



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 2018-054 P&Z DATE 12/11/18 CC DATE 12/17/18 APPROVED/DENIED \_\_\_\_\_  
ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

ZONING APPLICATION
<input checked="" type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECIEPT
<input checked="" type="checkbox"/> LOCATION MAP
<input checked="" type="checkbox"/> HOA MAP
<input checked="" type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
<b>NOTES:</b> _____
_____
_____
_____
_____
<b>ZONING MAP UPDATED</b> _____



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22018-054

**NOTE:** THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

### Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)<sup>1</sup>
- Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

### Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)<sup>1</sup>
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

### Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</sup>
- PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

### Other Application Fees:

- Tree Removal (\$75.00)

### Notes:

<sup>1</sup>: 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 N/A

Subdivision N/A

Lot

N/A

Block

N/A

General Location 9.7 Acres on the North/West side of Ridge Road FM 740 between Turtle Cove and Laguna Dr

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Commercial (C) District



Current Use Undeveloped

Proposed Zoning Commercial (C) District



Proposed Use Office Building

Acreage

9.7

Lots [Current]

N/A

Lots [Proposed]

N/A

**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 Vinod Miranda

Applicant BOKA Powell, LLC

Contact Person Same

Contact Person Andrew Bennett

Address 9105 Briarcrest Dr.

Address 8070 Park Lane

Suite 300

City, State & Zip Rowlett, TX 75089

City, State & Zip Dallas, TX 75231

Phone 9152764505

Phone 9727019000

E-Mail vinod.miranda@fulltechcasting.com

E-Mail abennett@bokapowell.com

## NOTARY VERIFICATION [REQUIRED]

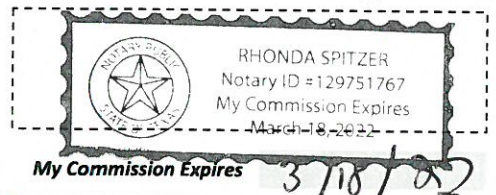
Before me, the undersigned authority, on this day personally appeared Vinod Miranda [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"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 \$ 375.50, to cover the cost of this application, has been paid to the City of Rockwall on this the 19<sup>th</sup> day of November, 20 18. 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 19<sup>th</sup> day of November, 20 18.

Owner's/Applicant's Signature

Notary Public in and for the State of Texas



My Commission Expires 3/18/22





# RECEIPT

Project Number: Z2018-054  
Job Address: RIDGE RD  
ROCKWALL, TX 75087

Receipt Number: B83028  
Printed: 11/21/2018 10:34 am

Fee Description	Account Number	Fee Amount
ZONING	01-4280	\$ 345.50

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**Total Fees Paid:**

Date Paid: 11/21/2018 12:00:00AM  
Paid By: HBTX  
Pay Method: CHECK 3003397  
Received By: LM

**\$ 345.50**



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

Phone: (972) 771-7745

Email: [Planning@Rockwall.com](mailto: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

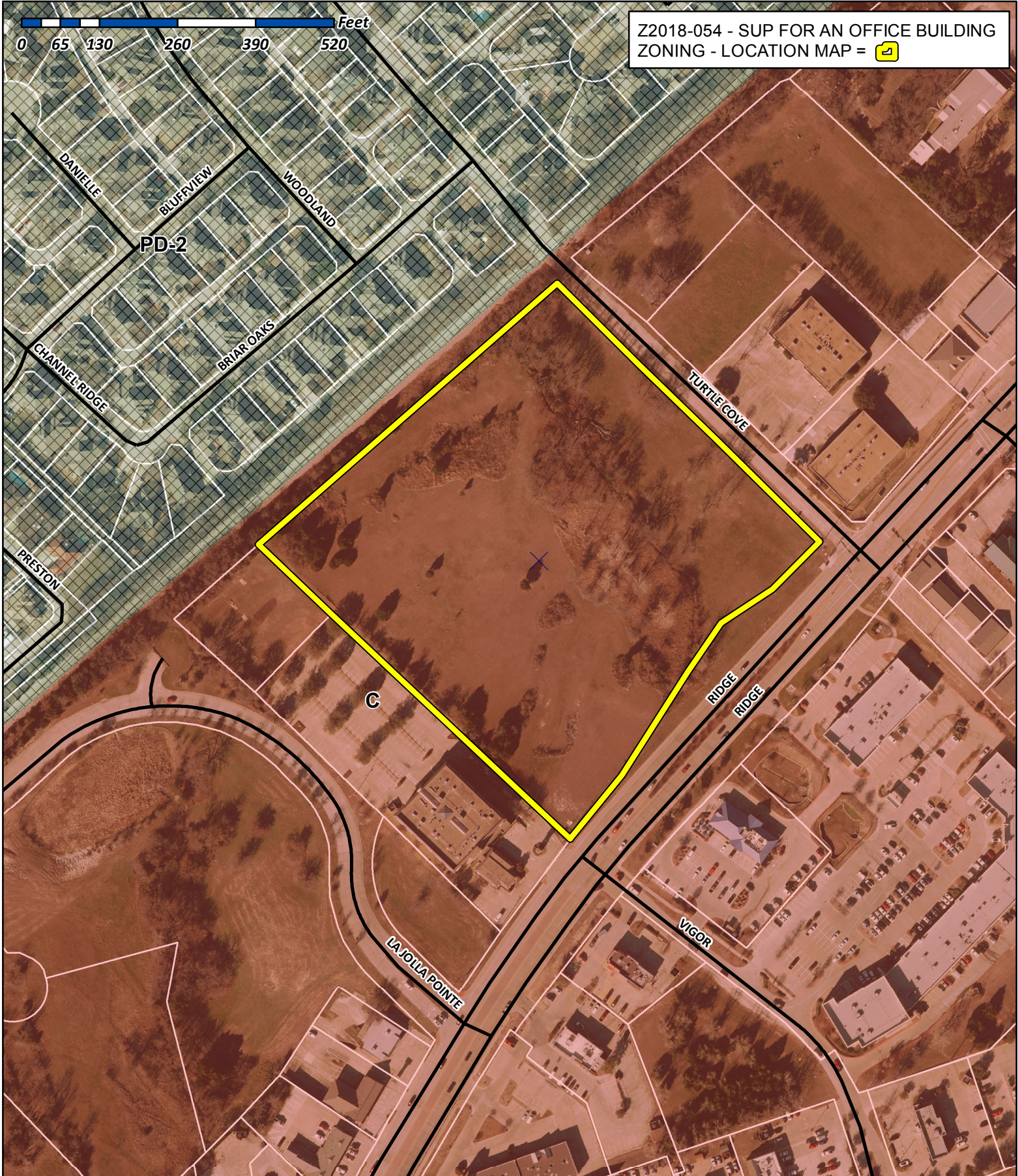
From: Planning & Zoning Department

Date: 11/20/2018

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, 11/21/2018. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 11/27/2018 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 11/27/2018 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: Z2018-054**  
**Project Name: SUP for an Office Building**  
**Project Type: ZONING**  
**Applicant Name: BOKA POWEL, LLC**  
**Owner Name: VINOD, MIRANDA**  
**Project Description:**





Z2018-054 - SUP FOR AN OFFICE BUILDING  
 ZONING - LOCATION MAP =



# City of Rockwall

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

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



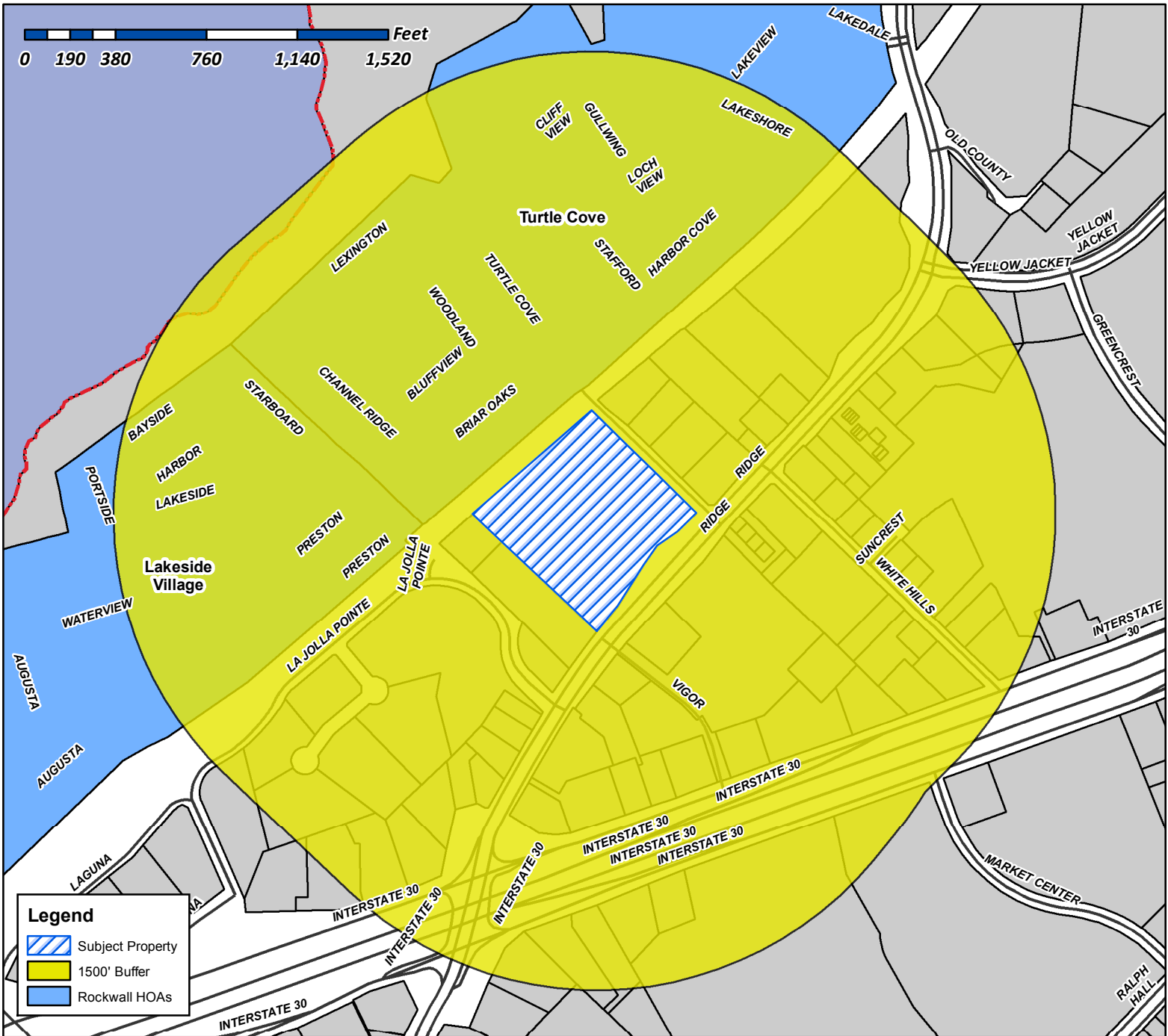




# City of Rockwall

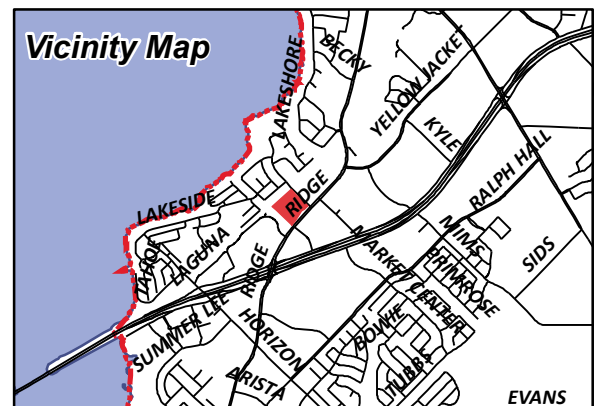
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**Case Number:** Z2018-054  
**Case Name:** SUP for an Office Building  
**Case Type:** Zoning  
**Zoning:** Commercial (C) District  
**Case Address:** SWC of Ridge Road and Turtle Cove Blvd.

