the traffic circulation plan depicted in *Exhibit 'B'* of this ordinance.
- 3) All areas designated for outside play be located at the rear and/or side yards of the subject property. No outside play areas shall be permitted in the front yard of the subject property.
- 4) No parking shall be permitted within the 20-foot cross access easement. In addition, parking along, adjacent to or in the right-of-way of Ridge Road [FM-740] shall be prohibited. Parking in the front of the building for any reason shall be prohibited.
- 5) The facility is not permitted to exceed an enrollment of [redacted] children or exceed the children to caregiver ratios as stipulated by the Texas Administrative Code.

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 and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF JUNE, 2018.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

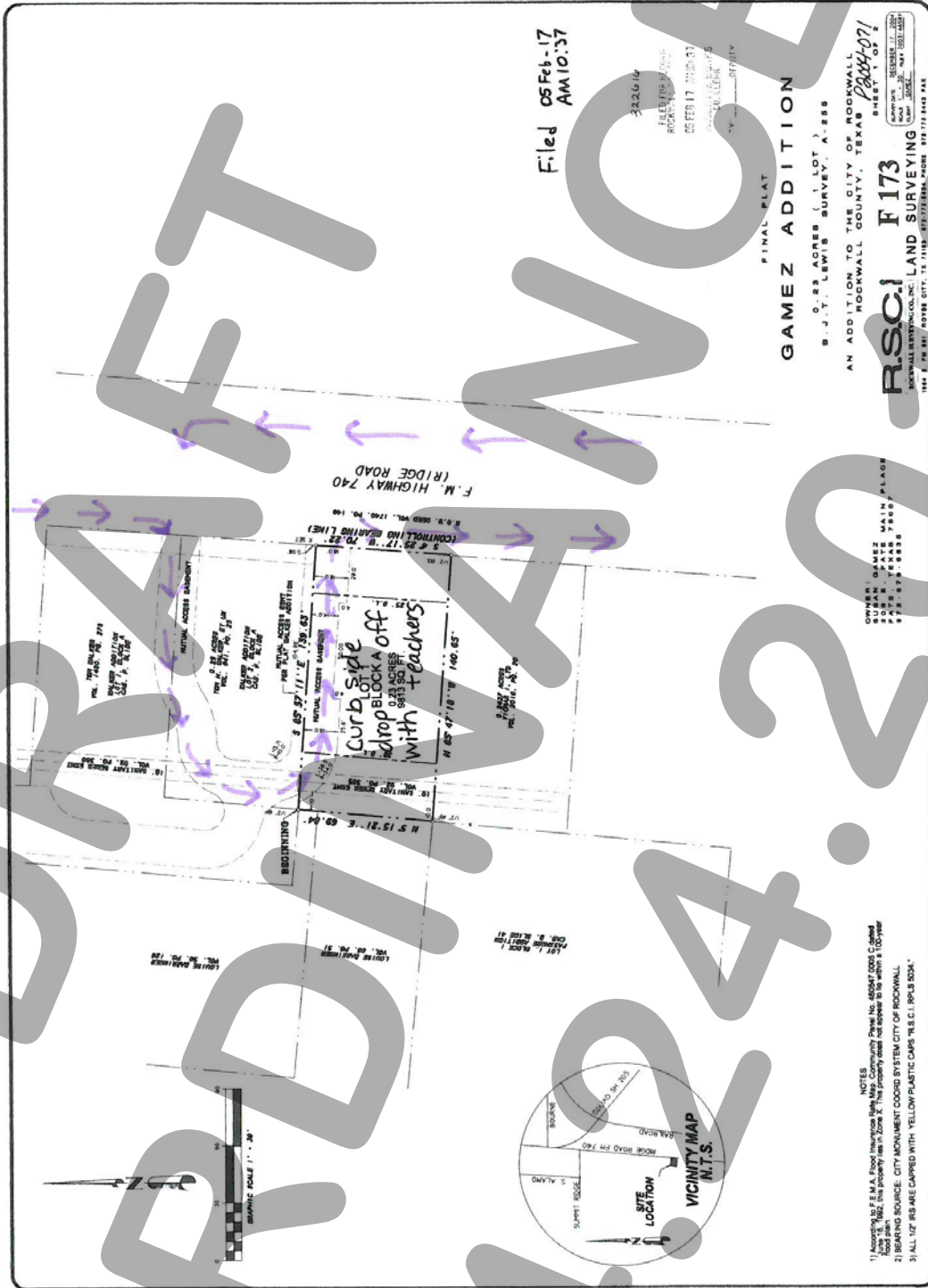
Frank J. Garza, City Attorney

1st Reading: May 21, 2018

2nd Reading: June 4, 2018

DRAFT
ORDINANCE
04.24.2018

Exhibit 'B':
Traffic Circulation Plan



CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] AND ORDINANCE NO. 02-33 OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A DAYCARE FACILITY IN PLANNED DEVELOPMENT DISTRICT 53 (PD-53), BEING A 0.23-ACRE PARCEL OF LAND SITUATED WITHIN THE SCENIC OVERLAY (SOV) DISTRICT, IDENTIFIED AS LOT 1, BLOCK A, GAMEZ ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; 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 [Ordinance No. 04-38] and Planned Development District 53 (PD-53) [Ordinance No. 02-33] of the City of Rockwall should be amended as follows:

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- 4) No parking shall be permitted within the 20-foot cross access easement. In addition, parking along, adjacent to or in the right-of-way of Ridge Road [FM-740] shall be prohibited. Parking in the front of the building for any reason shall be prohibited.
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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.

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Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

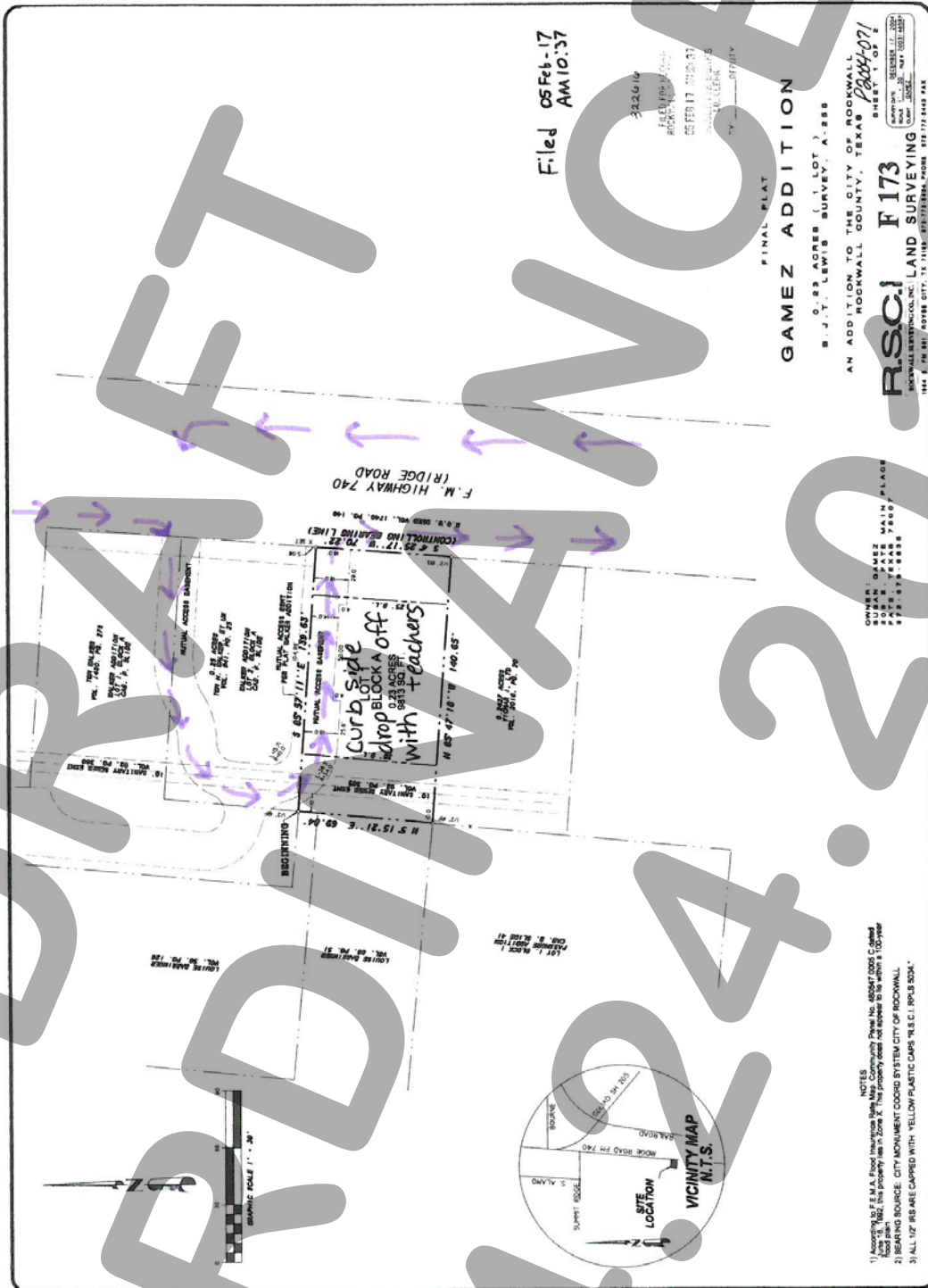
Frank J. Garza, City Attorney

1st Reading: May 21, 2018

2nd Reading: June 4, 2018

DRAFT
ORDINANCE
04.24.2018

Exhibit 'B':
Traffic Circulation Plan



**CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO**

AGENDA DATE: 05/08/2018
APPLICANT: Stephanie Marshall and Natalie Kirkley
AGENDA ITEM: Z2018-021; SUP for Daycare Facility

SUMMARY:

Hold a public hearing to discuss and consider a request by Stephanie Marshall and Natalie Kirkley on behalf of Susan Gamez for the approval of a Specific Use Permit (SUP) for a daycare facility in a Residential-Office (RO) District on a 0.23-acre parcel of land identified as Lot 1, Block A, Gamez Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 53 (PD-53) for Residential-Office (RO) District land uses, addressed as 1024 Ridge Road [FM-740], and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The subject property is a 0.23-acre parcel of land identified as a Lot 1, Block A, Gamez Addition, City of Rockwall, Rockwall County, Texas. The applicants are requesting a Specific Use Permit (SUP) for the purpose of establishing and operating a daycare facility [*i.e. Imagine Pre-K*] on the subject property. According to the applicants, they will have approximately 28 students, aged three (3) to six (6) years old enrolled. The applicants are proposing to provide circulation via a mutual access easement with the property to the north [*i.e. Allstate*] and have provided a circulation plan. According to the applicants, the hours of operation will be Monday-Friday from 8:30 a.m. to 2:30 p.m. with drop off times being staggered from 8:00 a.m. to 8:30 a.m. and pickup times being staggered from 2:30 p.m. to 3:00 p.m. According to the Unified Development Code (UDC) a daycare facility shall provide stacking for at least four (4) vehicles. In this case, the applicants have stated that by utilizing the cross-access easement, the proposed daycare could provide approximately stacking for ten (10) vehicles and accommodates parking for seven (7) vehicles. According to the applicants, they do not foresee any circulation conflicts with their proposed drop-off and pickup times. The applicants have provided a circulation and stacking plan. According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) a daycare facility is allowed with a Specific Use Permit (SUP) in a Residential-Office (RO) District. The intent for Residential-Office (RO) Districts is to allow for "live/work" arrangements to allow flexibility for transitioning structures. According to Subsection 4.2, *Residential-Office*, of Section 4, *Commercial Districts*, of Article V, *District Development Standards*, of the Unified Development Code, a Residential-Office (RO) District is intended to allow low-intensity office uses providing professional, medical, and other office services to residents in adjacent neighborhoods. In this case, the Specific Use Permit (SUP) is intended to allow the Planning and Zoning Commission and the City Council the ability to review the land-use to ensure the operations will not create issues for adjacent businesses or residential properties, or with and adjacent roadways. The approval of a Specific Use Permit is discretionary to the Planning and Zoning Commission and the City Council. Should this request be approved, the applicant would be required to submit a site plan.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are all follows:

North: Directly north of the subject property is a commercial businesses [*i.e. Allstate Insurance*]. Beyond this are several business [*e.g. Dyer Insurance, Ridge Rock office Plaza, and Pregnancy Center*]. All of the commercial businesses are within converted single-family homes. This area is zoned Planned Development 53 (PD-53) District for Residential-Office (RO) District land uses.

South: Directly south of the subject property is an office building followed by a vacant tract

of land. Beyond this are several single-family homes. This area is zoned Single-Family 10 (SF-10) District.

East: Directly east of the subject property is Ridge Road [FM-740], which is identified as a TxDOT 6D (six [6] lane TxDOT roadway). Beyond this is a shopping center with several commercial businesses [e.g. Planet Fitness, Curves, Wally's, etc.]. This area is zoned Planned Development District 1 (PD-1) for General Retail (GR) District and Multi-Family 12 (MF-14) District land uses.

West: Directly west of the subject property is a single-family home. Beyond this is South Alamo Road followed by several single family homes [i.e. Ridge Road Village]. This area is zoned Single-Family 10 (SF-10) District.

NOTIFICATION:

On April 30, 2018, staff sent 50 notices to property owners and residents within 500-feet of the subject property. Staff also notified the Waterstone Estates and Southside Residential Neighborhood Associations (HOA's), which are the only HOA's/Neighborhood Associations within 1,500 feet. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had not received any notices concerning this case.

RECOMMENDATIONS:

Should the Planning and Zoning Commission choose to recommend approval of the applicant's request staff would propose the following conditions of approval:

- 1) The accessory building shall be subject to the following operational conditions, which are contained in the SUP ordinance:
 - a) The daycare facility shall generally conform to the concept plan depicted in Exhibit 'B' of the attached ordinance.
 - b) The daycare facility shall generally conform to the traffic circulation plan depicted in Exhibit 'C' of the attached ordinance.
 - c) All areas designated for outside play be located at the rear and/or side yards of the subject property. No outside play areas shall be permitted in the front yard of the subject property.
 - d) No parking shall be permitted within the 20-foot cross access easement. In addition, parking along, adjacent to or in the right-of-way of Ridge Road [FM-740] shall be prohibited. Parking in the front of the building for any reason shall be prohibited.
 - e) The facility is not permitted to exceed an enrollment of 28 children or exceed the children to caregiver ratios as stipulated by the Texas Administrative Code.
- 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.

City of Rockwall Project Plan Review History




| | | |
|-------------------------------------|---|-----------------------------|
| Project Number Z2018-021 | Owner GAMEZ, SUSAN | Applied 4/13/2018 KB |
| Project Name 1027 Ridge Road | Applicant Stephanie Marshall and Natalie Kirkley | Approved |
| Type ZONING | | Closed |
| Subtype SUP | | Expired |
| Status Staff Review | | Status |

| | | |
|--------------------------------------|--|---------------|
| Site Address 1024 RIDGE RD | City, State Zip ROCKWALL, TX 75087 | Zoning |
|--------------------------------------|--|---------------|

| | | | | | |
|------------------------------------|-------------------|-------------------|--------------------|--|---------------------|
| Subdivision M C PASSMORE | Tract 1 | Block A | Lot No 1 | Parcel No 3722-000A-0001-00-OR | General Plan |
|------------------------------------|-------------------|-------------------|--------------------|--|---------------------|

| Type of Review / Notes | Contact | Sent | Due | Received | Elapsed | Status | Remarks |
|---|-----------------|-----------|-----------|-----------|---------|----------|----------------|
| BUILDING | John Ankrum | 4/13/2018 | 4/20/2018 | 4/16/2018 | 3 | APPROVED | |
| ENGINEERING (4/17/2018 2:37 PM AW) If any paving, water, sewer, or drainage is to be needed, must meet all engineering requirements including detention. | Amy Williams | 4/13/2018 | 4/20/2018 | 4/17/2018 | 4 | APPROVED | See conditions |
| FIRE | Ariana Hargrove | 4/13/2018 | 4/20/2018 | 4/16/2018 | 3 | APPROVED | |
| PLANNING Z2018-021 1024 Ridge Road Please address the following comments (M= Mandatory Comments; I = Informational Comments). I.1 This is a request by Stephanie Marshall and Natalie Kirkley on behalf of Susan Gamez for the approval of a Specific Use Permit (SUP) for a daycare facility in a Residential-Office (RO) District on a 0.23-acre parcel of land identified as Lot 1, Block A, Gamez Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 53 (PD-53) for Residential-Office (RO) District land uses, addressed as 1024 Ridge Road [FM-740]. I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com. M.3 For reference, include the case number (Z2018-021) in the lower right hand corner of all pages on future submittals. M.4 Please provide a concept plan for the site. It needs to show proposed location of playground equipment, and stacking for at least 4 vehicles. M.5 No play areas shall be permitted in the front yard of the subject property M.6 No parking shall be permitted within the 20-foot cross access easement. In addition, parking along, adjacent to, or in the right-of-way-of Ridge Road shall be prohibited. Parking in front of the building shall be prohibited. M.7 Please provide the proposed number of children. 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 by May 1, 2018. The Planning and Zoning Worksession for this case is April 24, 2018. The Planning and Zoning Meeting for this case is May 8, 2018. I.9 The projected City Council meeting date and subsequent approval for this request is May 21, 2018 and June 4, 2018. | Korey Brooks | 4/13/2018 | 4/20/2018 | 4/19/2018 | 6 | COMMENTS | Comments |

0 15 30 60 90 120 Feet

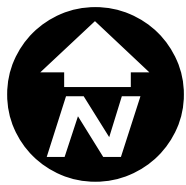
Z2018-021 - 1042 RIDGE RD
ZONING - LOCATION MAP = 



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.

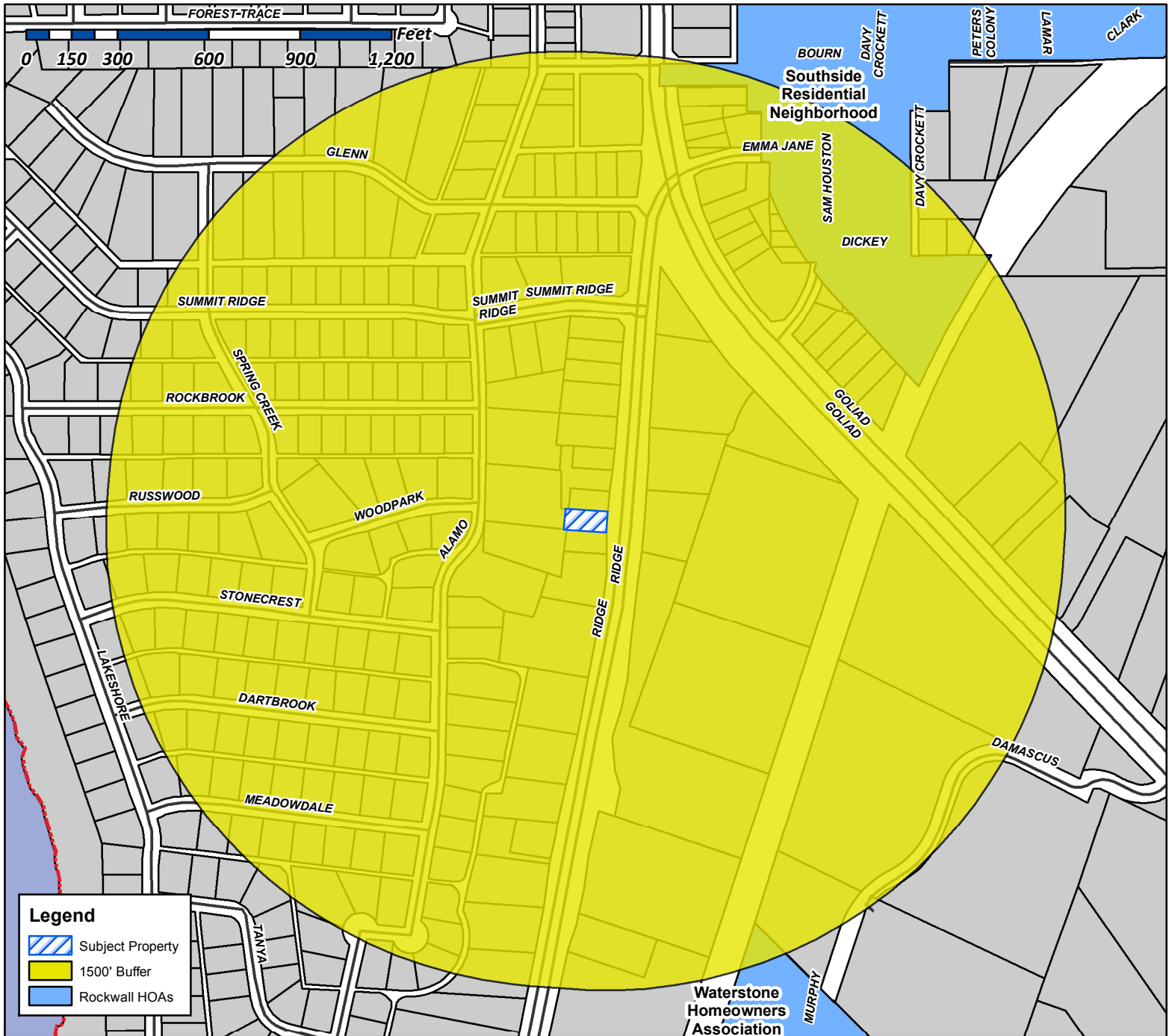







City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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(P): (972) 771-7745
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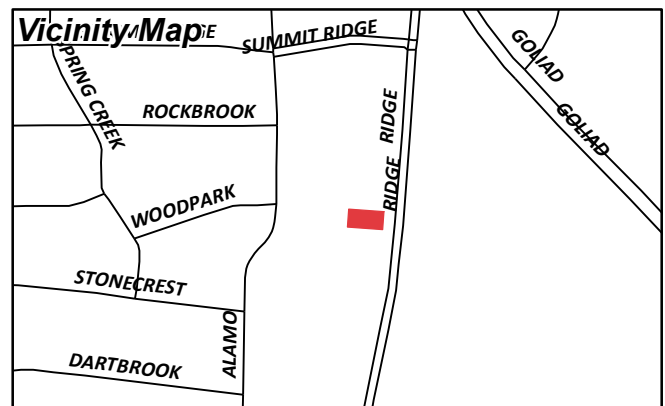
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Legend

-  Subject Property
-  1500' Buffer
-  Rockwall HOAs

Case Number: Z2018-021
Case Name: 1024 Ridge Rd
Case Type: Zoning
Zoning: SUP
Case Address: 1024 Ridge Rd



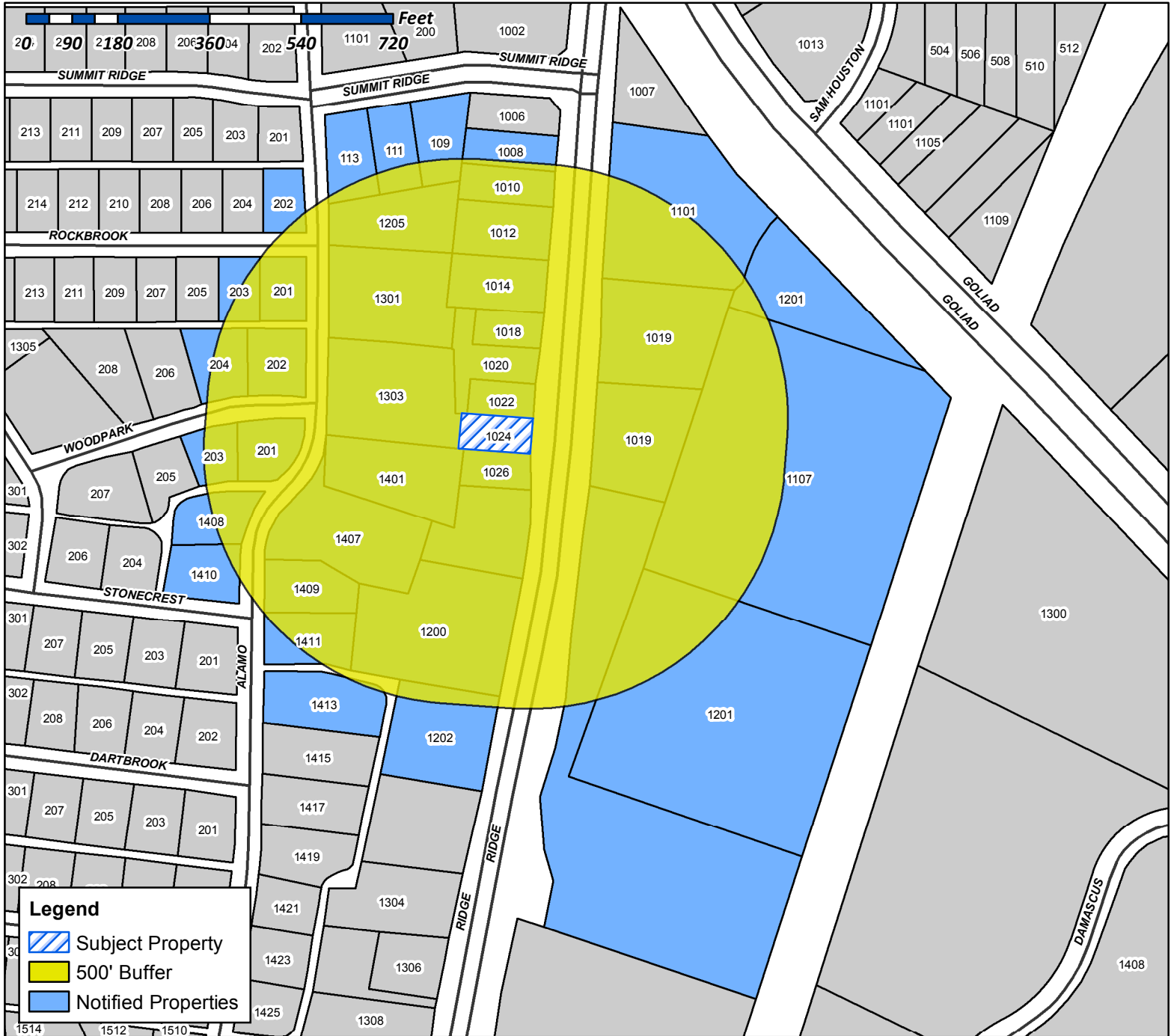
Date Created: 4/13/2018
For Questions on this Case Call (972) 771-7745