**Date Created:** 11/20/2018  
 For Questions on this Case Call (972) 771-7745

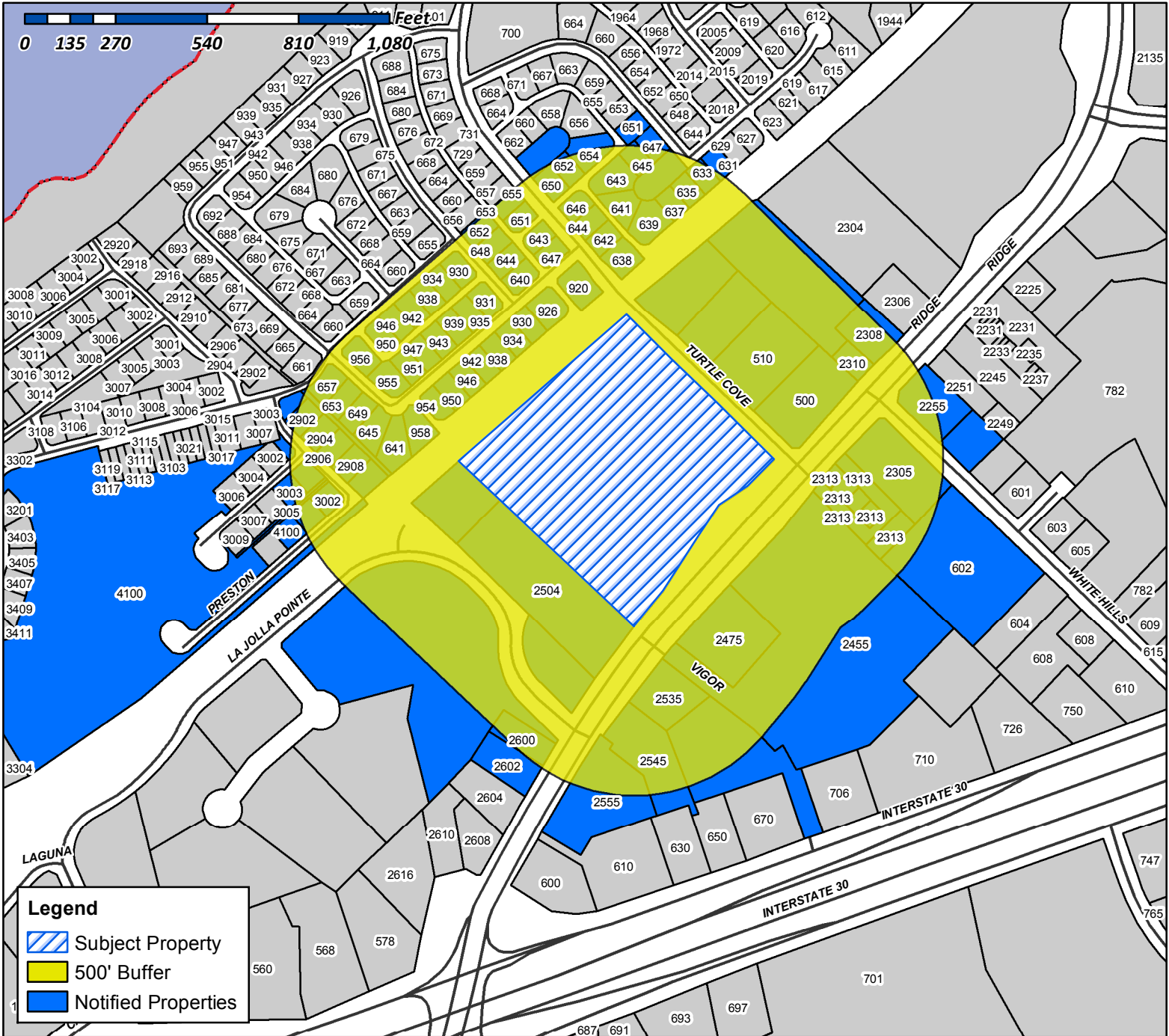




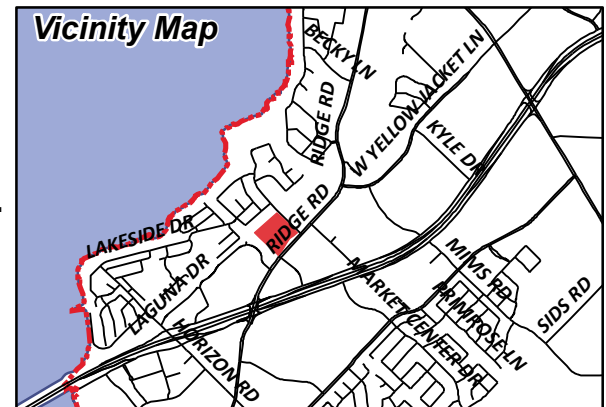
# City of Rockwall

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Rockwall, Texas 75087  
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**Date Created:** 11/20/2018

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



SPARKS ROBERT D & TANA J  
1000 SPARKS DR  
FATE, TX 75087

AZZOUZI MOHAMED EL  
1000 W SPRING VALLEY RD APT #238  
RICHARDSON, TX 75080

BOLD LLC  
121 WYLER DR  
DAKOTA, IL 61018

CURRENT RESIDENT  
1313 RIDGE RD  
ROCKWALL, TX 75032

VANDERSLICE ROBERT  
1408 S LAKESHORE DR  
ROCKWALL, TX 75087

MMF INVESTMENTS LLC  
2255 RIDGE RD SUITE 333  
ROCKWALL, TX 75087

MMF INVESTMENTS LLC  
2255 RIDGE RD SUITE 333  
ROCKWALL, TX 75087

MANGRIN CORPORATION  
2255 RIDGE ROAD #208  
ROCKWALL, TX 75087

HUDSPETH WARD  
2304 RIDGE RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2305 RIDGE RD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2308 RIDGE RD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2310 RIDGE RD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2313 RIDGE RD  
ROCKWALL, TX 75032

GLOBAL ADVANCE INC  
2313 RIDGE ROAD SUITE 101  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2455 RIDGE RD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2475 RIDGE RD  
ROCKWALL, TX 75032

BROOKS RICHARD L DR  
2504 RIDGE RD STE 107  
ROCKWALL, TX 75087

BROOKS RICHARD L MD  
2504 RIDGE RD STE 101  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2535 RIDGE RD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2545 RIDGE RD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2555 RIDGE RD  
ROCKWALL, TX 75032

HANKINS NORMA A AND  
2571 VIVROUX RANCH RD  
SEGUIN, TX 78155

BELAC PROPERTIES LLC  
2600 RIDGE RD STE 102  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2602 RIDGE RD  
ROCKWALL, TX 75032

LINDEMAN JULIE A & BOBBY L  
2902 PRESTON TRL  
ROCKWALL, TX 75087

MARLEY KELLE AND CLAYTON D  
2904 PRESTON TRAIL  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2906 PRESTON TR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2908 PRESTON TR  
ROCKWALL, TX 75032

EHLERT GORDON W & LINDA K  
3001 PRESTON CT  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3002 PRESTON TR  
ROCKWALL, TX 75032

STURCH GARY D & CANDACE F  
3003 PRESTON CT  
ROCKWALL, TX 75087

TURTLE COVE RESIDENTIAL ASSOC INC  
3102 OAK LAWN AVE SUITE 202  
DALLAS, TX 75219

ALLEN KIM L & LINDA  
3510 LAKESIDE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
4100 VILLAGE DR  
ROCKWALL, TX 75032

LAKESIDE VILLAGE H O ASSOC  
4100 VILLAGE DR  
ROCKWALL, TX 75087

ROBERTS JAMES F  
4112 VILLAGE DR  
ROCKWALL, TX 75087

CBAX PROPERTIES LLC  
465 W PRESIDENT GEORGE BUSH HWY  
RICHARDSON, TX 75080

CURRENT RESIDENT  
500 TURTLE COVE BLVD  
ROCKWALL, TX 75032

PSB INDEMNITY FAMILY LTD PTRN  
510 TURTLE COVE BLVD STE 200  
ROCKWALL, TX 75087

PSB INDEMNITY FAMILY LTD PTRN  
510 TURTLE COVE BLVD STE 200  
ROCKWALL, TX 75087

CURRENT RESIDENT  
602 WHITE HILLS DR  
ROCKWALL, TX 75032

COIT RIDGE PROPERTIES LLC  
6031 SHERRY LN SUITE C  
DALLAS, TX 75225

DELAY MANAGEMENT TRUST DELORES  
631 HARBOR COVE DRIVE  
ROCKWALL, TX 75087

BARROW KYLE  
633 HARBOR COVE DR  
ROCKWALL, TX 75087

ALFORD JIM AND BARBARA  
635 STAFFORD CIR  
ROCKWALL, TX 75087

PACHECO ENRIQUE AND JOANN T  
637 STAFFORD CIR  
ROCKWALL, TX 75087

BOWMAN SCOTT & TAMARA L  
638 TURTLE COVE BOULEVARD  
ROCKWALL, TX 75087

HAYS DANNY & JOAN  
639 STAFFORD CIR  
ROCKWALL, TX 75087

ELLIS BETTY J  
640 WOODLAND WAY  
ROCKWALL, TX 75087

ZASTROW BRADLEY L & SANDRA D  
641 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

GOODWIN HEATHER  
641 STAFFORD CIR  
ROCKWALL, TX 75087

SMITH RICHARD G EBERLE  
642 TURTLE COVE BLVD  
ROCKWALL, TX 75087

JOHNSON JOEL & LIZ  
643 STAFFORD CIR  
ROCKWALL, TX 75087

PHILLIPS SCOTT BRANNAN  
643 TURTLE COVE BLVD  
ROCKWALL, TX 75087

TARVER KIRK & JULIA  
644 TURTLE COVE BLVD  
ROCKWALL, TX 75087

DARNELL MELINDA K AND WELDON K  
644 WOODLAND WAY  
ROCKWALL, TX 75087

JOHNSTON LISA P & MARK  
645 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

GALLI THOMAS J  
645 STAFFORD CIR  
ROCKWALL, TX 75087

BANZER JERRY L AND BARBARA  
646 TURTLE COVE BLVD  
ROCKWALL, TX 75087

FISH WADE W  
647 STAFFORD CIR  
ROCKWALL, TX 75087

MOORE KELLI M  
647 TURTLE COVE BLVD  
ROCKWALL, TX 75087

TOLLESON MATTHEW AND AMY  
648 WOODLAND WAY  
ROCKWALL, TX 75087

SVRCEK JOSEPH T  
649 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

KATT WILLIAM CHARLES  
650 TURTLE COVE BLVD  
ROCKWALL, TX 75087

THORSEN LINDY N  
651 STAFFORD CIR  
ROCKWALL, TX 75087

LOFLAND SHERRIE  
651 TURTLE COVE  
ROCKWALL, TX 75087

MICKISH FAMILY LIVING TRUST  
652 TURTLE COVE BLVD  
ROCKWALL, TX 75087

SINGH PARAMJIT W  
652 WOODLAND WAY  
ROCKWALL, TX 75087

MCCOY RAYMOND & BELVA  
653 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

SCOTT PHILLIP AND BETHANY  
653 TURTLE COVE BLVD  
ROCKWALL, TX 75087

CLAY DEBBRA S  
654 TURTLE COVE BLVD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
657 CHANNEL RIDGE DR  
ROCKWALL, TX 75032

POP HOLDINGS LP  
7750 N MACARTHUR BLVD STE 120-121  
IRVING, TX 75063

DAVID HOGG BUILDING LLC  
8652 W ROWEL RD  
PEORIA, AZ 85383

ROCKWAY PARTNERS LLP  
9071 E VASSAR AVE  
DENVER, CO 80231

MIRANDA VINOD  
9105 BRIARCREST DR  
ROWLETT, TX 75089

CONFIDENTIAL  
920 BRIAR OAK DR  
ROCKWALL, TX 75087

FLOETER JOHN AND SHIRLEY  
926 BRIAR OAKS DR  
ROCKWALL, TX 75087

MAJORS WENDELL LEE AND SHIRLEY JEAN  
930 BLUFFVIEW DR  
ROCKWALL, TX 75087

WILLIAMS PAULA  
930 BRIAR OAKS DRIVE  
ROCKWALL, TX 75087

ANDERSEN SANDRA  
931 BRIAR OAK DRIVE  
ROCKWALL, TX 75087

RAMPY SONDR  
934 BLUFFVIEW DR  
ROCKWALL, TX 75087

COOPER JEFFREY BOONE  
934 BRIAR OAK DR  
ROCKWALL, TX 75087

HOOD KENNETH & JENNIFER  
935 BRIAR OAK DR  
ROCKWALL, TX 75087

MCKINNEY LEONARD L & MARLENE D  
938 BLUFFVIEW DR  
ROCKWALL, TX 75087

WEIN DAVID C AND CHRISTINE  
938 BRIAR OAKS DR  
ROCKWALL, TX 75087

MEEK SALLY C  
939 BRIAR OAK DR  
ROCKWALL, TX 75087

DAVIS LYNN R  
942 BLUFFVIEW DR  
ROCKWALL, TX 75087

PRICE BRIAN & SHANNON  
942 BRIAR OAKS DRIVE  
ROCKWALL, TX 75087

PULLIN STEPHEN M & KENDRA K  
943 BRIAR OAK DR  
ROCKWALL, TX 75087



KIRBY JOY F REV TRUST  
946 BLUFFVIEW DR  
ROCKWALL, TX 75087

KIRK JEFFREY S  
946 BRIAR OAK DR  
ROCKWALL, TX 75087

MORENO ROBERT JR AND SHERRI  
947 BRIAR OAKS DR  
ROCKWALL, TX 75087

HEWITT PHONCILLE  
950 BLUFFVIEW DR  
ROCKWALL, TX 75087

SANDERS JOE D & JOLINDA  
950 BRIAR OAK DR  
ROCKWALL, TX 75087

EMMERSON PAULA KAY REVOCABLE TRUST  
951 BRIAR OAKS  
ROCKWALL, TX 75087

MUNIZ SYLVIA D  
954 BRIAR OAK DR  
ROCKWALL, TX 75087

GERRALD SCOTT W & JUDY A  
955 BRIAR OAK DR  
ROCKWALL, TX 75087

PYKE RONALD A & JANE L  
956 BLUFFVIEW DR  
ROCKWALL, TX 75087

DEEN LAUREN  
958 BRIAR OAK DR  
ROCKWALL, TX 75087

JAGH HOSPITALITY LP  
996 E I-30  
ROCKWALL, TX 75087

TURTLE COVE RESIDENTIAL ASSOC  
C/O TURTLE COVE HOA 3102 OAK LAWN AVE  
SUITE #202  
DALLAS, TX 75219

DAIKER PARTNERS LTD.  
PO BOX 1059  
ROCKWALL, TX 75087

DAIKER PARTNERS LTD  
PO BOX 1059  
ROCKWALL, TX 75087

ROCKWALL OCEANHILL LLC  
PO BOX 1295  
ROCKWALL, TX 75087

FIRST PRESBYTERIAN CHURCH  
PO BOX 692  
ROCKWALL, TX 75087

GLOBAL ADVANCE INC  
PO BOX 742077  
DALLAS, TX 75374



November 19, 2018

Chris W. Barnes  
John E. Orfield  
R. Andrew Bennett  
Donald R. Powell

Mr. Ryan Miller, AICP  
City of Rockwall  
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

8070 Park Lane  
Suite 300  
Dallas, Texas 75231  
Tel 972.701.9000  
Fax 972.991.3008  
www.bokapowell.com

Re: Request for SUP for Discretionary Variance for Proposed Office Building on Ridge Road site

Dear Ryan:

Thank you again for meeting with our development team earlier today and educating us on the zoning process in Rockwall.