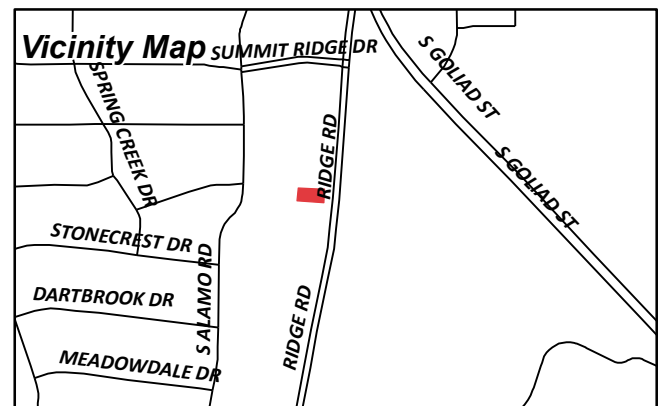
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Case Number: Z2018-021
Case Name: 1024 Ridge Rd
Case Type: Zoning
Zoning: SUP
Case Address: 1024 Ridge Rd



Date Created: 4/13/2018
For Questions on this Case Call (972) 771-7745

CURRENT RESIDENT
1008 RIDGE RD
ROCKWALL, TX 75087

PREGNANCY RESOURCE CENTER OF LAKE RAY
HUBBARD
1010 RIDGE RD
ROCKWALL, TX 75087

GUSSIO PROPERTIES LLC
1012 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1014 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1018 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1019 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1020 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1022 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1024 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1026 RIDGE RD
ROCKWALL, TX 75087

LOFLAND WILLIAM B
105 E KAUFMAN ST
ROCKWALL, TX 75087

VICMAR I LTD &
O
105 KAUFMAN ST
ROCKWALL, TX 75087

RIDGE ROAD PARTNERS LP
106 EAST RUSK STREET O
ROCKWALL, TX 75087

CURRENT RESIDENT
109 SUMMIT RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1101 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1107 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
111 SUMMIT RIDGE DR
ROCKWALL, TX 75087

HUMPHRIES JOHN AND AMANDA G
113 SUMMIT RIDGE DRIVE
ROCKWALL, TX 75087

BENBROOKE RIDGE PARTNERS LP
O
115 W 7TH ST O
FORT WORTH, TX 76102

LOFLAND WILLIAM B & SHERRIE
1200 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1201 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1202 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1205 S ALAMO
ROCKWALL, TX 75087

MCMASTER CHRISTOPHER QUE & BROOKE E
1301 S ALAMO RD
ROCKWALL, TX 75087

WELLS JOEL A AND SHOLANA K
1303 S ALAMO RD
ROCKWALL, TX 75087

GUILLORY MARK E & MARY J
1401 S ALAMO RD
ROCKWALL, TX 75087

WEBSTER WILLIAM L
1407 SOUTH ALAMO ROAD
ROCKWALL, TX 75087

CONFIDENTIAL
1408 S ALAMO RD
ROCKWALL, TX 75087

VANDERSLICE RD & LYNN
1408 S LAKESHORE DR
ROCKWALL, TX 75087

ALEMAN DANIEL G & ELLA S
1409 S ALAMO RD
ROCKWALL, TX 75087

REAGAN LESTER L
1410 S ALAMO RD
ROCKWALL, TX 75087

FULLER JIMMY
1411 S ALAMO RD
ROCKWALL, TX 75087

GREEN LARRY W JR AND
0
1413 SOUTH ALAMO ROAD
ROCKWALL, TX 75087

CURRENT RESIDENT
201 ROCKBROOK DR
ROCKWALL, TX 75087

MASON JESSICA M & JEREMY T
201 WOODPARK
ROCKWALL, TX 75087

CURRENT RESIDENT
202 WOODPARK LN
ROCKWALL, TX 75087

TONQUEST BERNARD & RENEE
202 ROCKBROOK DR
ROCKWALL, TX 75087

RUSSELL JOHN W III & NENITA N
203 ROCKBROOK DRIVE
ROCKWALL, TX 75087

HEAD JAMES MARTIN
203 WOODPARK LN
ROCKWALL, TX 75087

PORTALS ASHLEY
204 WOODPARK LANE
ROCKWALL, TX 75087

CAMERON LAND HOLDINGS LLC
2081 WHITNEY BAY DR
ROCKWALL, TX 75087

HART ROBERT N & HOPE C
218 CARRIAGE HILL LN
HEATH, TX 75032

OREILLY AUTO ENTERPRISES LLC
233 S PATTERSON
SPRINGFIELD, MO 65802

SHIWACH RAJINDER S & SUSAN M
4606 CHEROKEE TRL
DALLAS, TX 75209

GAMEZ SUSAN
602 LAURENCE DR
ROCKWALL, TX 75032

BENNETT FAMILY LIVING TRUST
0
754 HUNTERS GLN
ROCKWALL, TX 75032

ELLIS JACK DAVID AND MARY KATHRYN
8 CAMDEN
HEATH, TX 75032

WALKER TOM H & SUE A
902 LAKE MEADOWS DR
ROCKWALL, TX 75087

KEYSTONE PROPERTIES LLC
PO BOX 398
ROCKWALL, TX 75087

SCOGGIN MARGARET GAIL
PO BOX 83
ROCKWALL, TX 75087

April 11, 2018

To Whom it May Concern:

Hello, our names are Stephanie Marshall and Natalie Kirkley. We are starting a kindergarten readiness school, Imagine Pre-K, and are hoping to obtain appropriate zoning by the City of Rockwall for the building located at 1024 Ridge Road.

First, here's a little about what our vision is for Imagine. Our main emphasis will center around getting kids aged 3 to 6 ready for their kindergarten year. We are both current teachers in Rockwall ISD and have a combined 22 years of experience teaching Pre-K through 5th grade. We know the standards and expectations of kindergarten (specifically in RISD), and how important it is for children in their Pre-K years to work on and enhance those needed skills beforehand - which is why we are writing our own curriculum that builds the foundational knowledge and skills needed before entering kindergarten. We stand out as a readiness program, not a daycare, that can offer something other Pre-K programs cannot - we are certified teachers that will offer differentiated, teacher-created, student-driven services in a setting with relatively low student-to-teacher ratios.

We believe that a program like ours would greatly benefit the city of Rockwall and its residents. Imagine Pre-K will be a faith-based learning community that will prepare young learners for success by providing meaningful education, purposeful play, and character building life skills in a nurturing environment. Our goal is to provide a child-centered, God-loving, imagination-creating environment that builds a LOVE of learning in our students!

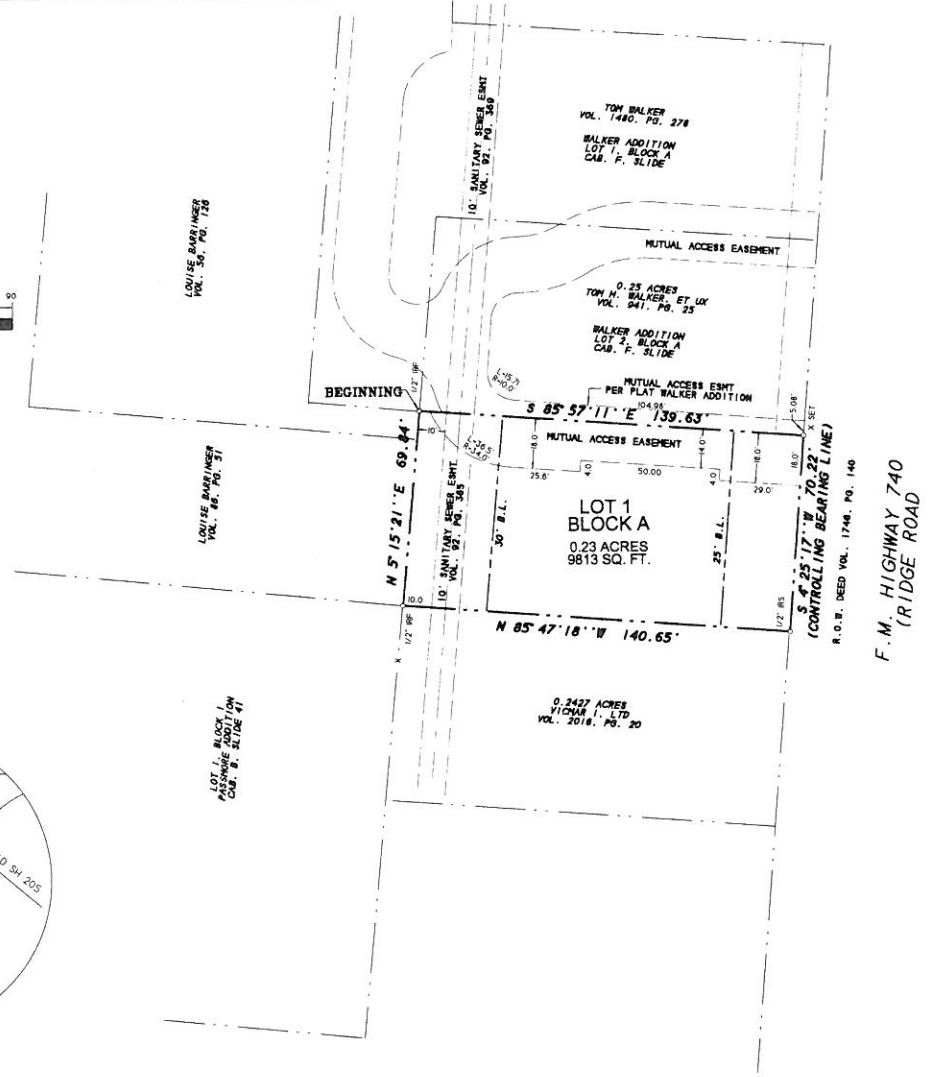
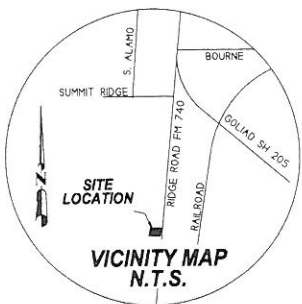
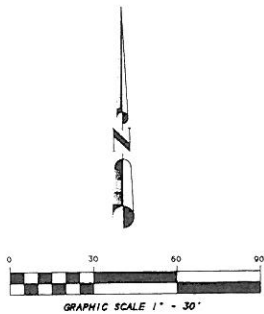
We are very excited about offering this unique and innovative program to the Rockwall community. We would be more than happy to discuss in greater detail our vision for Imagine Pre-K at any time, so please feel free to contact us!

Sincerely,

Stephanie Marshall

Natalie Kirkley

Stephanie Marshall & Natalie Kirkley
Owners and Directors of Imagine Pre-K
214-908-3065
214-405-2915



Filed 05 Feb-17
AM 10:37

322616

FILED FOR RECORD
ROCKWALL COUNTY
05 FEB 17 AM 10:37
SUSAN GAMEZ
COUNTY CLERK
BY: _____ DEPUTY

FINAL PLAT
GAMEZ ADDITION

0.23 ACRES (1 LOT)
B. J. T. LEWIS' SURVEY, A-255

AN ADDITION TO THE CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

Pass 4-071
SHEET 1 OF 2

R.S.C.I. F 173
ROCKWALL SURVEYING CO., INC. LAND SURVEYING
1984 S. FM 581, ROYSE CITY, TX 75188 972-772-5484 PHONE 972-772-8443 FAX

SURVEY DATE: DECEMBER 17, 2004
SCALE: 1" = 30' - PL# 200314658P
CLIENT: GAMEZ

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: CITY MONUMENT COORD SYSTEM CITY OF ROCKWALL
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

OWNER:
SUSAN GAMEZ
200 E. FATE MAIN PLACE
FATE TEXAS 76087
972-679-0835

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS SUSAN GAMEZ, BEING THE OWNER OF A TRACT OF LAND
in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the B.J.T. LEWIS SURVEY, ABSTRACT NO. 255, City of Rockwall, Rockwall County, Texas, and being a part of that 0.24 acres tract of land as described in a Warranty deed from James O. Ritchey to Jeffrey Scott Pettigrew and Pamela J. Pettigrew, dated July 23, 1997 and being recorded in Volume 1260, Page 32 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the Northwest corner of said 0.24 acres tract and also being at the Southwest corner of a tract of land as described in a Deed to Tom H. Walker and Sue Ann Walker, as recorded in Volume 941, Page 23 of the Real Property Records of Rockwall County, Texas;

THENCE S. 85 deg. 57 min. 11 sec. E. along the common line between said tracts, a distance of 139.63 feet to an "X" chisled in concrete for corner in the West right-of-way line of F.M. Highway 740 (Ridge Road) said right-of-way deed recorded in Volume 1746, Page 140 of the Real Property Records of Rockwall County, Texas;

THENCE S. 04 deg. 25 min. 17 sec. W. along said right-of-way line, a distance of 70.22 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the South line of said 0.24 acres tract;

THENCE N. 85 deg. 47 min. 18 sec. W. along the South line of said 0.24 acres tract, a distance of 140.65 feet to a 1/2" iron rod found for corner at the Southwest corner of same;

THENCE N. 05 deg. 15 min. 21 sec. E. a distance of 69.84 feet to the POINT OF BEGINNING and containing 0.23 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I, the undersigned owners of the land shown on this plat, and designated herein as GAMEZ ADDITION an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

I also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of its respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this section by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curbs and gutter, water and sewer, drainage structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or
Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requests to the city secretary, supported by evidence of work done; or
Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City. I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

SUSAN GAMEZ

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared SUSAN GAMEZ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 2005.

Notary Public in and for the State of Texas

My Commission Expires: _____

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permitted (therefore issued), nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fatty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold D. Fatty, III
Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission 2/16/05
Date

APPROVED

I hereby certify that the above and foregoing plat of GAMEZ ADDITION an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 16th day of February, 2005.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 16th day of February, 2005.

Mayor, City of Rockwall
City Secretary, City of Rockwall



Check Seal 2-15-05
CITY ENGINEER

FINAL PLAT

GAMEZ ADDITION

0.23 ACRES (1 LOT)
B. J. T. LEWIS SURVEY, A-255

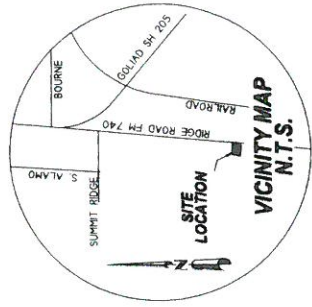
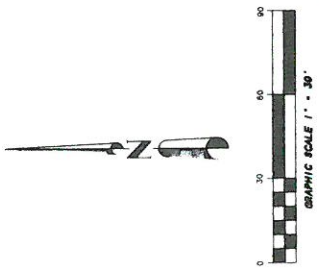
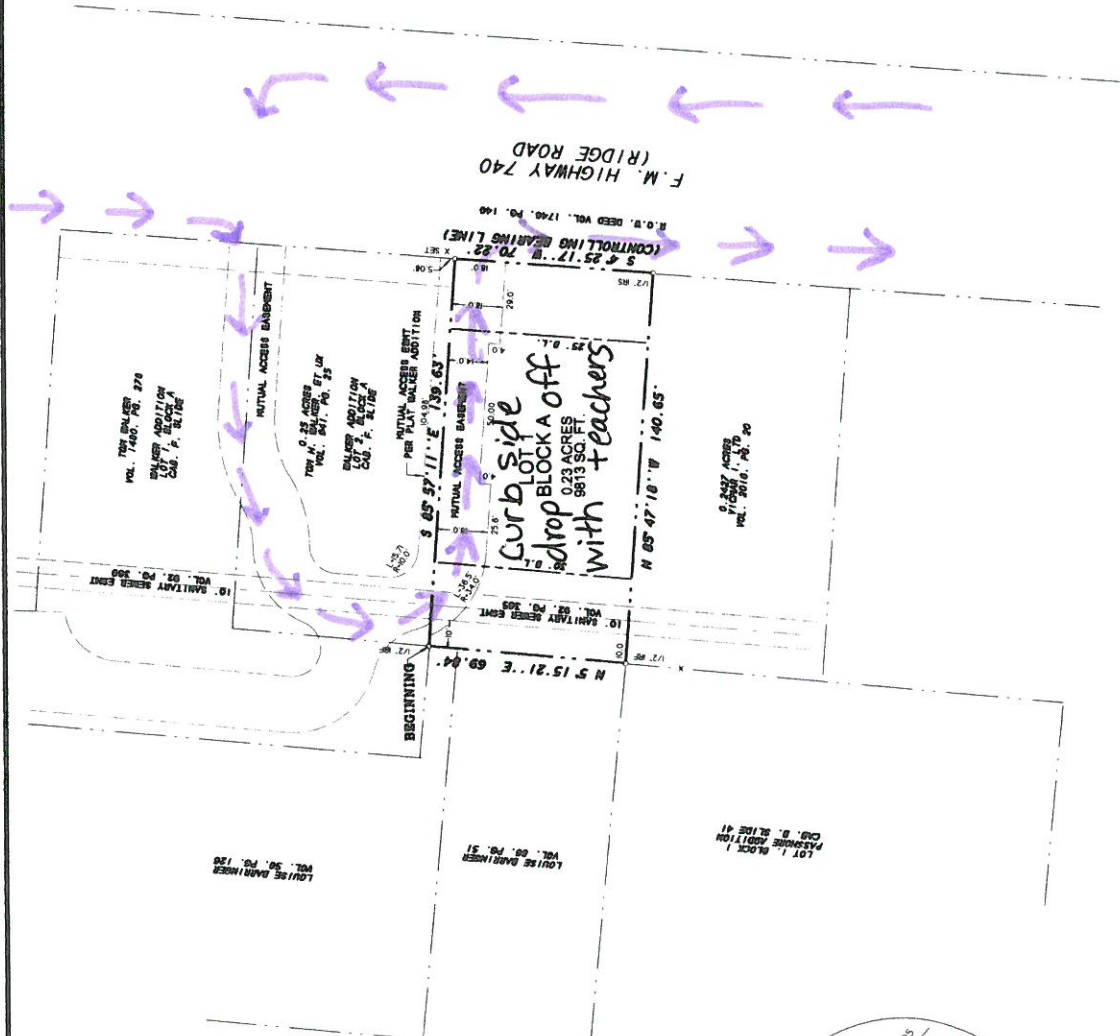
AN ADDITION TO THE CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER:
SUSAN GAMEZ
200 E. FATE MAIN PLACE
FATE, TEXAS 75087
972-679-6635

R.S.C.I.
ROCKWALL SURVEYING CO., INC. LAND SURVEYING
1984 S. FM 551 ROYSE CITY, TX 75180 972-772-5434 PHONE 972-772-5443 FAX

F 174

18004-071
SHEET 2 OF 2
SURVEY DATE: DECEMBER 17, 2004
SCALE: 1" = 30' PER 20031465SP
CLIENT: GAMEZ



Filed 05 Feb -17
AM 10:37

322614
FILED FOR RECORD
ROCKWALL, TEXAS
05 FEB 17 AM 10:37
SUSAN GAMES
COURT REPORTER
BY _____ DEPUTY

FINAL PLAT
GAMEZ ADDITION

0.23 ACRES (1 LOT)
S. J. T. LEWIS SURVEY, A-255

AN ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS *Page 1 of 2*

R.S.C.I. F173
ROCKWALL SURVEYING CO., INC. LAND SURVEYING
184 S. FM 851, ROYSE CITY, TX 75185 972-772-5454 PHONE 972-772-5452 FAX

OWNER:
SUSAN GAMES
PATE, TEXAS 75007
972-878-6835

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C dated June 16, 1982, this property lies in Zone X. The property does not appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: CITY MONUMENT COORD SYSTEM CITY OF ROCKWALL
 - 3) ALL 1/2" IRIS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034"



CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] AND ORDINANCE NO. 02-33 OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A DAYCARE FACILITY IN PLANNED DEVELOPMENT DISTRICT 53 (PD-53), BEING A 0.23-ACRE PARCEL OF LAND SITUATED WITHIN THE SCENIC OVERLAY (SOV) DISTRICT, IDENTIFIED AS LOT 1, BLOCK A, GAMEZ ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; 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 Stephanie Marshall and Natalie Kirkley on behalf of Susan Gamez for the approval of a Specific Use Permit (SUP) to allow for a *Daycare Facility* in Planned Development District 53 (PD-53) [Ordinance No. 02-33] on a 0.23-acre tract of land being described as Lot 1, Block 1, Gamez Addition, City of Rockwall, Rockwall County, Texas, and zoned Planned Development District 53 (PD-53) for Residential Office (RO) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1024 Ridge Road [FM-740] and being more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated 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] and Planned Development District 53 (PD-53) [Ordinance No. 02-33] 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 *daycare facility* within a Residential Office (RO) District as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [Ordinance No. 04-38] and Planned Development District 53 (PD-53) [Ordinance No. 02-33] on the *Subject Property*; and

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the conditions and standards set forth in *Section 4.2, Residential Office (RO) District*, of *Article V, District Development Standards*, *Section 6.8, Scenic Overlay (SOV) District*, of *Article V, District Development Standards*, of the Unified Development Code [Ordinance No. 04-38] and Planned Development District 53 (PD-53) [Ordinance No. 02-33] as heretofore amended and as may be amended in the future, and shall be subject to the following additional operational conditions:

2.1 OPERATIONAL CONDITIONS

- 1) CONCEPT PLAN
- 2) The daycare facility shall generally conform to the traffic circulation plan depicted in *Exhibit 'B'* of this ordinance.
- 3) All areas designated for outside play be located at the rear and/or side yards of the subject property. No outside play areas shall be permitted in the front yard of the subject property.
- 4) No parking shall be permitted within the 20-foot cross access easement. In addition, parking along, adjacent to or in the right-of-way of Ridge Road [FM-740] shall be prohibited. Parking in the front of the building for any reason shall be prohibited.
- 5) The facility is not permitted to exceed an enrollment of [redacted] children or exceed the children to caregiver ratios as stipulated by the Texas Administrative Code.

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 and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF JUNE, 2018.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: May 21, 2018

2nd Reading: June 4, 2018

DRAFT
ORDINANCE
04.24.2018

Exhibit 'A':
Survey

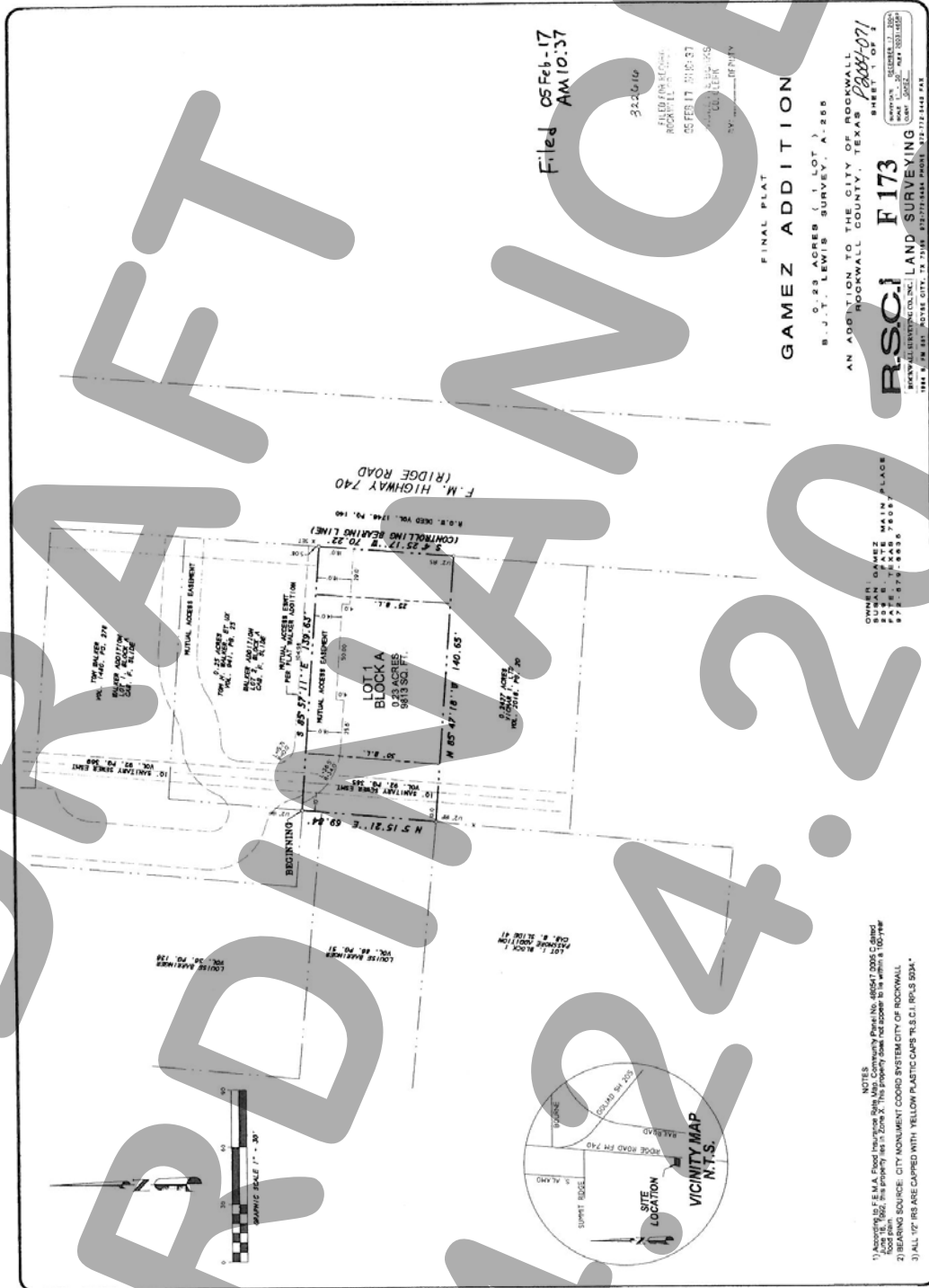
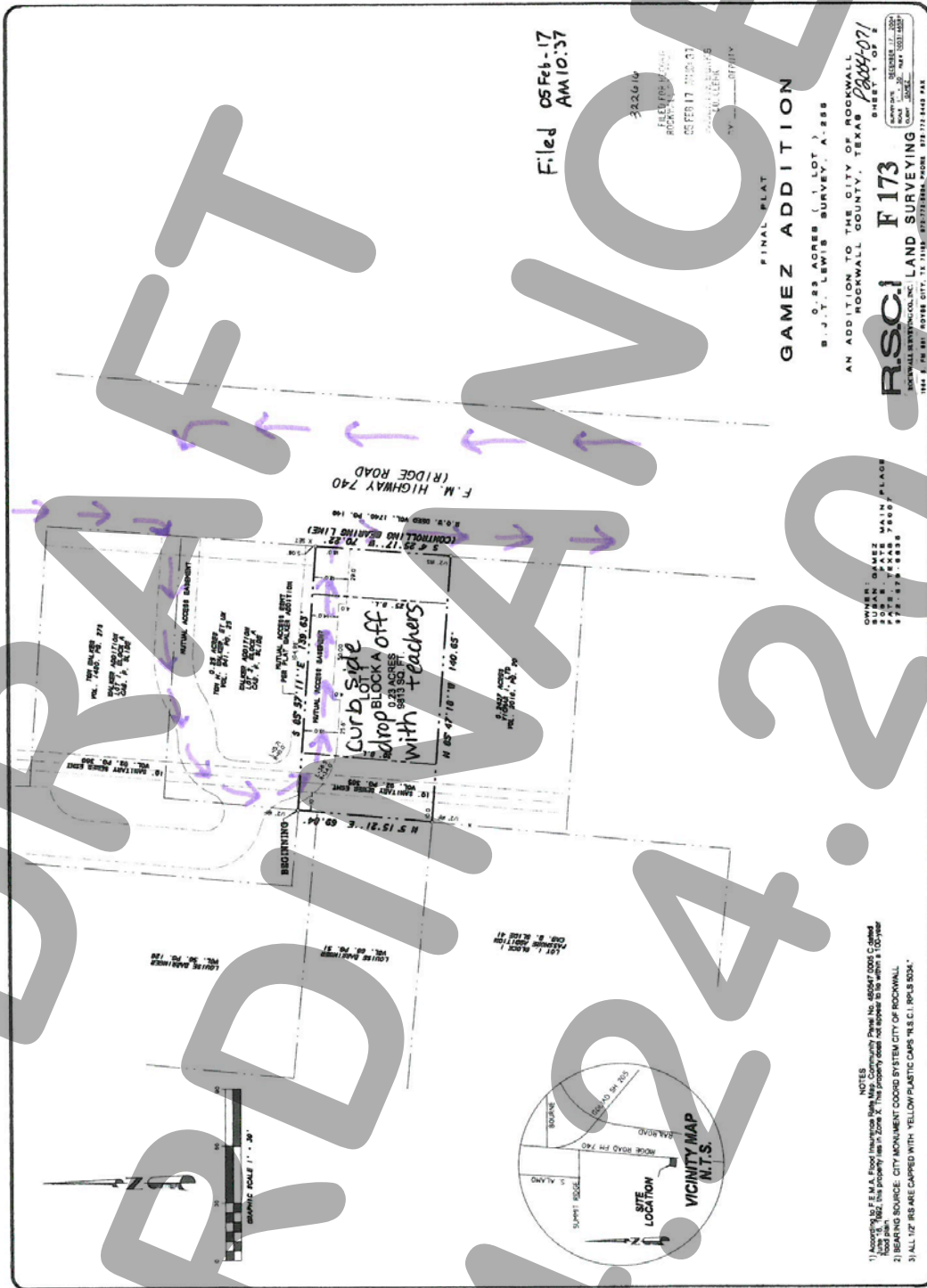