[architecture](#)  
[interiors](#)  
[planning](#)  
[graphics](#)  
[strategy](#)

Our subject site is 9.699 acres at the northwest corner of Ridge Road and Turtle Cove Boulevard and is zoned C- Commercial in the Scenic Overlay. It has a current height restriction of thirty-six (36) feet. In order to meet our client's needs, we are planning a 80,000 SF class A office building that is proposed to be three (3) stories over one story of covered parking. That proposed structure conceptually is shown to be sixty (60) feet in height including all architectural design elements. Therefore, we are requesting a variance on the height from thirty-six (36) feet to sixty (60) feet. Please keep in mind that the building will be at least 150' off of Ridge Road and due to the aggressive sloping of the site will likely have its first office floor five (5) to seven (7) feet below the street. Much of the building parapet, perhaps sixty percent (60%) or more, will be in the forty-five (45) to forty-seven (47) feet range and the sixty (60) feet areas will be limited to accented design elements and mechanical screens.

A conceptual section is shown in the conceptual planning package that will be submitted with the Development Application requesting the SUP.

Thanks for your consideration and do not hesitate to contact me if you should need further information.

Sincerely,

**BOKA Powell, LLC**

A handwritten signature in black ink that reads 'R. Andrew Bennett'.

R. Andrew Building, AIA  
Principal  
abennett@bokapowell.com

Dallas  
Fort Worth  
Austin

**Office Building  
Concept Planning**

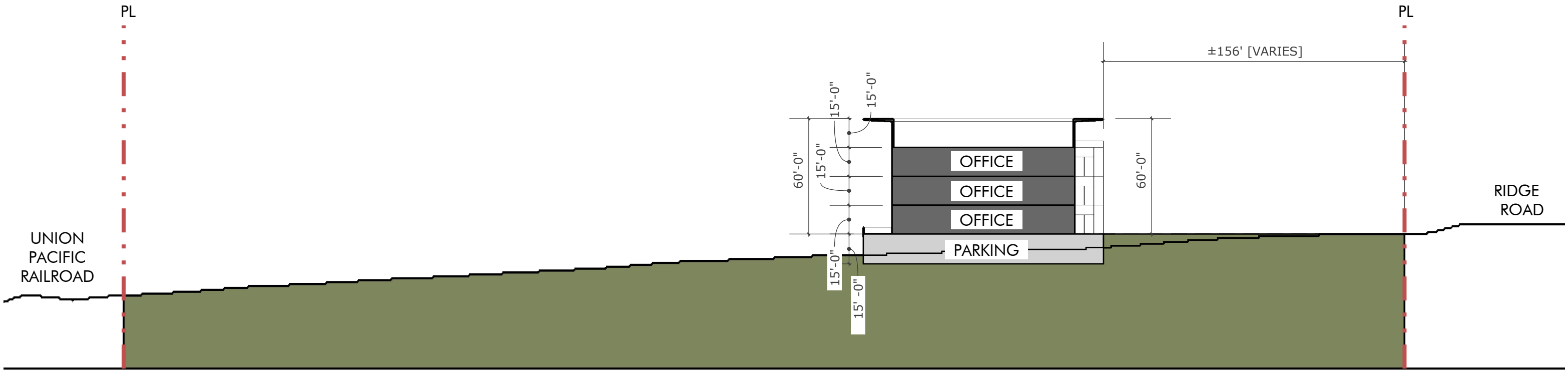
Rockwall, Texas 11.19.2018







36' ALLOWABLE HEIGHT  
REQUEST FOR DISCRETIONARY  
VARIANCE TO ALLOW 24'  
ADDITIONAL FEET FOR 60' FEET  
ALLOWABLE HEIGHT  
(NET HEIGHT GAIN 19')



NOTE: FINISH FLOOR OF  
OFFICE WILL BE APPROXIMATELY  
5'-7' FEET BELOW ADJACENT  
RIDGE ROAD ELEVATION AT  
MIDDLE OF SITE





# Exhibit A

## DESCRIPTION

All that certain lot, tract or parcel of land situated in the E.P.G. CHISUM SURVEY, ABSTRACT NO. 64, City of Rockwall, Rockwall County, Texas, and being all of a tract of land as described in a Warranty deed from James W. Reese to LGI Properties, LTD, dated July 1, 2003 and being recorded in Volume 3075, Page 146 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a TXDOT brass disk monument found for corner at the intersection of the southwest right-of-way line of Turtle Cove Drive, a 60 foot right-of-way, with the northwest right-of-way line of Ridge Road F.M. 740, a variable width right-of-way per Volume 1582, Page 317 of the Real Property Records of Rockwall County, Texas, and being at the east corner of the above cited tract of land;

THENCE in a southwesterly direction along the northwest right-of-way line of Ridge Road F.M. 740 as follows:

S. 45 deg. 59 min. 50 sec. W. a distance of 113.22 feet to a TXDOT brass disk monument found for corner;  
S. 57 deg. 34 min. 20 sec. W. a distance of 103.07 feet to a TXDOT brass disk monument found for corner;  
S. 35 deg. 01 min. 32 sec. W. a distance of 101.12 feet to a TXDOT brass disk monument found for corner;  
S. 33 deg. 32 min. 12 sec. W. a distance of 204.12 feet to a TXDOT brass disk monument found for corner;  
S. 40 deg. 08 min. 27 sec. W. a distance of 136.97 feet to a TXDOT brass disk monument found for corner at the south corner of said Reese to LGI Properties tract and being in the northeast boundary line of Lot 1, Block A, LAKE POINT HEATH AND SCIENCE CENTER ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet C, Slide 216 of the Plat Records of Rockwall County, Texas;

THENCE N. 45 deg. 31 min. 12 sec. W. a distance of 711.59 feet to a 3/8" iron rod found for corner at the west corner of said Reese to LGI Properties tract and being in the southeast right-of-way line of the Union Pacific Railroad, a 100 foot right-of-way;

THENCE N. 49 deg. 42 min. 29 sec. E. along said railroad right-of-way, a distance of 658.84 feet to a 1/2" iron rod found for corner in the southwest right-of-way line of Turtle Cove Drive;

THENCE S. 44 deg. 58 min. 41 sec. E. along said right-of-way line, a distance of 612.21 feet to the POINT OF BEGINNING and containing 422,730 square feet or 9.70 acres of land.

11/21/2018

# City of Rockwall Project Plan Review History



<b>Project Number</b>	Z2018-054	<b>Owner</b>	VINOD, MIRANDA	<b>Applied</b>	11/20/2018	LM
<b>Project Name</b>	SUP for an Office Building	<b>Applicant</b>	BOKA POWEL, LLC	<b>Approved</b>		
<b>Type</b>	ZONING			<b>Closed</b>		
<b>Subtype</b>	SUP			<b>Expired</b>		
<b>Status</b>	NEED REVISIONS			<b>Status</b>	11/21/2018	RM

<b>Site Address</b>	<b>City, State Zip</b>	<b>Zoning</b>
RIDGE RD	ROCKWALL, TX 75087	

<b>Subdivision</b>	<b>Tract</b>	<b>Block</b>	<b>Lot No</b>	<b>Parcel No</b>	<b>General Plan</b>
LAKE POINTE HEALTH SCIENCE CENTER OF ROCK	15	NULL	15	0064-0000-0015-00-OR	

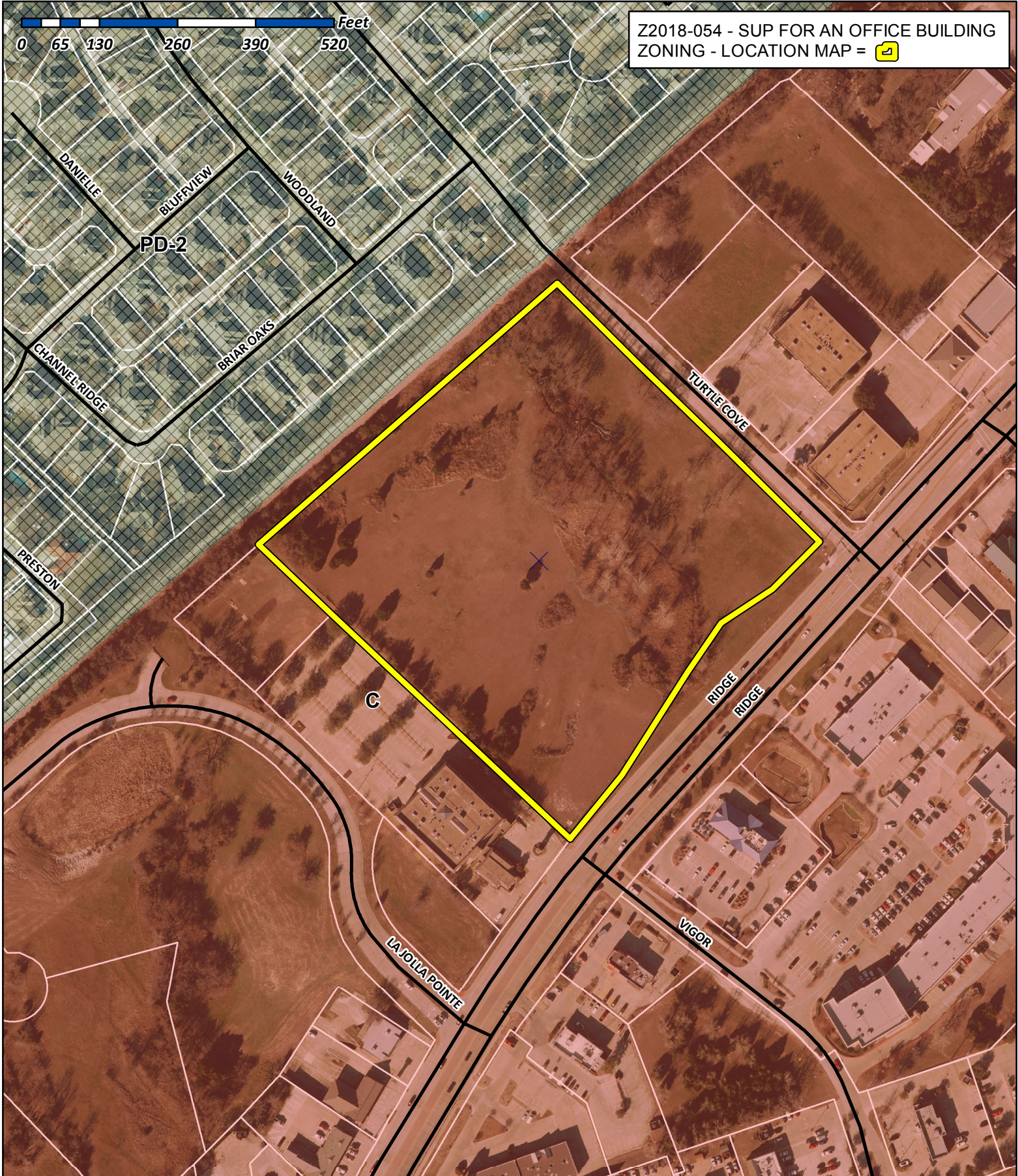
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	11/20/2018	11/27/2018				
ENGINEERING	Sarah Hager	11/20/2018	11/27/2018	11/21/2018	1	COMMENTS	



Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
(11/21/2018 11:29 AM SH) - Are you planning a drive isle through the building? - Label the driveway spacings for each driveway.  The following comments are for your review for engineering design. - 4% Engineering Inspection Fees. - Impact fees. - Sidewalk assessment \$10/LF along FM 740. - Flood Study required (must pay retainer to City before review) to determine the 100yr Water Surface Elevation. - Waters of the US study for creek. - No detention in 100yr flood plain or the 100yr Water Surface Elevation. - Erosion setback required along creek. - Detention is required. - Grading maximum slope is 4:1. - Post-Development C value is 0.9 for the entire site. - Must have railroad approval for drainage. - Fire Lane and drive isles to be 24' min, 20' curve radii. - Must meet Fire Dept. fire lane radius requirements. - Parking is 20'x9' min. No dead end parking. On street parking to be 22'x9'. - Future Drive to be 41' back to back of curb, 60' ROW. - Min 20' utility easements. - No trees within 5' of public utilities. - Must loop water line on site. - Walls 3' and over must be designed by a licensed engineer. All walls to be rock or stone. No smooth concrete walls. - Dumpster to drain to an oil/water separator or to grease trap. - Must meet all City Engineering Standards. - Install 5' sidewalk along Turtle Cove						
FIRE	Ariana Hargrove	11/20/2018	11/27/2018			
PLANNING	David Gonzales	11/20/2018	11/27/2018	11/20/2018	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>Hold a public hearing to discuss and consider a request by Andrew Bennett of BOKA Powell, LLC on behalf of the owner Vinod Miranda for the approval of a Specific Use Permit (SUP) for an office building that will exceed 36-feet in the Scenic Overlay (SOV) District on a 9.70-acre tract of land identified at Tract 15 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southwest corner of Ridge Road [FM-740] and Turtle Cove Boulevard, and take any action necessary.</p>						
<p>PLANNING COMMENTS - DAVID GONZALES - 11.19.2018</p>						
<p>All staff comments are to be addressed and resubmitted by Tuesday, December 4, 2018. Please provide two (2) large copies [FOLDED] and one PDF version for a subsequent review by staff:</p>						
<p>Planning Department General Comments to be addressed/acknowledge are as follows:</p>						
<ul style="list-style-type: none"> <li>• On all future submittals please include the Case Number Z2018-054 on the lower right hand corner.</li> <li>• When provided, please review the SUP Draft Ordinance prior to the Planning &amp; Zoning public hearing scheduled for December 11, 2018 and return with red lined corrections and/or additions you feel may be necessary for staff review.</li> </ul>						
<p>** Planning Staff additional comments to be considered by the P&amp;Z and City Council as conditions of approval:</p>						
<p>1. Approval of an SUP is required to allow the for the office building to exceed 36-ft in overall height within the Scenic Overlay (SOV) District.</p>						
<p>2. Adherence to all Engineering and Fire Department standards shall be required.</p>						
<p>*** Operational Conditions:</p>						
<p>1. The development of this property shall generally conform to the Concept Plan depicted in Exhibit 'B' of this ordinance; and,</p>						
<p>2. The maximum overall height of the building shall not exceed four (4)-stories or 60-feet, as depicted in Exhibit 'C' of this ordinance.</p>						
<p>The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the SUP request. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with thePlanning Department at 972-771-7745.</p>						
<p>*** Meeting Dates to Attend ***</p>						
<p>Planning - Work Session: November 27, 2018 (6:00 p.m.) [applicant to present case to P&amp;Z for discussion]</p>						
<p>Planning - Public Hearing: December 11, 2018 (6:00 p.m.) [P&amp;Z to take action (i.e. approve, approve with conditions, or deny, etc.)]</p>						
<p>City Council - Pulblic Hearing: December 17, 2018 (6:00 p.m.) [1st Reading of SUP Ordinance]</p>						
<p>City Council - Concent/Action Item: January 7, 2019 (6:00 p.m.) [2nd Reading of SUP Ordinance (if approved at 1st reading)]</p>						





Z2018-054 - SUP FOR AN OFFICE BUILDING  
 ZONING - LOCATION MAP =



# City of Rockwall

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



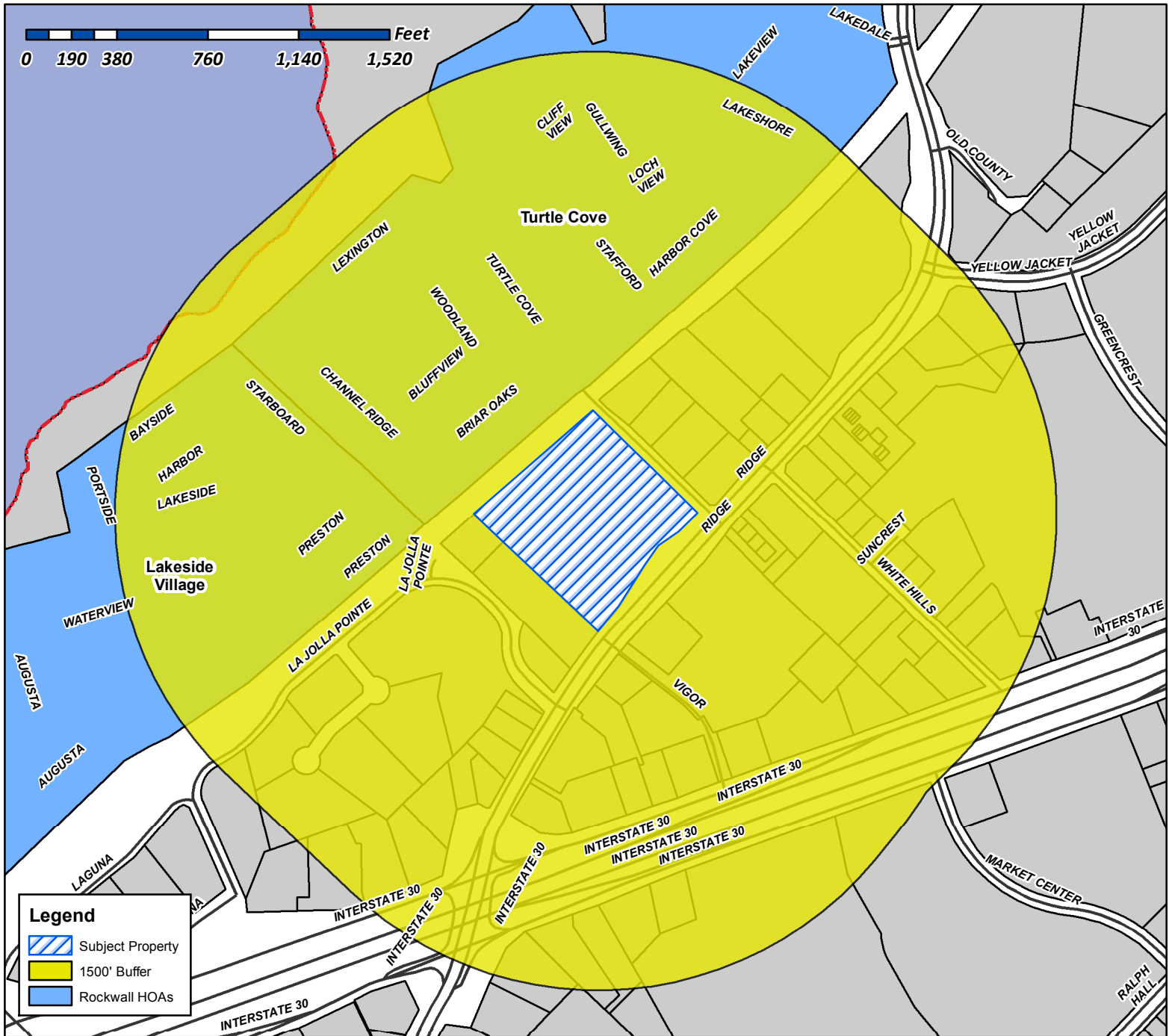




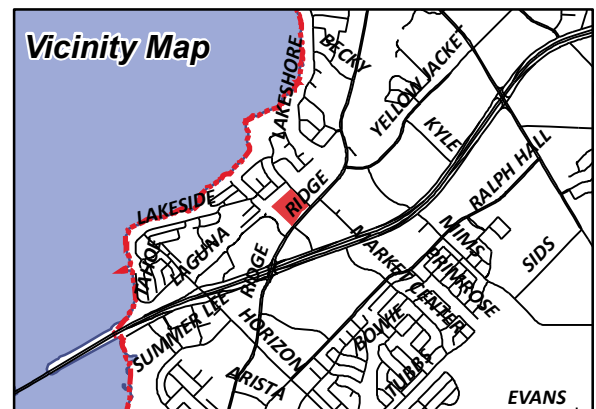
# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75087  
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**Case Number:** Z2018-054  
**Case Name:** SUP for an Office Building  
**Case Type:** Zoning  
**Zoning:** Commercial (C) District  
**Case Address:** SWC of Ridge Road and Turtle Cove Blvd.



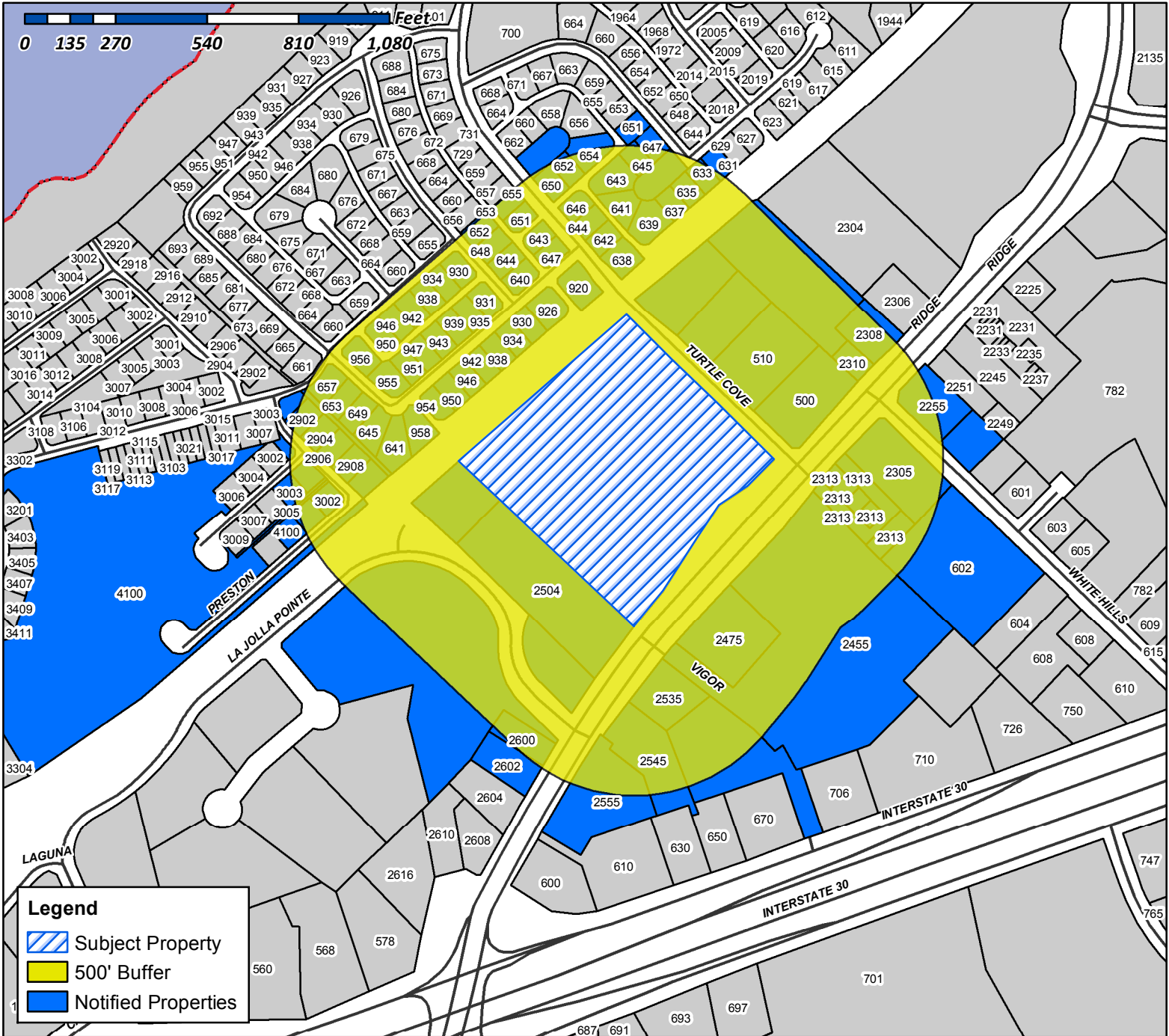
**Date Created:** 11/20/2018  
 For Questions on this Case Call (972) 771-7745



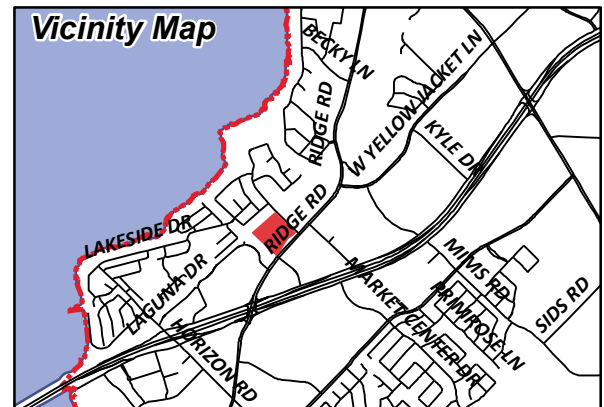
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**Case Address:** SWC of Ridge Road and Turtle Cove Blvd.