Exhibit 'B':
Traffic Circulation Plan



CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] AND ORDINANCE NO. 02-33 OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A DAYCARE FACILITY IN PLANNED DEVELOPMENT DISTRICT 53 (PD-53), BEING A 0.23-ACRE PARCEL OF LAND SITUATED WITHIN THE SCENIC OVERLAY (SOV) DISTRICT, IDENTIFIED AS LOT 1, BLOCK A, GAMEZ ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; 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 Stephanie Marshall and Natalie Kirkley on behalf of Susan Gamez for the approval of a Specific Use Permit (SUP) to allow for a *Daycare Facility* in Planned Development District 53 (PD-53) [Ordinance No. 02-33] on a 0.23-acre tract of land being described as Lot 1, Block 1, Gamez Addition, City of Rockwall, Rockwall County, Texas, and zoned Planned Development District 53 (PD-53) for Residential Office (RO) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1024 Ridge Road [FM-740] and being more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated 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] and Planned Development District 53 (PD-53) [Ordinance No. 02-33] 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 *daycare facility* within a Residential Office (RO) District as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [Ordinance No. 04-38] and Planned Development District 53 (PD-53) [Ordinance No. 02-33] on the *Subject Property*; and

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the conditions and standards set forth in *Section 4.2, Residential Office (RO) District*, of *Article V, District Development Standards*, *Section 6.8, Scenic Overlay (SOV) District*, of *Article V, District Development Standards*, of the Unified Development Code [Ordinance No. 04-38] and Planned Development District 53 (PD-53) [Ordinance No. 02-33] as heretofore amended and as may be amended in the future, and shall be subject to the following additional operational conditions:

2.1 OPERATIONAL CONDITIONS

- 1) CONCEPT PLAN
- 2) The daycare facility shall generally conform to the traffic circulation plan depicted in *Exhibit 'B'* of this ordinance.
- 3) All areas designated for outside play be located at the rear and/or side yards of the subject property. No outside play areas shall be permitted in the front yard of the subject property.
- 4) No parking shall be permitted within the 20-foot cross access easement. In addition, parking along, adjacent to or in the right-of-way of Ridge Road [FM-740] shall be prohibited. Parking in the front of the building for any reason shall be prohibited.
- 5) The facility is not permitted to exceed an enrollment of [redacted] children or exceed the children to caregiver ratios as stipulated by the Texas Administrative Code.

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 and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF JUNE, 2018.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

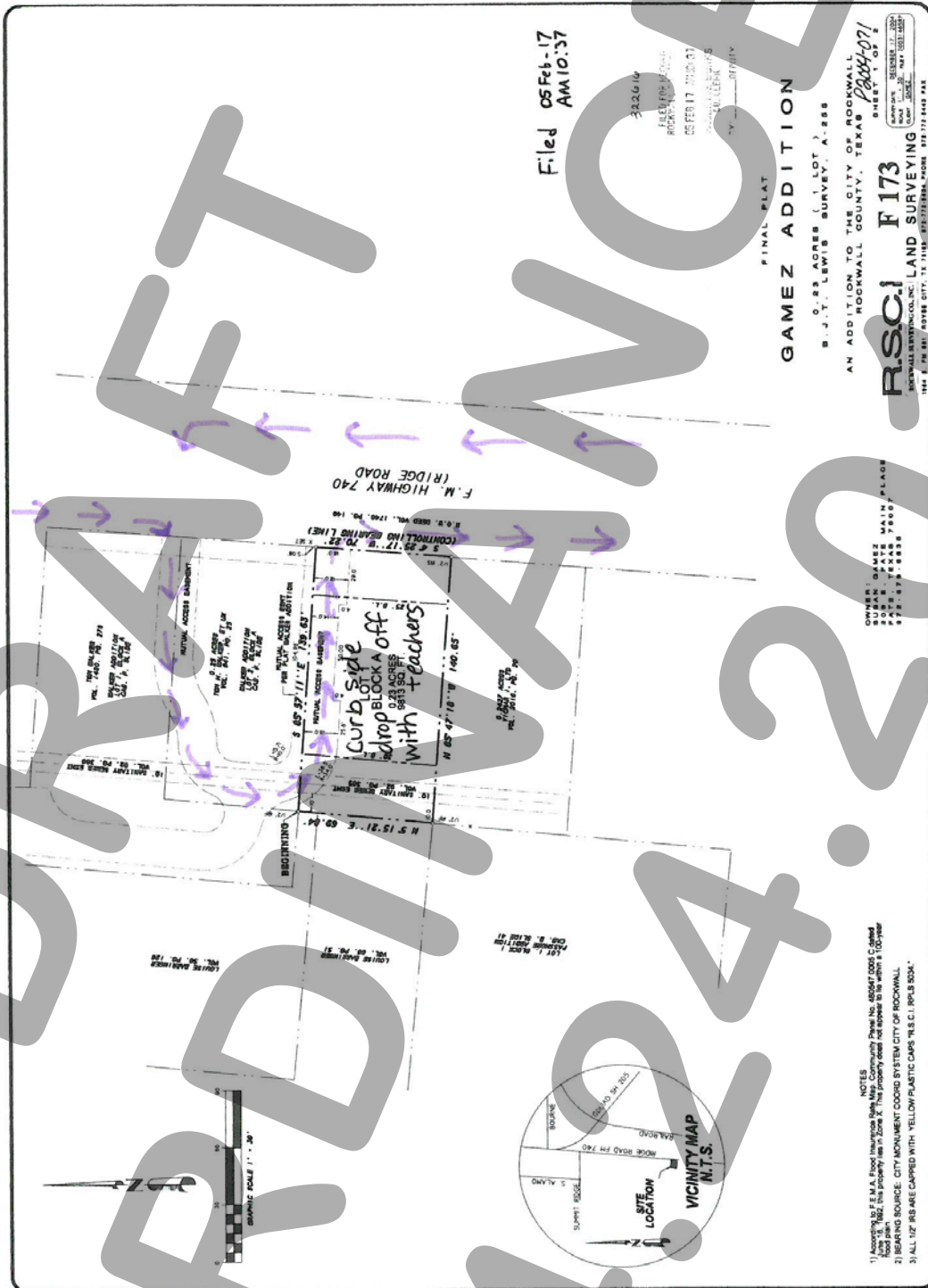
Frank J. Garza, City Attorney

1st Reading: May 21, 2018

2nd Reading: June 4, 2018

DRAFT
ORDINANCE
04.24.2018

Exhibit 'B':
Traffic Circulation Plan



CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 05/21/2018
APPLICANT: Stephanie Marshall and Natalie Kirkley
AGENDA ITEM: Z2018-021; SUP for Daycare Facility

SUMMARY:

Hold a public hearing to discuss and consider a request by Stephanie Marshall and Natalie Kirkley on behalf of Susan Gamez for the approval of a Specific Use Permit (SUP) for a daycare facility in a Residential-Office (RO) District on a 0.23-acre parcel of land identified as Lot 1, Block A, Gamez Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 53 (PD-53) for Residential-Office (RO) District land uses, addressed as 1024 Ridge Road [FM-740], and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The subject property is a 0.23-acre parcel of land identified as a Lot 1, Block A, Gamez Addition, City of Rockwall, Rockwall County, Texas. The applicants are requesting a Specific Use Permit (SUP) for the purpose of establishing and operating a daycare facility [*i.e. Imagine Pre-K*] on the subject property. According to the applicants, they will have approximately 28 students, aged three (3) to six (6) years old enrolled. The applicants are proposing to provide circulation via a mutual access easement with the property to the north [*i.e. Allstate*] and have provided a circulation plan. According to the applicants, the hours of operation will be Monday-Friday from 8:30 a.m. to 2:30 p.m. with drop off times being staggered from 8:00 a.m. to 8:30 a.m. and pickup times being staggered from 2:30 p.m. to 3:00 p.m. According to the Unified Development Code (UDC) a daycare facility shall provide stacking for at least four (4) vehicles. In this case, the applicants have stated that by utilizing the cross-access easement, the proposed daycare could provide approximately stacking for ten (10) vehicles and accommodates parking for seven (7) vehicles. According to the applicants, they do not foresee any circulation conflicts with their proposed drop-off and pickup times. The applicants have provided a circulation and stacking plan. According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) a daycare facility is allowed with a Specific Use Permit (SUP) in a Residential-Office (RO) District. The intent for Residential-Office (RO) Districts is to allow for "live/work" arrangements to allow flexibility for transitioning structures. According to Subsection 4.2, *Residential-Office*, of Section 4, *Commercial Districts*, of Article V, *District Development Standards*, of the Unified Development Code, a Residential-Office (RO) District is intended to allow low-intensity office uses providing professional, medical, and other office services to residents in adjacent neighborhoods. In this case, the Specific Use Permit (SUP) is intended to allow the Planning and Zoning Commission and the City Council the ability to review the land-use to ensure the operations will not create issues for adjacent businesses or residential properties, or with and adjacent roadways. The approval of a Specific Use Permit is discretionary to the Planning and Zoning Commission and the City Council. Should this request be approved, the applicant would be required to submit a site plan.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are all follows:

- North:* Directly north of the subject property is a commercial businesses [*i.e. Allstate Insurance*]. Beyond this are several business [*e.g. Dyer Insurance, Ridge Rock office Plaza, and Pregnancy Center*]. All of the commercial businesses are within converted single-family homes. This area is zoned Planned Development 53 (PD-53) District for Residential-Office (RO) District land uses.
- South:* Directly south of the subject property is an office building followed by a vacant tract

of land. Beyond this are several single-family homes. This area is zoned Single-Family 10 (SF-10) District.

East: Directly east of the subject property is Ridge Road [*FM-740*], which is identified as a TxDOT 6D (six [6] lane TxDOT roadway). Beyond this is a shopping center with several commercial businesses [*e.g. Planet Fitness, Curves, Wally's, etc.*]. This area is zoned Planned Development District 1 (PD-1) for General Retail (GR) District and Multi-Family 12 (MF-14) District land uses.

West: Directly west of the subject property is a single-family home. Beyond this is South Alamo Road followed by several single family homes [*i.e. Ridge Road Village*]. This area is zoned Single-Family 10 (SF-10) District.

NOTIFICATION:

On April 30, 2018, staff sent 50 notices to property owners and residents within 500-feet of the subject property. Staff also notified the Waterstone Estates Homeowner's Association (HOA) which is the only HOA's/Neighborhood Associations within 1,500 feet. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had not received any notices concerning this case.