**Date Created:** 11/20/2018

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

SPARKS ROBERT D & TANA J  
1000 SPARKS DR  
FATE, TX 75087

AZZOUZI MOHAMED EL  
1000 W SPRING VALLEY RD APT #238  
RICHARDSON, TX 75080

BOLD LLC  
121 WYLER DR  
DAKOTA, IL 61018

CURRENT RESIDENT  
1313 RIDGE RD  
ROCKWALL, TX 75032

VANDERSLICE ROBERT  
1408 S LAKESHORE DR  
ROCKWALL, TX 75087

MMF INVESTMENTS LLC  
2255 RIDGE RD SUITE 333  
ROCKWALL, TX 75087

MMF INVESTMENTS LLC  
2255 RIDGE RD SUITE 333  
ROCKWALL, TX 75087

MANGRIN CORPORATION  
2255 RIDGE ROAD #208  
ROCKWALL, TX 75087

HUDSPETH WARD  
2304 RIDGE RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2305 RIDGE RD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2308 RIDGE RD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2310 RIDGE RD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2313 RIDGE RD  
ROCKWALL, TX 75032

GLOBAL ADVANCE INC  
2313 RIDGE ROAD SUITE 101  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2455 RIDGE RD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2475 RIDGE RD  
ROCKWALL, TX 75032

BROOKS RICHARD L DR  
2504 RIDGE RD STE 107  
ROCKWALL, TX 75087

BROOKS RICHARD L MD  
2504 RIDGE RD STE 101  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2535 RIDGE RD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2545 RIDGE RD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2555 RIDGE RD  
ROCKWALL, TX 75032

HANKINS NORMA A AND  
2571 VIVROUX RANCH RD  
SEGUIN, TX 78155

BELAC PROPERTIES LLC  
2600 RIDGE RD STE 102  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2602 RIDGE RD  
ROCKWALL, TX 75032

LINDEMAN JULIE A & BOBBY L  
2902 PRESTON TRL  
ROCKWALL, TX 75087

MARLEY KELLE AND CLAYTON D  
2904 PRESTON TRAIL  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2906 PRESTON TR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2908 PRESTON TR  
ROCKWALL, TX 75032

EHLERT GORDON W & LINDA K  
3001 PRESTON CT  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3002 PRESTON TR  
ROCKWALL, TX 75032



STURCH GARY D & CANDACE F  
3003 PRESTON CT  
ROCKWALL, TX 75087

TURTLE COVE RESIDENTIAL ASSOC INC  
3102 OAK LAWN AVE SUITE 202  
DALLAS, TX 75219

ALLEN KIM L & LINDA  
3510 LAKESIDE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
4100 VILLAGE DR  
ROCKWALL, TX 75032

LAKESIDE VILLAGE H O ASSOC  
4100 VILLAGE DR  
ROCKWALL, TX 75087

ROBERTS JAMES F  
4112 VILLAGE DR  
ROCKWALL, TX 75087

CBAX PROPERTIES LLC  
465 W PRESIDENT GEORGE BUSH HWY  
RICHARDSON, TX 75080

CURRENT RESIDENT  
500 TURTLE COVE BLVD  
ROCKWALL, TX 75032

PSB INDEMNITY FAMILY LTD PTRN  
510 TURTLE COVE BLVD STE 200  
ROCKWALL, TX 75087

PSB INDEMNITY FAMILY LTD PTRN  
510 TURTLE COVE BLVD STE 200  
ROCKWALL, TX 75087

CURRENT RESIDENT  
602 WHITE HILLS DR  
ROCKWALL, TX 75032

COIT RIDGE PROPERTIES LLC  
6031 SHERRY LN SUITE C  
DALLAS, TX 75225

DELAY MANAGEMENT TRUST DELORES  
631 HARBOR COVE DRIVE  
ROCKWALL, TX 75087

BARROW KYLE  
633 HARBOR COVE DR  
ROCKWALL, TX 75087

ALFORD JIM AND BARBARA  
635 STAFFORD CIR  
ROCKWALL, TX 75087

PACHECO ENRIQUE AND JOANN T  
637 STAFFORD CIR  
ROCKWALL, TX 75087

BOWMAN SCOTT & TAMARA L  
638 TURTLE COVE BOULEVARD  
ROCKWALL, TX 75087

HAYS DANNY & JOAN  
639 STAFFORD CIR  
ROCKWALL, TX 75087

ELLIS BETTY J  
640 WOODLAND WAY  
ROCKWALL, TX 75087

ZASTROW BRADLEY L & SANDRA D  
641 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

GOODWIN HEATHER  
641 STAFFORD CIR  
ROCKWALL, TX 75087

SMITH RICHARD G EBERLE  
642 TURTLE COVE BLVD  
ROCKWALL, TX 75087

JOHNSON JOEL & LIZ  
643 STAFFORD CIR  
ROCKWALL, TX 75087

PHILLIPS SCOTT BRANNAN  
643 TURTLE COVE BLVD  
ROCKWALL, TX 75087

TARVER KIRK & JULIA  
644 TURTLE COVE BLVD  
ROCKWALL, TX 75087

DARNELL MELINDA K AND WELDON K  
644 WOODLAND WAY  
ROCKWALL, TX 75087

JOHNSTON LISA P & MARK  
645 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

GALLI THOMAS J  
645 STAFFORD CIR  
ROCKWALL, TX 75087

BANZER JERRY L AND BARBARA  
646 TURTLE COVE BLVD  
ROCKWALL, TX 75087

FISH WADE W  
647 STAFFORD CIR  
ROCKWALL, TX 75087

MOORE KELLI M  
647 TURTLE COVE BLVD  
ROCKWALL, TX 75087

TOLLESON MATTHEW AND AMY  
648 WOODLAND WAY  
ROCKWALL, TX 75087

SVRCEK JOSEPH T  
649 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

KATT WILLIAM CHARLES  
650 TURTLE COVE BLVD  
ROCKWALL, TX 75087

THORSEN LINDY N  
651 STAFFORD CIR  
ROCKWALL, TX 75087

LOFLAND SHERRIE  
651 TURTLE COVE  
ROCKWALL, TX 75087

MICKISH FAMILY LIVING TRUST  
652 TURTLE COVE BLVD  
ROCKWALL, TX 75087

SINGH PARAMJIT W  
652 WOODLAND WAY  
ROCKWALL, TX 75087

MCCOY RAYMOND & BELVA  
653 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

SCOTT PHILLIP AND BETHANY  
653 TURTLE COVE BLVD  
ROCKWALL, TX 75087

CLAY DEBBRA S  
654 TURTLE COVE BLVD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
657 CHANNEL RIDGE DR  
ROCKWALL, TX 75032

POP HOLDINGS LP  
7750 N MACARTHUR BLVD STE 120-121  
IRVING, TX 75063

DAVID HOGG BUILDING LLC  
8652 W ROWEL RD  
PEORIA, AZ 85383

ROCKWAY PARTNERS LLP  
9071 E VASSAR AVE  
DENVER, CO 80231

MIRANDA VINOD  
9105 BRIARCREST DR  
ROWLETT, TX 75089

CONFIDENTIAL  
920 BRIAR OAK DR  
ROCKWALL, TX 75087

FLOETER JOHN AND SHIRLEY  
926 BRIAR OAKS DR  
ROCKWALL, TX 75087

MAJORS WENDELL LEE AND SHIRLEY JEAN  
930 BLUFFVIEW DR  
ROCKWALL, TX 75087

WILLIAMS PAULA  
930 BRIAR OAKS DRIVE  
ROCKWALL, TX 75087

ANDERSEN SANDRA  
931 BRIAR OAK DRIVE  
ROCKWALL, TX 75087

RAMPY SONDR  
934 BLUFFVIEW DR  
ROCKWALL, TX 75087

COOPER JEFFREY BOONE  
934 BRIAR OAK DR  
ROCKWALL, TX 75087

HOOD KENNETH & JENNIFER  
935 BRIAR OAK DR  
ROCKWALL, TX 75087

MCKINNEY LEONARD L & MARLENE D  
938 BLUFFVIEW DR  
ROCKWALL, TX 75087

WEIN DAVID C AND CHRISTINE  
938 BRIAR OAKS DR  
ROCKWALL, TX 75087

MEEK SALLY C  
939 BRIAR OAK DR  
ROCKWALL, TX 75087

DAVIS LYNN R  
942 BLUFFVIEW DR  
ROCKWALL, TX 75087

PRICE BRIAN & SHANNON  
942 BRIAR OAKS DRIVE  
ROCKWALL, TX 75087

PULLIN STEPHEN M & KENDRA K  
943 BRIAR OAK DR  
ROCKWALL, TX 75087

KIRBY JOY F REV TRUST  
946 BLUFFVIEW DR  
ROCKWALL, TX 75087

KIRK JEFFREY S  
946 BRIAR OAK DR  
ROCKWALL, TX 75087

MORENO ROBERT JR AND SHERRI  
947 BRIAR OAKS DR  
ROCKWALL, TX 75087

HEWITT PHONCILLE  
950 BLUFFVIEW DR  
ROCKWALL, TX 75087

SANDERS JOE D & JOLINDA  
950 BRIAR OAK DR  
ROCKWALL, TX 75087

EMMERSON PAULA KAY REVOCABLE TRUST  
951 BRIAR OAKS  
ROCKWALL, TX 75087

MUNIZ SYLVIA D  
954 BRIAR OAK DR  
ROCKWALL, TX 75087

GERRALD SCOTT W & JUDY A  
955 BRIAR OAK DR  
ROCKWALL, TX 75087

PYKE RONALD A & JANE L  
956 BLUFFVIEW DR  
ROCKWALL, TX 75087

DEEN LAUREN  
958 BRIAR OAK DR  
ROCKWALL, TX 75087

JAGH HOSPITALITY LP  
996 E I-30  
ROCKWALL, TX 75087

TURTLE COVE RESIDENTIAL ASSOC  
C/O TURTLE COVE HOA 3102 OAK LAWN AVE  
SUITE #202  
DALLAS, TX 75219

DAIKER PARTNERS LTD.  
PO BOX 1059  
ROCKWALL, TX 75087

DAIKER PARTNERS LTD  
PO BOX 1059  
ROCKWALL, TX 75087

ROCKWALL OCEANHILL LLC  
PO BOX 1295  
ROCKWALL, TX 75087

FIRST PRESBYTERIAN CHURCH  
PO BOX 692  
ROCKWALL, TX 75087

GLOBAL ADVANCE INC  
PO BOX 742077  
DALLAS, TX 75374



November 19, 2018

Chris W. Barnes  
John E. Orfield  
R. Andrew Bennett  
Donald R. Powell

Mr. Ryan Miller, AICP  
City of Rockwall  
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

8070 Park Lane  
Suite 300  
Dallas, Texas 75231  
Tel 972.701.9000  
Fax 972.991.3008  
www.bokapowell.com

Re: Request for SUP for Discretionary Variance for Proposed Office Building on Ridge Road site

Dear Ryan:

Thank you again for meeting with our development team earlier today and educating us on the zoning process in Rockwall.

[architecture](#)  
[interiors](#)  
[planning](#)  
[graphics](#)  
[strategy](#)

Our subject site is 9.699 acres at the northwest corner of Ridge Road and Turtle Cove Boulevard and is zoned C- Commercial in the Scenic Overlay. It has a current height restriction of thirty-six (36) feet. In order to meet our client's needs, we are planning a 80,000 SF class A office building that is proposed to be three (3) stories over one story of covered parking. That proposed structure conceptually is shown to be sixty (60) feet in height including all architectural design elements. Therefore, we are requesting a variance on the height from thirty-six (36) feet to sixty (60) feet. Please keep in mind that the building will be at least 150' off of Ridge Road and due to the aggressive sloping of the site will likely have its first office floor five (5) to seven (7) feet below the street. Much of the building parapet, perhaps sixty percent (60%) or more, will be in the forty-five (45) to forty-seven (47) feet range and the sixty (60) feet areas will be limited to accented design elements and mechanical screens.

A conceptual section is shown in the conceptual planning package that will be submitted with the Development Application requesting the SUP.

Thanks for your consideration and do not hesitate to contact me if you should need further information.

Sincerely,

**BOKA Powell, LLC**

A handwritten signature in black ink that reads 'R. Andrew Bennett'.

R. Andrew Building, AIA  
Principal  
abennett@bokapowell.com

Dallas  
Fort Worth  
Austin

**Office Building  
Concept Planning**

Rockwall, Texas 11.19.2018

---

R. Andrew Bennett  
Reg. No. 18129

**BOKA Powell**





182 SURFACE  
PARKING SPACES

3 LEVEL OFFICE  
BUILDING  
80K GSF  
249 TOTAL SPACES

67 COVERED  
PARKING SPACES

LAGUNA DR

TURTLE COVE BLVD

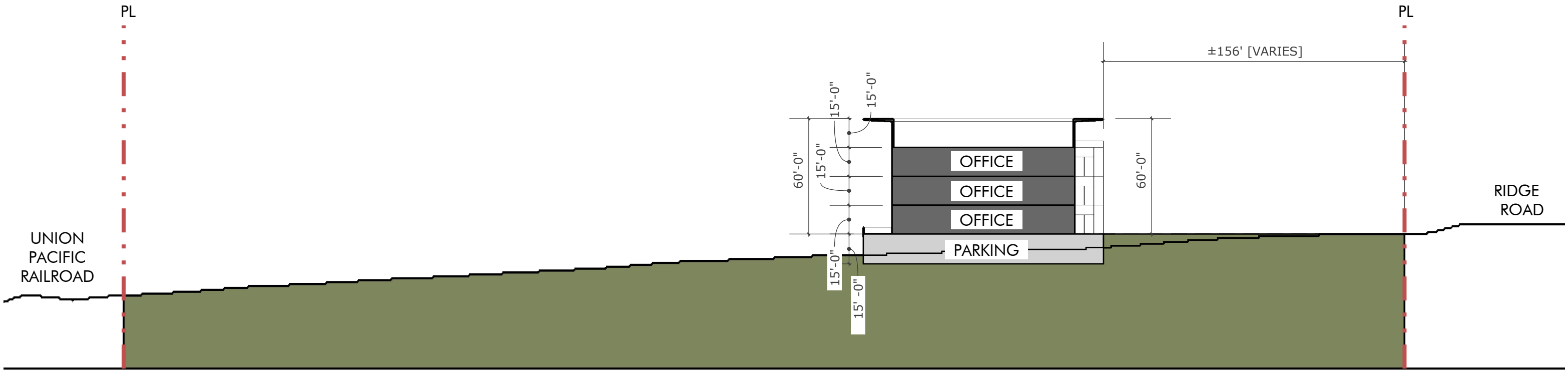
RIDGE RD

1  
P.3





36' ALLOWABLE HEIGHT  
REQUEST FOR DISCRETIONARY  
VARIANCE TO ALLOW 24'  
ADDITIONAL FEET FOR 60' FEET  
ALLOWABLE HEIGHT  
(NET HEIGHT GAIN 19')



NOTE: FINISH FLOOR OF  
OFFICE WILL BE APPROXIMATELY  
5'-7' FEET BELOW ADJACENT  
RIDGE ROAD ELEVATION AT  
MIDDLE OF SITE





# Exhibit A

## DESCRIPTION

All that certain lot, tract or parcel of land situated in the E.P.G. CHISUM SURVEY, ABSTRACT NO. 64, City of Rockwall, Rockwall County, Texas, and being all of a tract of land as described in a Warranty deed from James W. Reese to LGI Properties, LTD, dated July 1, 2003 and being recorded in Volume 3075, Page 146 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a TXDOT brass disk monument found for corner at the intersection of the southwest right-of-way line of Turtle Cove Drive, a 60 foot right-of-way, with the northwest right-of-way line of Ridge Road F.M. 740, a variable width right-of-way per Volume 1582, Page 317 of the Real Property Records of Rockwall County, Texas, and being at the east corner of the above cited tract of land;

THENCE in a southwesterly direction along the northwest right-of-way line of Ridge Road F.M. 740 as follows:

S. 45 deg. 59 min. 50 sec. W. a distance of 113.22 feet to a TXDOT brass disk monument found for corner;  
S. 57 deg. 34 min. 20 sec. W. a distance of 103.07 feet to a TXDOT brass disk monument found for corner;  
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CITY OF ROCKWALL

ORDINANCE NO. 19-XX

SPECIFIC USE PERMIT NO. S-1XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A STRUCTURE THAT EXCEEDS 36-FT IN HEIGHT WITHIN THE SCENIC OVERLAY (SOV) DISTRICT IN A COMMERCIAL (C) DISTRICT, ON A 9.70-ACRE TRACT OF LAND BEING IDENTIFIED AS TRACT 15 OF THE E.P.G. CHISUM SURVEY, ABSTRACT NO. 64, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Andrew Bennitt of BODA Powell, LLC on behalf of the owner Vinod Miranda for the approval of a Specific Use Permit (SUP) to allow for a structure that exceeds 36-feet in height within the *Scenic Overlay (SOV) District* on an 9.70-acre tract of land, identified as Tract 15 of the E.P.G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned *Commercial (C) District*, situated within the *Scenic Overlay (SOV) District*, generally located at the southwestern corner of the intersection of Ridge Road [FM-740] and Turtle Cove Boulevard, and more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

**Section 1.** That the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a structure that exceeds 36-feet in height within the *Scenic Overlay (SOV) District* as stipulated by *Section 4.5, Commercial (C) District* and *Section 6.8, Scenic Overlay (SOV) District*, of *Article V, District Development Standards*, of the Unified Development Code [Ordinance No. 04-38] on the *Subject Property*; and

**Section 2.** That the Specific Use Permit (SUP) shall be subject to the conditions set forth in *Section 4.5, Commercial (C) District* and *Section 6.8, Scenic Overlay (SOV) District*, of *Article V, District Development Standards*, of the Unified Development Code [Ordinance No. 04-38] as heretofore amended and as may be amended in the future, and shall be subject to the additional

following additions:

## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of an office building that exceeds 36-feet in height on the *Subject Property*, and conformance to these operational conditions is required for continued operations:

- 1) The development of this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance; and,
- 2) The maximum overall height of the building shall not exceed four (4)-stories or 60-feet, as depicted in *Exhibit 'C'* of this ordinance.

## 2.2 COMPLIANCE

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

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

**Section 4.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**Section 5.** 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 6.** 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 7.** 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 8.** That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 7<sup>TH</sup> DAY OF JANUARY, 2019.

\_\_\_\_\_  
Jim Pruitt, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: December 17, 2018

2<sup>nd</sup> Reading: January 7, 2019



**Exhibit 'A':**  
*Legal Description*

All that certain lot, tract or parcel of land situated in the E.P.G. CHISUM SURVEY, ABSTRACT NO. 64, City of Rockwall, Rockwall County, Texas, and being all of a tract of land as described in a Warranty deed from James W. Reese to LGI Properties. LTD, dated July 1, 2003 and being recorded in Volume 3075, Page 146 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a TXDOT brass disk monument found for corner at the intersection of the southwest right-of-way line of Turtle Cove Drive, a 60 foot right-of-way, with the northwest right-of-way line of Ridge Road F.M. 740, a variable width right-of-way per Volume 1582, Page 317 of the Real Property Records of Rockwall County, Texas, and being at the east corner of the above cited tract of land;

THENCE in a southwesterly direction along the northwest right-of-way line of Ridge Road F.M. 740 as follows:

S. 45 deg. 59 min. 50 sec. W. a distance of 113.22 feet to a TXDOT brass disk monument found for corner;  
S. 57 deg. 34 min. 20 sec. W. a distance of 103.07 feet to a TXDOT brass disk monument found for corner;  
S. 35 deg. 01 min. 32 sec. W. a distance of 101.12 feet to a TXDOT brass disk monument found for corner;  
S. 33 deg. 32 min. 12 sec. W. a distance of 204.12 feet to a TXDOT brass disk monument found for corner;  
S. 40 deg. 08 min. 27 sec. W. a distance of 136.97 feet to a TXDOT brass disk monument found for corner at the south corner of said Reese to LGI Properties tract and being in the northeast boundary line of Lot 1, Block A,

*LAKE POINT HEATH AND SCIENCE CENTER ADDITION*, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet C, Slide 216 of the Plat Records of Rockwall County, Texas;

*THENCE* N. 45 deg. 31 min. 12 sec. W. a distance of 711.59 feet to a 3/8" iron rod found for corner at the west corner of said Reese to LGI Properties tract and being in the southeast right-of-way line of the Union Pacific Railroad, a 100 foot right-of-way;

*THENCE* N. 49 deg. 42 min. 29 sec. E. along said railroad right-of-way, a distance of 658.84 feet to a 1/2" iron rod found for corner in the southwest right-of-way line of Turtle Cove Drive;

*THENCE* S. 44 deg. 58 min. 41 sec. E. along said right-of-way line, a distance of 612.21 feet to the *POINT OF BEGINNING* and containing 422,730 square feet or 9.70 acres of land.

Exhibit 'B':  
Conceptual Site Plan

BOKA Powell



Concept Site Plan  
Scale: 1"=100'

Office Building

11.19.2018

2

**Exhibit 'C':**  
Sightline View for Building

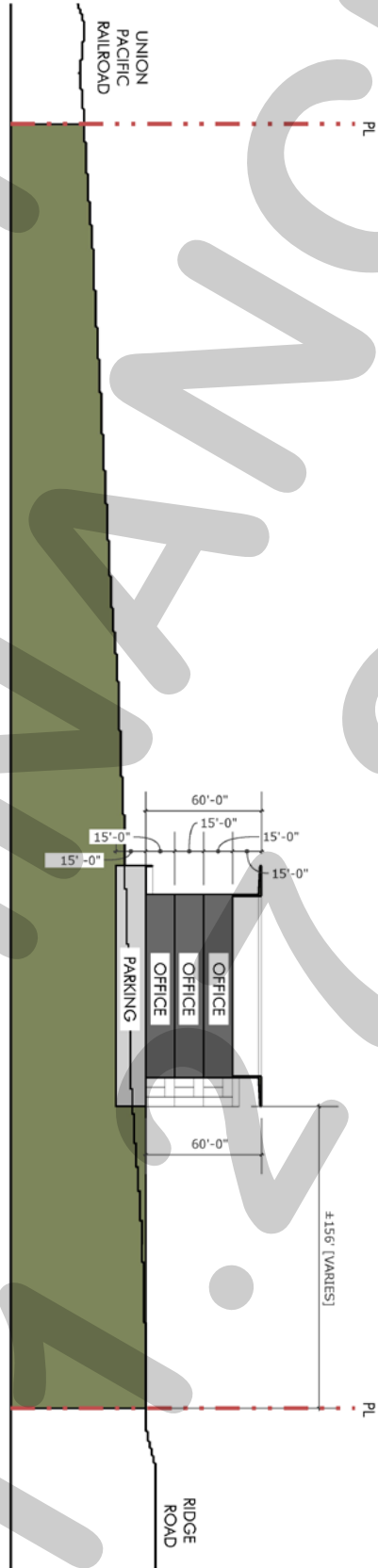
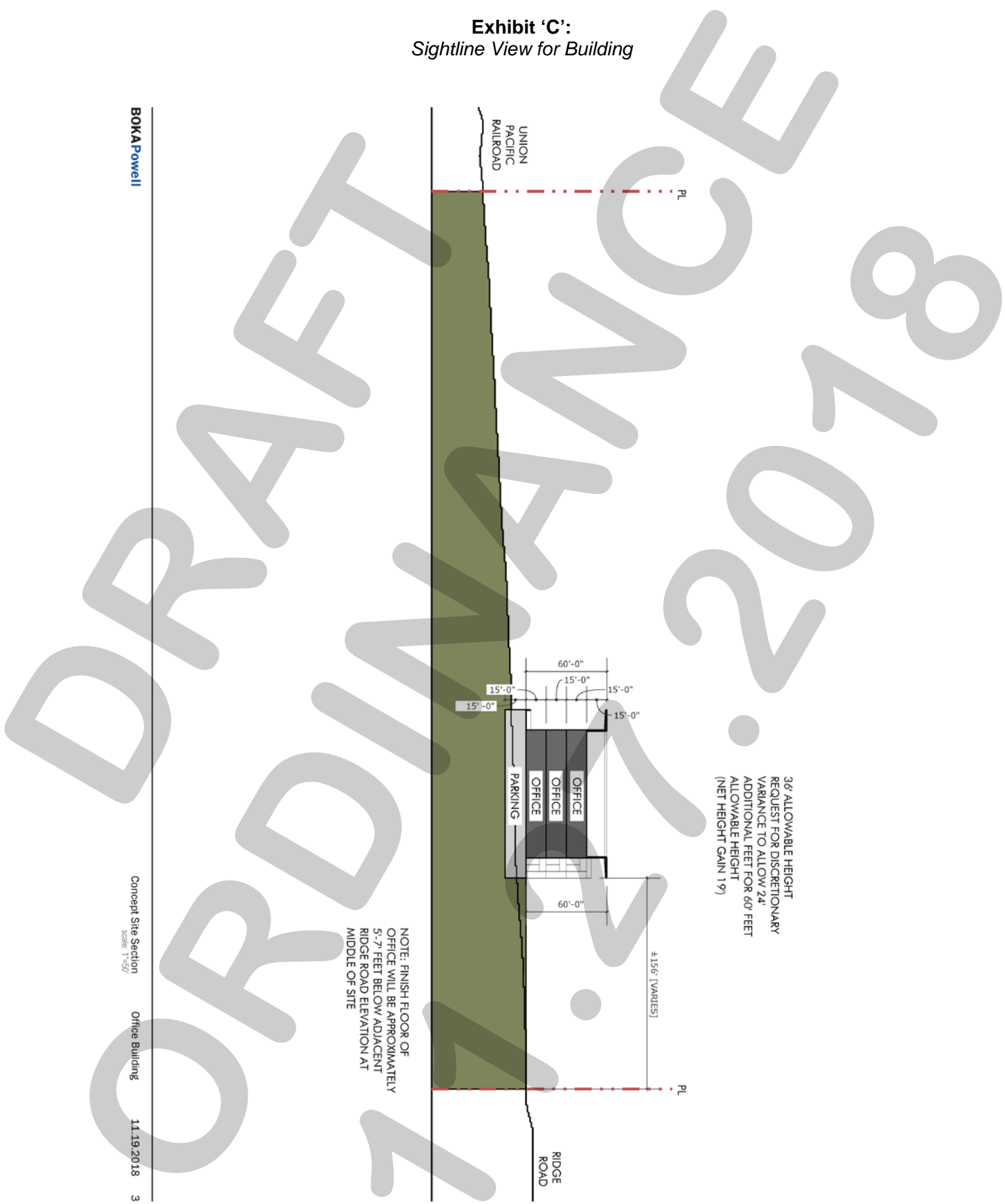
BOKA Powell

Concept Site Section  
Scale: 1"=50'

Office Building

11.19.2018

3



36' ALLOWABLE HEIGHT  
REQUEST FOR DISCRETIONARY  
VARIANCE TO ALLOW 24'  
ADDITIONAL FEET FOR 60' FEET  
ALLOWABLE HEIGHT  
(NET HEIGHT GAIN 19')

NOTE: FINISH FLOOR OF  
OFFICE WILL BE APPROXIMATELY  
5-7 FEET BELOW ADJACENT  
RIDGE ROAD ELEVATION AT  
MIDDLE OF SITE



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION MEMO

**AGENDA DATE:** 12/11/2018

**APPLICANT:** Andrew Bennett of *BOKA Powell*

**AGENDA ITEM:** **Z2018-054**; *SUP for an Office Building within the Scenic Overlay District*

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### **SUMMARY:**

Hold a public hearing to discuss and consider a request by Andrew Bennett of BOKA Powell, LLC on behalf of the owner Vinod Miranda for the approval of a Specific Use Permit (SUP) for an office building that will exceed 36-feet in height within the Scenic Overlay (SOV) District on a 9.7-acre tract of land identified at Tract 15 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southwest corner of Ridge Road [FM-740] and Turtle Cove Boulevard, and take any action necessary.