RECOMMENDATIONS:

Should the City Council approve the applicant's request staff would propose the following conditions of approval:

- 1) The accessory building shall be subject to the following operational conditions, which are contained in the SUP ordinance:
 - a) The daycare facility shall generally conform to the concept plan depicted in Exhibit 'B' of the attached ordinance.
 - b) The daycare facility shall generally conform to the traffic circulation plan depicted in *Exhibit 'C'* of the attached ordinance.
 - c) All areas designated for outside play be located at the rear and/or side yards of the subject property. No outside play areas shall be permitted in the front yard of the subject property.
 - d) No parking shall be permitted within the 20-foot cross access easement. In addition, parking along, adjacent to or in the right-of-way of Ridge Road [*FM-740*] shall be prohibited. Parking in the front of the building for any reason shall be prohibited.
 - e) The facility is not permitted to exceed an enrollment of 28 children or exceed the children to caregiver ratios as stipulated by the Texas Administrative Code.
- 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 May 8, 2018, the Planning and Zoning Commission's motion to recommend approval of the Specific Use Permit (SUP) for a daycare facility passed by a vote of 6-1 with Commissioner Logan dissenting.



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.

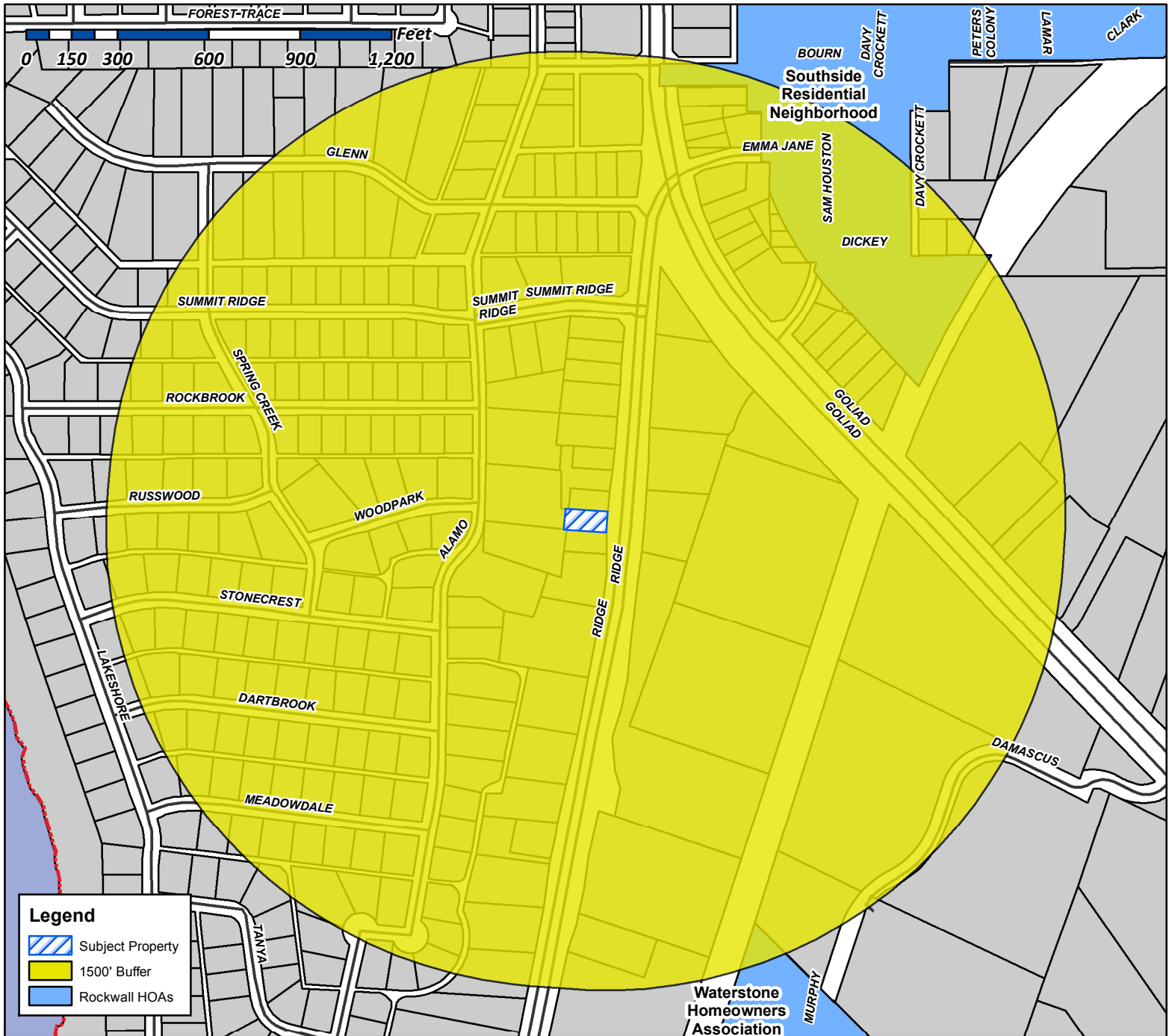




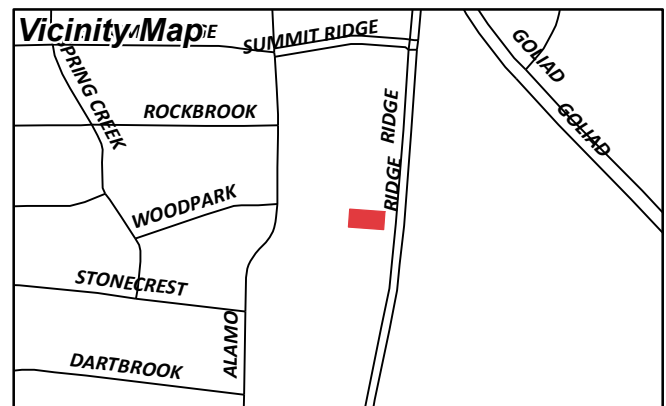
City of Rockwall

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

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Case Number: Z2018-021
Case Name: 1024 Ridge Rd
Case Type: Zoning
Zoning: SUP
Case Address: 1024 Ridge Rd



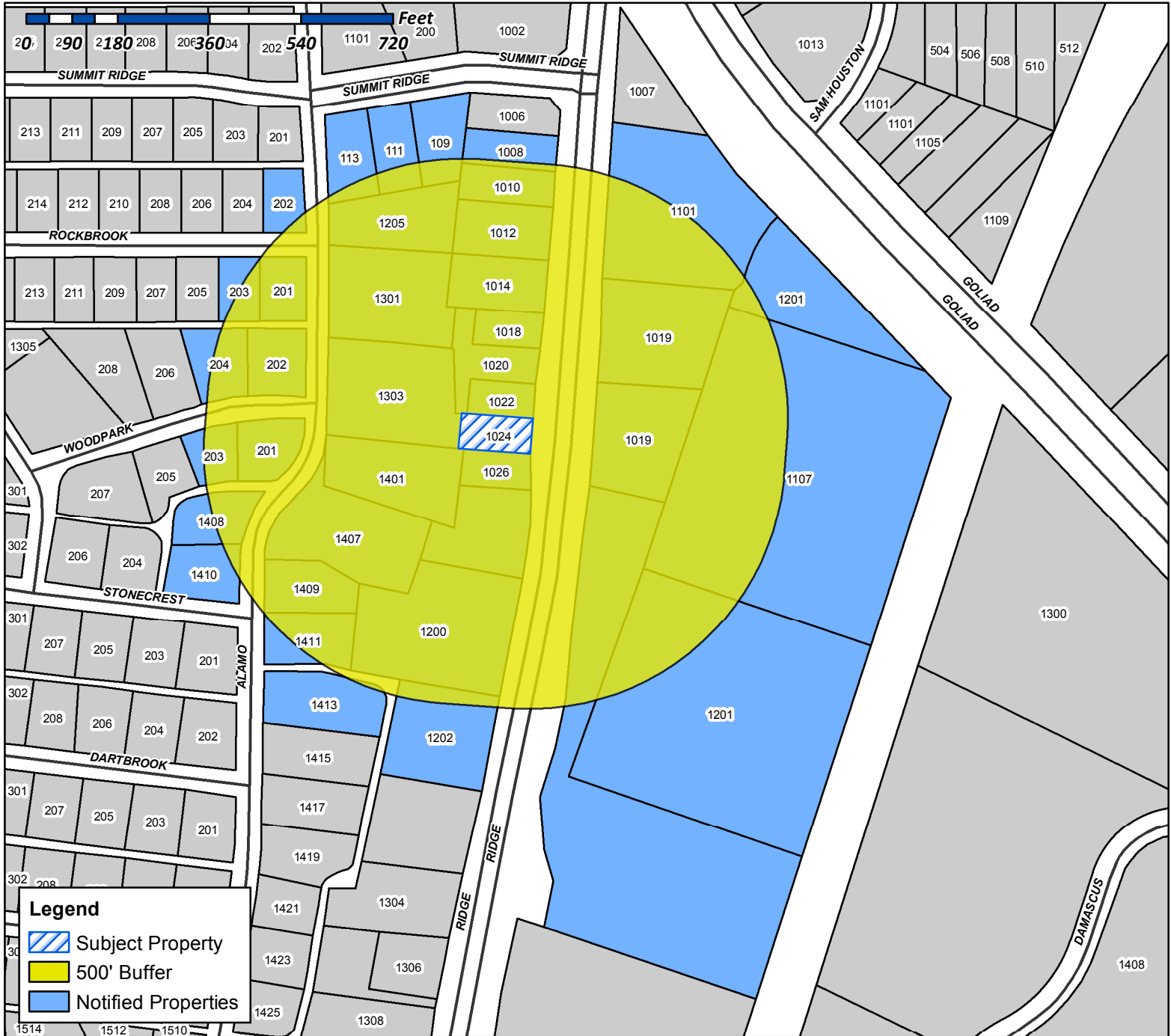
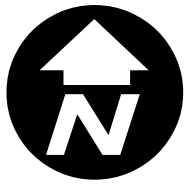
Date Created: 4/13/2018
For Questions on this Case Call (972) 771-7745



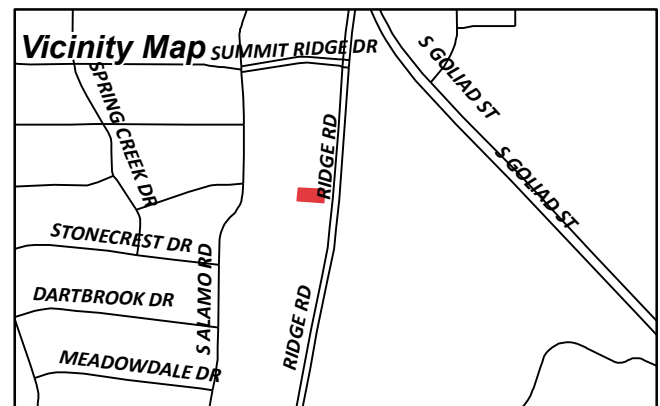
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Case Number: Z2018-021
Case Name: 1024 Ridge Rd
Case Type: Zoning
Zoning: SUP
Case Address: 1024 Ridge Rd



Date Created: 4/13/2018

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

CURRENT RESIDENT
1008 RIDGE RD
ROCKWALL, TX 75087

PREGNANCY RESOURCE CENTER OF LAKE RAY
HUBBARD
1010 RIDGE RD
ROCKWALL, TX 75087

GUSSIO PROPERTIES LLC
1012 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1014 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1018 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1019 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1020 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1022 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1024 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1026 RIDGE RD
ROCKWALL, TX 75087

LOFLAND WILLIAM B
105 E KAUFMAN ST
ROCKWALL, TX 75087

VICMAR I LTD &
O
105 KAUFMAN ST
ROCKWALL, TX 75087

RIDGE ROAD PARTNERS LP
106 EAST RUSK STREET O
ROCKWALL, TX 75087

CURRENT RESIDENT
109 SUMMIT RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1101 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1107 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
111 SUMMIT RIDGE DR
ROCKWALL, TX 75087

HUMPHRIES JOHN AND AMANDA G
113 SUMMIT RIDGE DRIVE
ROCKWALL, TX 75087

BENBROOKE RIDGE PARTNERS LP
O
115 W 7TH ST O
FORT WORTH, TX 76102

LOFLAND WILLIAM B & SHERRIE
1200 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1201 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1202 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1205 S ALAMO
ROCKWALL, TX 75087