### **PURPOSE AND CHARACTERISTICS OF THE REQUEST:**

The applicant, Andrew Bennett, is requesting the approval of a Specific Use Permit (SUP) to allow an office building that will exceed 36-feet in height within the Scenic Overlay (SOV) District on a 9.7-acre tract of land. The *subject property* is located at the southwest corner of Ridge Road [FM-740] and Turtle Cove Boulevard and is zoned Commercial (C) District. The proposed 80,000 SF office building will be comprised of three (3) stories of office space and a single-story of parking that will be located below grade. The office building will reach an overall height of 60-feet; however, the building will be located approximately 156-feet from the right-of-way of Ridge Road and due to the slope of the property the finished floor of the building will be set approximately five (5) to seven (7) feet below the surface of Ridge Road. This means that the first floor of the office building may not be visible from Ridge Road. According to the *Special Use Standards* located in *Section 6.8*, Scenic Overlay (SOV) District, of *Article V*, of the *Unified Development Code* (UDC), any structure over 36-feet in height requires a Specific Use Permit (SUP). Should the applicants request be approved, staff has included a condition of approval allowing the structure to have an overall height of four (4) stories, not to exceed 60-feet.

Granting a Specific Use Permit (SUP) remains a discretionary act of the City Council. If approved, the applicant will be required to submit a site plan. Contained in the attached packet is a copy of the applicant's letter, a concept plan, a line of sight study, several conceptual renderings of the proposed office building, and a draft ordinance.

### **ADJACENT LAND USES AND ACCESS:**

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

**North:** Directly north of the subject property are four (4) parcels of land. Situated on two (2) of the parcels are multi-tenant office buildings, known as the Rockwall Executive Addition, which is zoned Commercial (C) District. The other two (2) adjacent parcels are vacant.

**South:** Directly south of the subject property are two (2) parcels of land (*i.e.* 2.427-acres and 0.752-acres), one (1) which is occupied by a medical facility (*i.e.* *Lake Pointe Health Science Center*) and the other is vacant. Both of these parcels are zoned Commercial (C) District. Beyond this is La Jolla Pointe Drive, which is identified as a *Minor*

*Collector (i.e. 60-foot right-of-way, four [4] lane, undivided roadway) on the City's Master Thoroughfare Plan.*

**East:** Directly east of the subject property is Ridge Road [FM-740], which is identified as a M4D (*i.e. major arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this are two (2) parcels of land containing 7.68-acres and 1.20-acres (*i.e. Rockwall Towne Center and Culvers Restaurant*) and zoned Commercial (C) District.

**West:** Directly west of the subject property is Planned Development District 2 (PD-2), which was established by *Ordinance No. 73-33* on September 4, 1973. This is known as Turtle Cove Subdivision.

### **NOTIFICATION:**

On November 30, 2018, staff mailed 107 notices to property owners and residents within 500-feet of the *subject property*. Staff also emailed a notice to the Turtle Cove and Lakeside Village Homeowner's Associations (HOA's), which are the only HOA's located within 1,500-feet of the *subject property* participating in the notification program. Additionally, staff posted a sign on the *subject property*, and advertised the public hearings in the Rockwall Harold Banner as required by the UDC. At the time this case memo was drafted staff has not received any notices regarding the applicant's request.

### **RECOMMENDATIONS:**

If the Planning and Zoning Commission chooses to approve the applicant's request for a Specific Use Permit (SUP) to allow a *structure that exceeds 36-feet in height* on the *subject property* then staff would recommend the following conditions of approval:

- 1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance that are as follows:
  - (a) The development of this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of the draft ordinance; and,
  - (b) The maximum overall height of the building shall not exceed four (4) stories or 60-feet, as depicted in *Exhibit 'C'* of the draft ordinance.
- 2) The applicant shall comply with all Planning, Engineering and Fire comments prior to the approval of a site plan.
- 3) Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the International Building Code, 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



Revised Comments Highlighted

**Project Number** Z2018-054  
**Project Name** SUP for an Office Building Exceeding 36-ft.  
**Type** ZONING  
**Subtype** SUP  
**Status** NEED REVISIONS

**Owner** VINOD, MIRANDA  
**Applicant** BOKA POWEL, LLC

**Applied** 11/20/2018 LM  
**Approved**  
**Closed**  
**Expired**  
**Status** 11/21/2018 RM

**Site Address** RIDGE RD  
**City, State Zip** ROCKWALL, TX 75087

**Zoning**

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
LAKE POINTE HEALTH SCIENCE CENTER OF ROCK	15	NULL	15	0064-0000-0015-00-OR	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	11/20/2018	11/27/2018				
ENGINEERING	Sarah Hager	11/20/2018	11/27/2018	11/21/2018	1	COMMENTS	

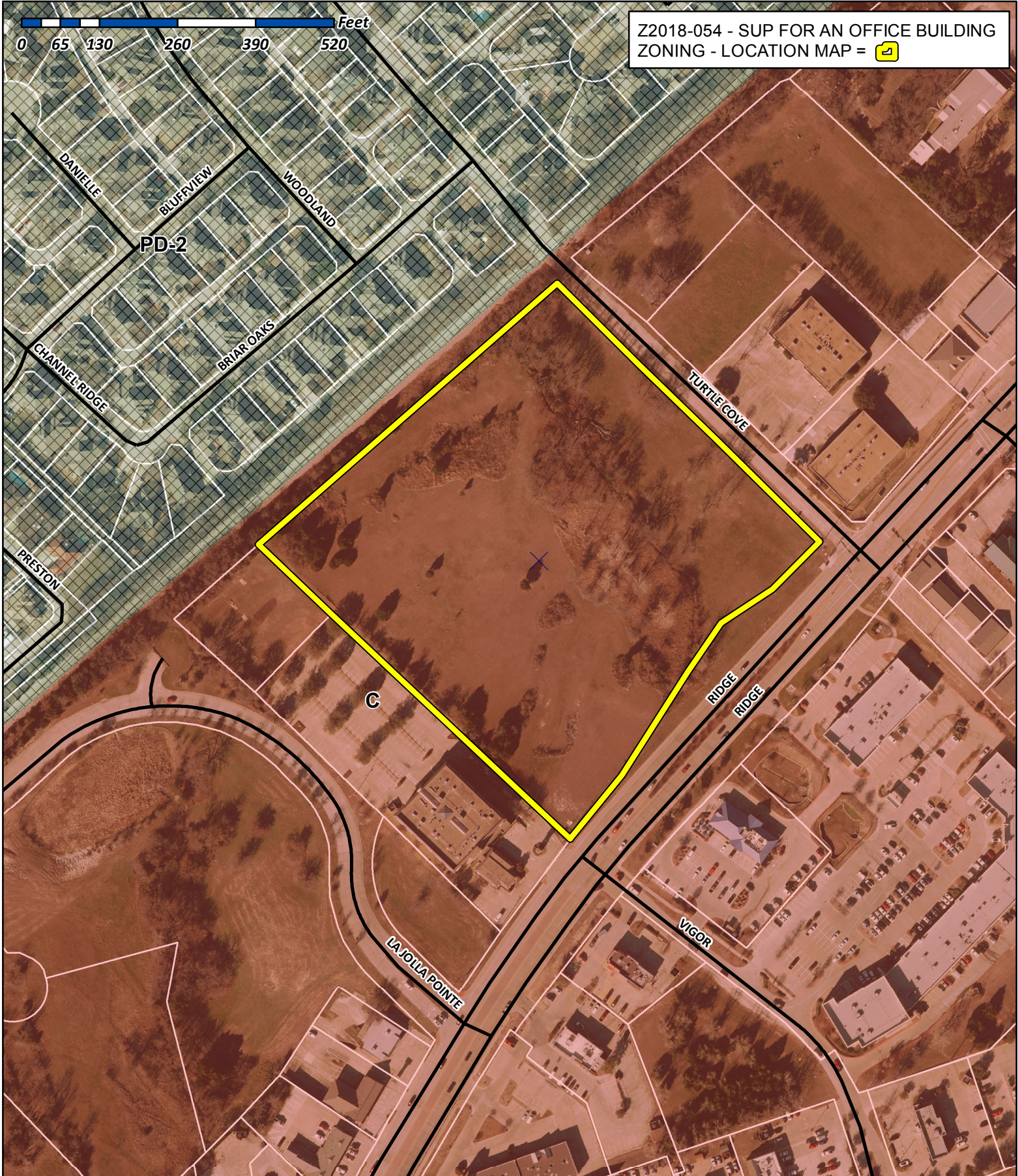


Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
(11/21/2018 11:29 AM SH) - Are you planning a drive isle through the building? - Label the driveway spacings for each driveway.  The following comments are for your review for engineering design - 4% Engineering Inspection Fees. - Impact fees. - Sidewalk assessment \$10/LF along FM 740. - Flood Study required (must pay retainer to City before review) to determine the 100yr Water Surface Elevation - Waters of the US study for creek - No detention in 100yr flood plain or the 100yr Water Surface Elevation - Erosion setback required along creek. - Detention is required. - Grading maximum slope is 4:1. - Post-Development C value is 0.9 for the entire site. - Must have railroad approval for drainage - Fire Lane and drive isles to be 24' min, 20' curve radii. - Must meet Fire Dept. fire lane radius requirements. - Parking is 20'x9' min. No dead end parking. On street parking to be 22'x9'. - Future Drive to be 41' back to back of curb, 60' ROW. - Min 20' utility easements. - No trees within 5' of public utilities. - Must loop water line on site. - Walls 3' and over must be designed by a licensed engineer. All walls to be rock or stone. No smooth concrete walls. - Dumpster to drain to an oil/water separator or to grease trap - Must meet all City Engineering Standards. - Install 5' sidewalk along Turtle Cove						
FIRE	Ariana Hargrove	11/20/2018	11/27/2018			
PLANNING	David Gonzales	11/20/2018	11/27/2018	11/20/2018	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>Hold a public hearing to discuss and consider a request by Andrew Bennett of BOKA Powell LLC on behalf of the owner Vinod Miranda for the approval of a Specific Use Permit (SUP) for an office building that will exceed 36-feet in the Scenic Overlay (SOV) District on a 9.70-acre tract of land identified at Tract 15 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southwest corner of Ridge Road [FM-740] and Turtle Cove Boulevard, and take any action necessary.</p> <p>PLANNING COMMENTS - DAVID GONZALES - 11.19.2018</p> <p>All staff comments are to be addressed and resubmitted by Tuesday December 4, 2018. Please provide two (2) large copies [FOLDED] and one PDF version for a subsequent review by staff:</p> <p>Planning Department General Comments to be addressed/acknowledge are as follows:</p> <ul style="list-style-type: none"> <li>• On all future submittals please include the Case Number Z2018-054 on the lower right hand corner.</li> <li>• When provided, please review the SUP Draft Ordinance prior to the Planning &amp; Zoning public hearing scheduled for December 11, 2018 and return with red lined corrections and/or additions you feel may be necessary for staff review.</li> </ul> <p>** Planning Staff additional comments to be considered by the P&amp;Z and City Council as conditions of approval:</p> <ol style="list-style-type: none"> <li>1. Approval of an SUP is required to allow the for the office building to exceed 36-ft in overall height within the Scenic Overlay (SOV) District.</li> <li>2. Adherence to all Engineering and Fire Department standards shall be required</li> </ol> <p>*** Operational Conditions:</p> <ol style="list-style-type: none"> <li>1. The development of this property shall generally conform to the Concept Plan depicted in Exhibit 'B' of this ordinance; and,</li> <li>2. The maximum overall height of the building shall not exceed four (4)-stories or 60-feet, as depicted in Exhibit 'C' of this ordinance.</li> </ol> <p>The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the SUP request. If you have any questions regarding this case, please feel free to contact David Gonzalez, AICP with the Planning Department at 972-771-7745.</p> <p>*** Meeting Dates to Attend ***</p> <p>Planning - Work Session: November 27, 2018 (6:00 p.m.) [applicant to present case to P&amp;Z for discussion]</p> <p>Planning - Public Hearing: December 11, 2018 (6:00 p.m.) [P&amp;Z to take action (i.e. approve, approve with conditions, or deny, etc.)]</p> <p>City Council - Public Hearing: December 17, 2018 (6:00 p.m.) [1st Reading of SUP Ordinance]</p> <p>City Council - Consent/Action Item: January 7, 2019 (6:00 p.m.) [2nd Reading of SUP Ordinance (if approved at 1st reading)]</p>						
PLANNING	David Gonzales	12/7/2018	12/14/2018	12/7/2018	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<b>PLANNING COMMENTS - DAVID GONZALES - 12.07.2018</b>						
Planning Department General Comments to be addressed/acknowledge are as follows:						
1. Approval of an SUP is required to allow the for the office building to exceed36-ft in overall height within the Scenic Overlay(SOV) District.						
2. Adherence to all Engineering and Fire Department standards shall be required						
The following are scheduled meeting dates that you and/or your representative(s)should attend regarding the SUP request. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with thePlanning Department at 972-771-7745.						
*** Meeting Dates to Attend***						
Planning - Public Hearing: December 11, 2018 (6:00 p.m.) [P&Z to take action (i.e. approve, approve with conditions, or deny, etc.)						
City Council - Pulblic Hearing: December 17, 2018 (6:00 p.m.) [1st Reading of SUP Ordinance]						
City Council - Concent/Action Item: January 7, 2019 (6:00 p.m.) [2nd Reading of SUP Ordinance (if approved at 1st reading)]						