MCMASTER CHRISTOPHER QUE & BROOKE E
1301 S ALAMO RD
ROCKWALL, TX 75087

WELLS JOEL A AND SHOLANA K
1303 S ALAMO RD
ROCKWALL, TX 75087

GUILLORY MARK E & MARY J
1401 S ALAMO RD
ROCKWALL, TX 75087

WEBSTER WILLIAM L
1407 SOUTH ALAMO ROAD
ROCKWALL, TX 75087

CONFIDENTIAL
1408 S ALAMO RD
ROCKWALL, TX 75087

VANDERSLICE RD & LYNN
1408 S LAKESHORE DR
ROCKWALL, TX 75087

ALEMAN DANIEL G & ELLA S
1409 S ALAMO RD
ROCKWALL, TX 75087

REAGAN LESTER L
1410 S ALAMO RD
ROCKWALL, TX 75087

FULLER JIMMY
1411 S ALAMO RD
ROCKWALL, TX 75087

GREEN LARRY W JR AND
0
1413 SOUTH ALAMO ROAD
ROCKWALL, TX 75087

CURRENT RESIDENT
201 ROCKBROOK DR
ROCKWALL, TX 75087

MASON JESSICA M & JEREMY T
201 WOODPARK
ROCKWALL, TX 75087

CURRENT RESIDENT
202 WOODPARK LN
ROCKWALL, TX 75087

TONQUEST BERNARD & RENEE
202 ROCKBROOK DR
ROCKWALL, TX 75087

RUSSELL JOHN W III & NENITA N
203 ROCKBROOK DRIVE
ROCKWALL, TX 75087

HEAD JAMES MARTIN
203 WOODPARK LN
ROCKWALL, TX 75087

PORTALS ASHLEY
204 WOODPARK LANE
ROCKWALL, TX 75087

CAMERON LAND HOLDINGS LLC
2081 WHITNEY BAY DR
ROCKWALL, TX 75087

HART ROBERT N & HOPE C
218 CARRIAGE HILL LN
HEATH, TX 75032

OREILLY AUTO ENTERPRISES LLC
233 S PATTERSON
SPRINGFIELD, MO 65802

SHIWACH RAJINDER S & SUSAN M
4606 CHEROKEE TRL
DALLAS, TX 75209

GAMEZ SUSAN
602 LAURENCE DR
ROCKWALL, TX 75032

BENNETT FAMILY LIVING TRUST
0
754 HUNTERS GLN
ROCKWALL, TX 75032

ELLIS JACK DAVID AND MARY KATHRYN
8 CAMDEN
HEATH, TX 75032

WALKER TOM H & SUE A
902 LAKE MEADOWS DR
ROCKWALL, TX 75087

KEYSTONE PROPERTIES LLC
PO BOX 398
ROCKWALL, TX 75087

SCOGGIN MARGARET GAIL
PO BOX 83
ROCKWALL, TX 75087

April 11, 2018

To Whom it May Concern:

Hello, our names are Stephanie Marshall and Natalie Kirkley. We are starting a kindergarten readiness school, Imagine Pre-K, and are hoping to obtain appropriate zoning by the City of Rockwall for the building located at 1024 Ridge Road.

First, here's a little about what our vision is for Imagine. Our main emphasis will center around getting kids aged 3 to 6 ready for their kindergarten year. We are both current teachers in Rockwall ISD and have a combined 22 years of experience teaching Pre-K through 5th grade. We know the standards and expectations of kindergarten (specifically in RISD), and how important it is for children in their Pre-K years to work on and enhance those needed skills beforehand - which is why we are writing our own curriculum that builds the foundational knowledge and skills needed before entering kindergarten. We stand out as a readiness program, not a daycare, that can offer something other Pre-K programs cannot - we are certified teachers that will offer differentiated, teacher-created, student-driven services in a setting with relatively low student-to-teacher ratios.

We believe that a program like ours would greatly benefit the city of Rockwall and its residents. Imagine Pre-K will be a faith-based learning community that will prepare young learners for success by providing meaningful education, purposeful play, and character building life skills in a nurturing environment. Our goal is to provide a child-centered, God-loving, imagination-creating environment that builds a LOVE of learning in our students!

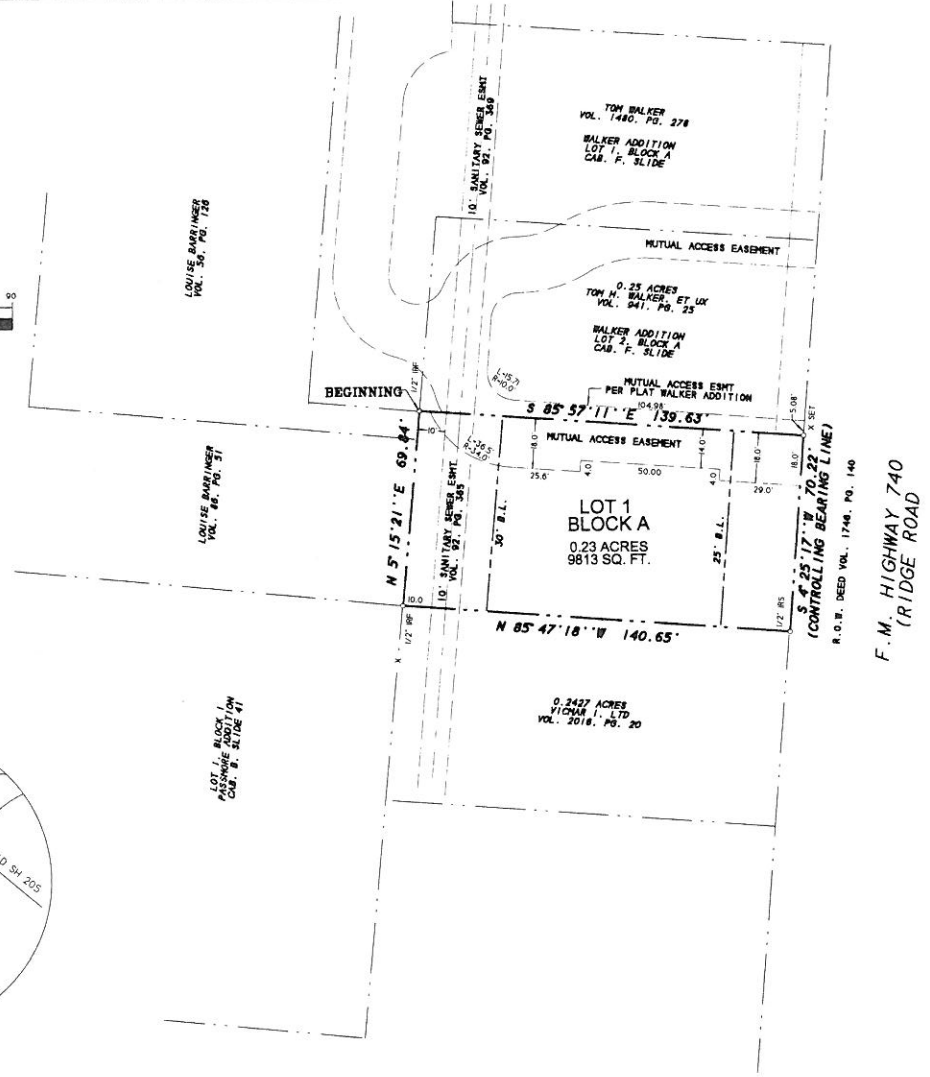
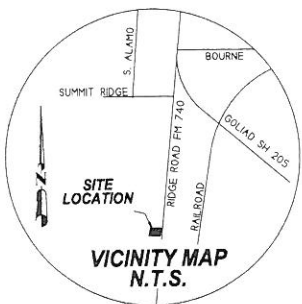
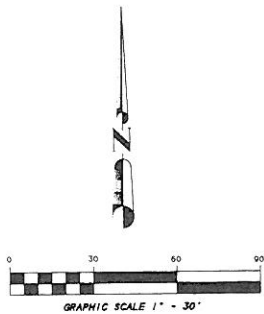
We are very excited about offering this unique and innovative program to the Rockwall community. We would be more than happy to discuss in greater detail our vision for Imagine Pre-K at any time, so please feel free to contact us!

Sincerely,

Stephanie Marshall

Natalie Kirkley

Stephanie Marshall & Natalie Kirkley
Owners and Directors of Imagine Pre-K
214-908-3065
214-405-2915



Filed 05 Feb-17
AM 10:37

322616

FILED FOR RECORD
ROCKWALL COUNTY, TEXAS
05 FEB 17 2004 09:37
SUSAN GAMEZ
COUNTY CLERK
BY: _____ DEPUTY

FINAL PLAT
GAMEZ ADDITION

0.23 ACRES (1 LOT)
B. J. T. LEWIS' SURVEY, A-255

AN ADDITION TO THE CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

Pass 071
SHEET 1 OF 2

R.S.C.I. F 173
ROCKWALL SURVEYING CO., INC. LAND SURVEYING
1984 S. FM 581 ROYSE CITY, TX 75188 972-772-5464 PHONE 972-772-8443 FAX

SURVEY DATE: DECEMBER 17, 2004
SCALE: 1" = 30' - PL# 200314658P
CLIENT: GAMEZ

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: CITY MONUMENT COORD SYSTEM CITY OF ROCKWALL
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

OWNER:
SUSAN GAMEZ
200 E. FATE MAIN PLACE
FATE TEXAS 76087
972-679-0835

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS SUSAN GAMEZ, BEING THE OWNER OF A TRACT OF LAND
in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the B.J.T. LEWIS SURVEY, ABSTRACT NO. 255, City of Rockwall, Rockwall County, Texas, and being a part of that 0.24 acres tract of land as described in a Warranty deed from James O. Ritchey to Jeffrey Scott Pettigrew and Pamela J. Pettigrew, dated July 23, 1997 and being recorded in Volume 1260, Page 32 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the Northwest corner of said 0.24 acres tract and also being at the Southwest corner of a tract of land as described in a Deed to Tom H. Walker and Sue Ann Walker, as recorded in Volume 941, Page 23 of the Real Property Records of Rockwall County, Texas;

THENCE S. 85 deg. 57 min. 11 sec. E. along the common line between said tracts, a distance of 139.63 feet to an "X" chisled in concrete for corner in the West right-of-way line of F.M. Highway 740 (Ridge Road) said right-of-way deed recorded in Volume 1746, Page 140 of the Real Property Records of Rockwall County, Texas;

THENCE S. 04 deg. 25 min. 17 sec. W. along said right-of-way line, a distance of 70.22 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the South line of said 0.24 acres tract;

THENCE N. 85 deg. 47 min. 18 sec. W. along the South line of said 0.24 acres tract, a distance of 140.65 feet to a 1/2" iron rod found for corner at the Southwest corner of same;

THENCE N. 05 deg. 15 min. 21 sec. E. a distance of 69.84 feet to the POINT OF BEGINNING and containing 0.23 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I, the undersigned owners of the land shown on this plat, and designated herein as GAMEZ ADDITION an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

I also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of its respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this section by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curbs and gutter, water and sewer, drainage structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or
Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requests to the city secretary, supported by evidence of work done; or
Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City. I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

SUSAN GAMEZ

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared SUSAN GAMEZ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 2005.

Notary Public in and for the State of Texas

My Commission Expires: _____

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permitted (therefore issued), nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fatty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold D. Fatty, III
Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission 2/16/05
Date

APPROVED

I hereby certify that the above and foregoing plat of GAMEZ ADDITION an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 16th day of February, 2005.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 16th day of February, 2005.

Mayor, City of Rockwall
City Secretary, City of Rockwall



Check Seal 2-15-05
CITY ENGINEER

FINAL PLAT

GAMEZ ADDITION

0.23 ACRES (1 LOT)
B. J. T. LEWIS SURVEY, A-255

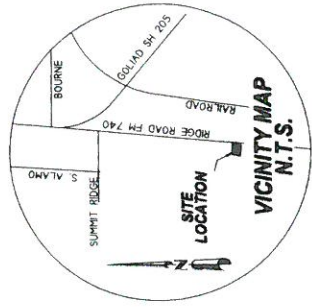
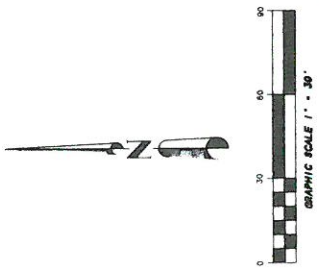
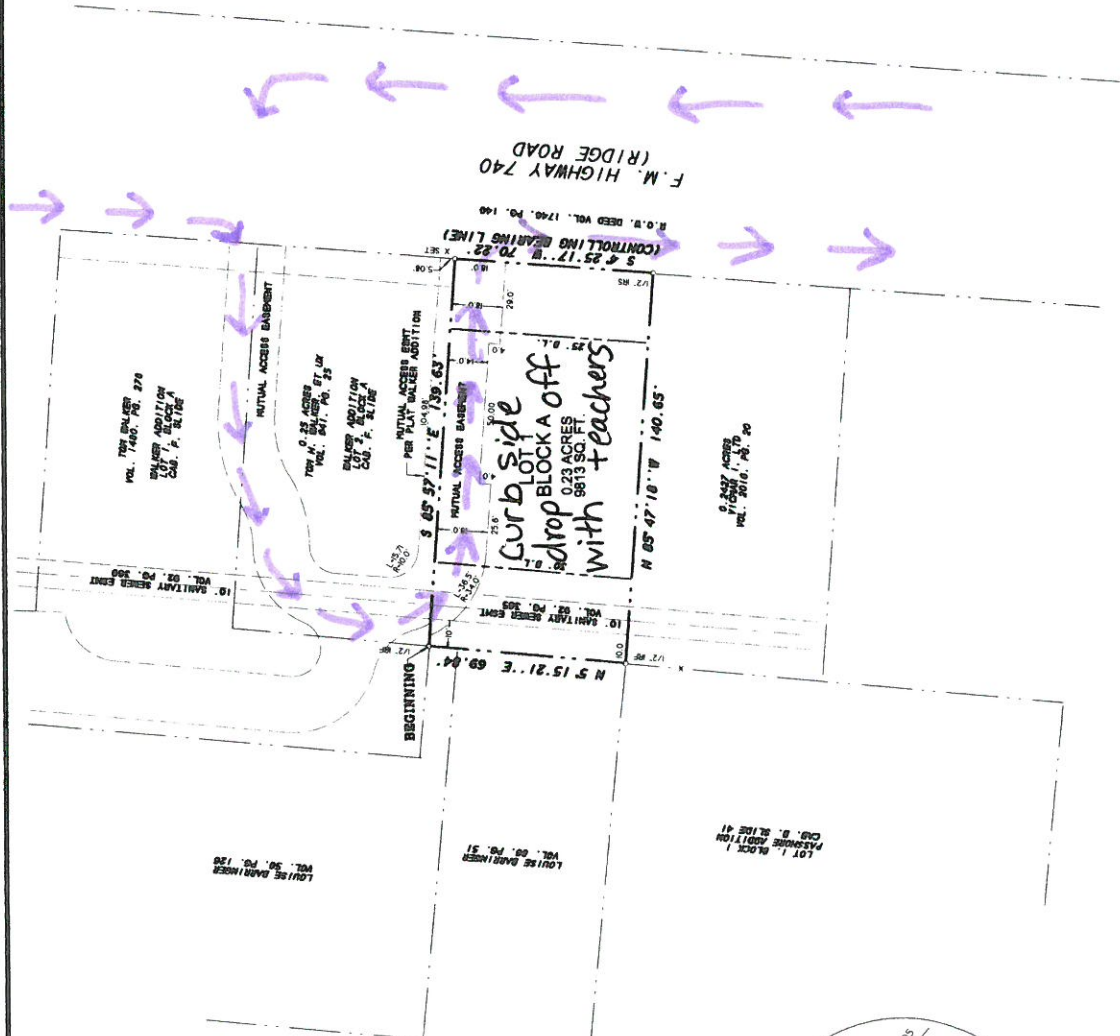
AN ADDITION TO THE CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER:
SUSAN GAMEZ
200 E. FATE MAIN PLACE
FATE, TEXAS 75087
972-679-6635

R.S.C.I.
ROCKWALL SURVEYING CO., INC. LAND SURVEYING
1984 S. FM 551 ROYSE CITY, TX 75180 972-772-5434 PHONE 972-772-5443 FAX

F 174

18004-071
SHEET 2 OF 2
SURVEY DATE: DECEMBER 17, 2004
SCALE: 1" = 30' PER 20031465SP
CLIENT: GAMEZ



Filed 05 Feb -17
AM 10:37

322614
FILED FOR RECORD
ROCKWALL, TEXAS
05 FEB 17 AM 10:37
SUSAN GAMES
CITY CLERK
BY _____ DEPUTY

FINAL PLAT
GAMEZ ADDITION

0.23 ACRES (1 LOT)
S. J. T. LEWIS SURVEY, A-255

AN ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS *Page 1 of 2*

R.S.C.I. F173

ROCKWALL SURVEYING CO., INC.
184 S. FM 851, ROYSE CITY, TX 75185
PHONE 972-772-5454 FAX 972-772-5452

OWNER:
SUSAN GAMES
PATRICK GAMES
972-878-6835

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C dated June 16, 1982, this property lies in Zone X. The property does not appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: CITY MONUMENT COORD SYSTEM CITY OF ROCKWALL
 - 3) ALL 1/2" IRIS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034"



CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] AND ORDINANCE NO. 02-33 OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A DAYCARE FACILITY IN PLANNED DEVELOPMENT DISTRICT 53 (PD-53), BEING A 0.23-ACRE PARCEL OF LAND SITUATED WITHIN THE SCENIC OVERLAY (SOV) DISTRICT, IDENTIFIED AS LOT 1, BLOCK A, GAMEZ ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; 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 Stephanie Marshall and Natalie Kirkley on behalf of Susan Gamez for the approval of a Specific Use Permit (SUP) to allow for a *Daycare Facility* in Planned Development District 53 (PD-53) [Ordinance No. 02-33] on a 0.23-acre tract of land being described as Lot 1, Block 1, Gamez Addition, City of Rockwall, Rockwall County, Texas, and zoned Planned Development District 53 (PD-53) for Residential Office (RO) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1024 Ridge Road [FM-740] and being more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated 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] and Planned Development District 53 (PD-53) [Ordinance No. 02-33] 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 *daycare facility* within a Residential Office (RO) District as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [Ordinance No. 04-38] and Planned Development District 53 (PD-53) [Ordinance No. 02-33] on the *Subject Property*; and

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the conditions and standards set forth in *Section 4.2, Residential Office (RO) District*, of *Article V, District Development Standards*, *Section 6.8, Scenic Overlay (SOV) District*, of *Article V, District Development Standards*, of the Unified Development Code [Ordinance No. 04-38] and Planned Development District 53 (PD-53) [Ordinance No. 02-33] as heretofore amended and as may be amended in the future, and shall be subject to the following additional operational conditions:

2.1 OPERATIONAL CONDITIONS

- 1) CONCEPT PLAN
- 2) The daycare facility shall generally conform to the traffic circulation plan depicted in *Exhibit 'B'* of this ordinance.
- 3) All areas designated for outside play be located at the rear and/or side yards of the subject property. No outside play areas shall be permitted in the front yard of the subject property.
- 4) No parking shall be permitted within the 20-foot cross access easement. In addition, parking along, adjacent to or in the right-of-way of Ridge Road [FM-740] shall be prohibited. Parking in the front of the building for any reason shall be prohibited.
- 5) The facility is not permitted to exceed an enrollment of [redacted] children or exceed the children to caregiver ratios as stipulated by the Texas Administrative Code.

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 and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF JUNE, 2018.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: May 21, 2018

2nd Reading: June 4, 2018

DRAFT
ORDINANCE
04.24.2018

Exhibit 'A':
Survey

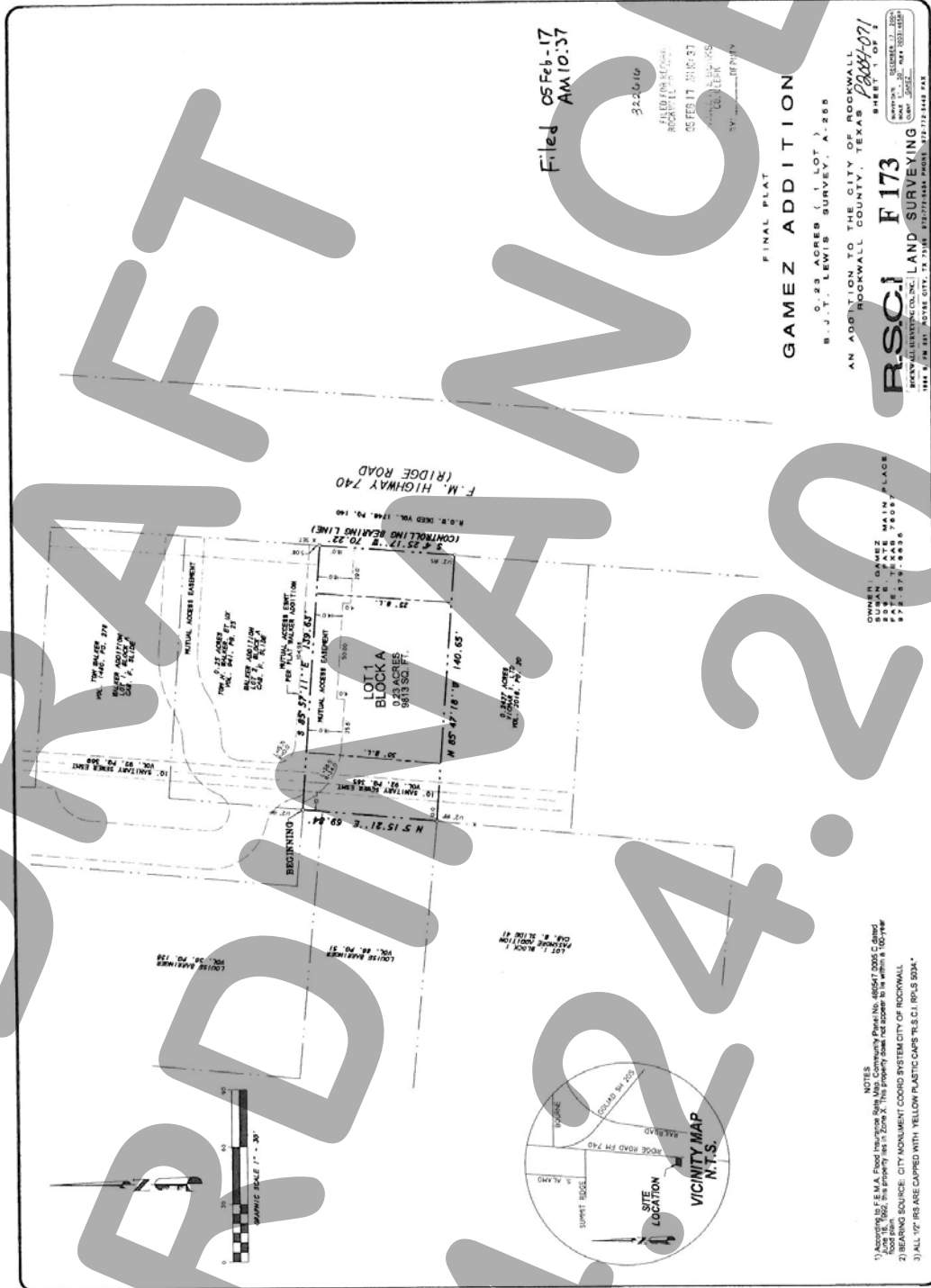
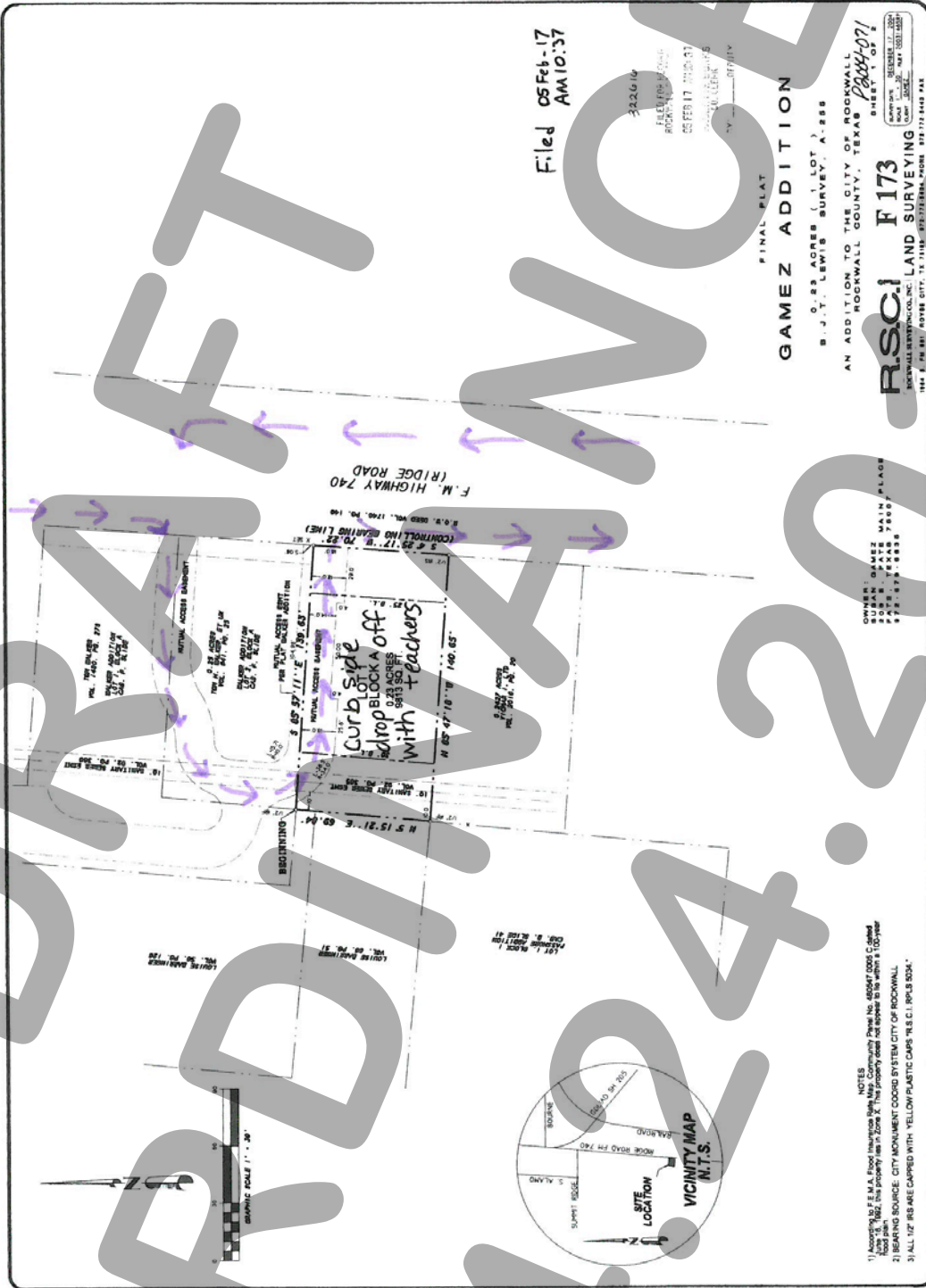


Exhibit 'B':
Traffic Circulation Plan



CITY OF ROCKWALL

ORDINANCE NO. 18-XX

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APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: May 21, 2018

2nd Reading: June 4, 2018

DRAFT
ORDINANCE
04.24.2018

Exhibit 'B':
Traffic Circulation Plan