# 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.



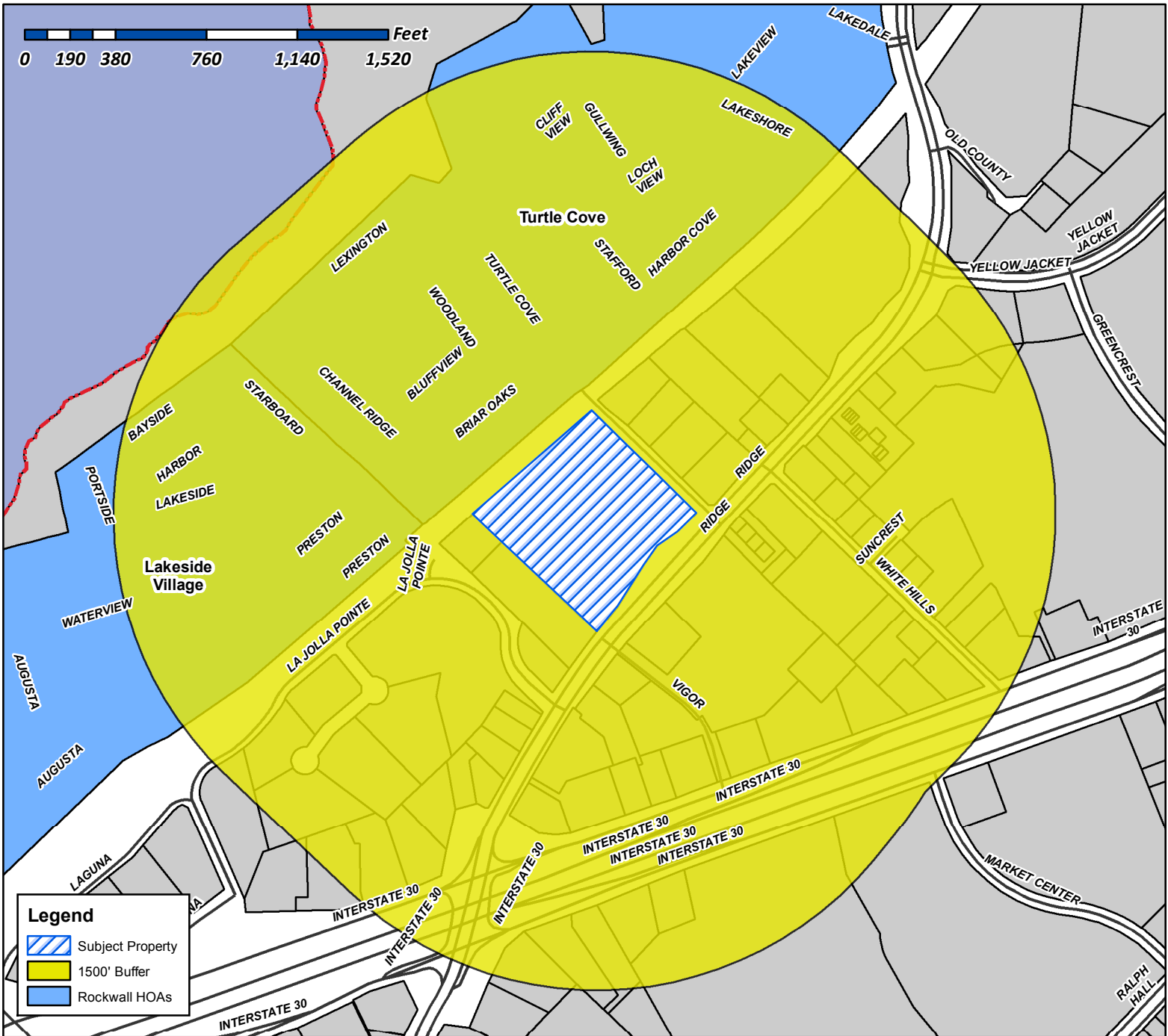




# City of Rockwall

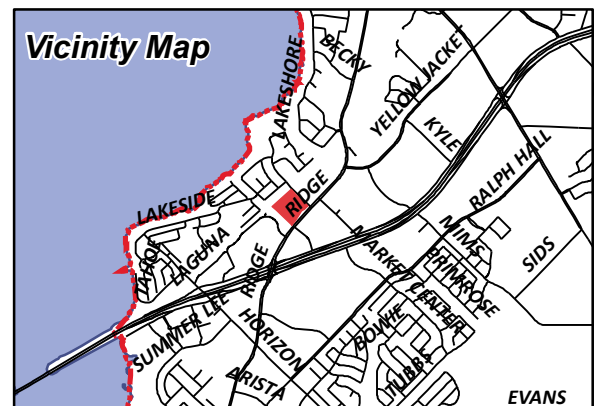
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Case Number:** Z2018-054  
**Case Name:** SUP for an Office Building  
**Case Type:** Zoning  
**Zoning:** Commercial (C) District  
**Case Address:** SWC of Ridge Road and Turtle Cove Blvd.

**Date Created:** 11/20/2018  
 For Questions on this Case Call (972) 771-7745



## Gonzales, David

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**From:** Morales, Laura  
**Sent:** Friday, November 30, 2018 12:28 PM  
**To:** [REDACTED]  
**Cc:** Miller, Ryan; Gonzales, David; Brooks, Korey; Madubuike, Daniella  
**Subject:** Neighborhood Noification Program: Notice of zoning request  
**Attachments:** PON Map (11.20.2018).pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner **November 30, 2018**. The Planning and Zoning Commission will hold a public hearing on **Tuesday 12/11/2018 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 12/17/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at

<https://sites.google.com/site/rockwallplanning/development/development-cases>

**Z2018-054- Hold a public hearing to discuss and consider a request by Andrew Bennett of BOKA Powell, LLC on behalf of the owner Vinod Miranda for the approval of a Specific Use Permit (SUP) for an office building that will exceed 36-feet in height within the Scenic Overlay (SOV) District on a 9.7-acre tract of land identified at Tract 15 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southwest corner of Ridge Road [FM-740] and Turtle Cove Boulevard, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at <http://www.rockwall.com/planning/hoa.asp>.

Sincerely,

*Laura Morales*

Planning & Zoning Coordinator  
City of Rockwall Planning & Zoning Department  
972-771-7745 | 972-772-6438  
[Lmorales@rockwall.com](mailto:Lmorales@rockwall.com) | <http://www.rockwall.com/planning/>

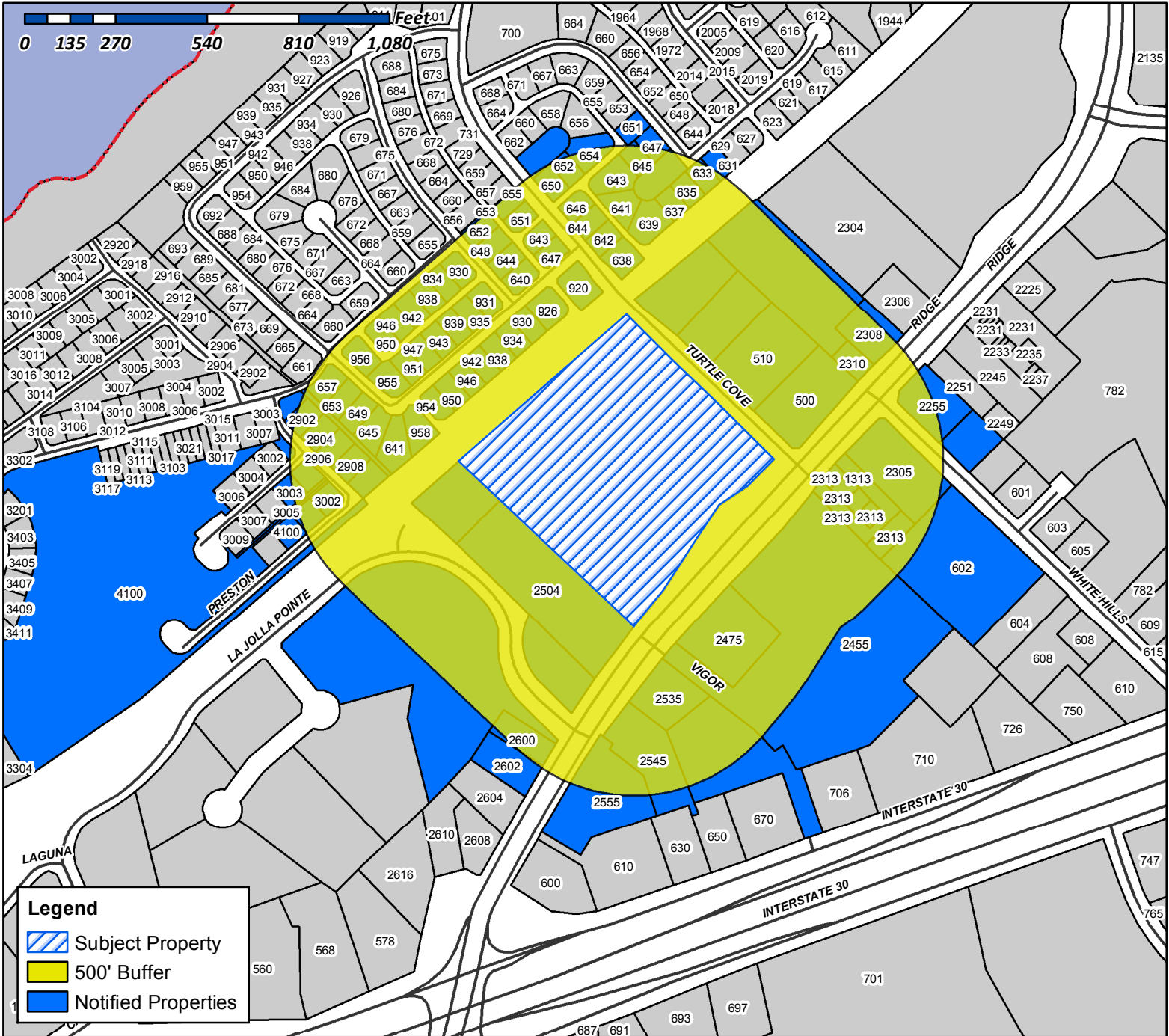




# City of Rockwall

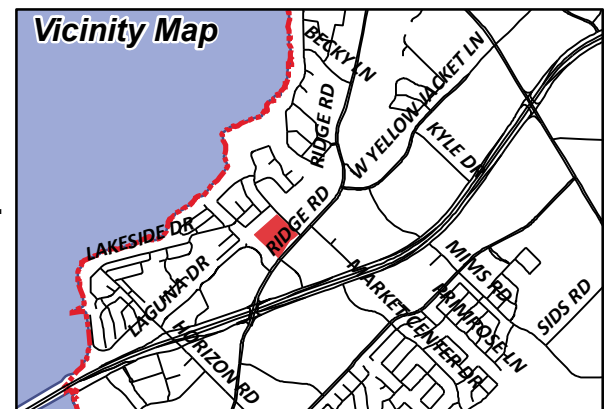
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**Case Number:** Z2018-054  
**Case Name:** SUP for an Office Building  
**Case Type:** Zoning  
**Zoning:** Commercial (C) District  
**Case Address:** SWC of Ridge Road and Turtle Cove Blvd.

**Date Created:** 11/20/2018  
**For Questions on this Case Call (972) 771-7745**





# NOTICE OF PUBLIC HEARING

## CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745  
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

**Case No. Z2018-054: SUP for an Office Building Exceeding 36-ft. in Height**

*Hold a public hearing to discuss and consider a request by Andrew Bennett of BOKA Powell, LLC on behalf of the owner Vinod Miranda for the approval of a Specific Use Permit (SUP) for an office building that will exceed 36-feet in the Scenic Overlay (SOV) District on a 9.70-acre tract of land identified at Tract 15 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southwest corner of Ridge Road [FM-740] and Turtle Cove Boulevard, and take any action necessary.*

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 12/11/2018 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 12/17/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**David Gonzales**  
**Rockwall Planning and Zoning Dept.**  
**385 S. Goliad Street**  
**Rockwall, TX 75087**

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **12/17/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: [HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development-cases)

PLEASE RETURN THE BELOW FORM

**Case No. Z2018-054: SUP for an Office Building Exceeding 36-ft. in Height**

Please place a check mark on the appropriate line below:

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

Four horizontal grey bars for providing reasons for support or opposition.

Name:

Address:

**Tex. Loc. Gov. Code, Sec. 211.006 (d)** If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

SPARKS ROBERT D & TANA J  
1000 SPARKS DR  
FATE, TX 75087

AZZOUZI MOHAMED EL  
1000 W SPRING VALLEY RD APT #238  
RICHARDSON, TX 75080

BOLD LLC  
121 WYLER DR  
DAKOTA, IL 61018

CURRENT RESIDENT  
1313 RIDGE RD  
ROCKWALL, TX 75032

VANDERSLICE ROBERT  
1408 S LAKESHORE DR  
ROCKWALL, TX 75087

MMF INVESTMENTS LLC  
2255 RIDGE RD SUITE 333  
ROCKWALL, TX 75087

MMF INVESTMENTS LLC  
2255 RIDGE RD SUITE 333  
ROCKWALL, TX 75087

MANGRIN CORPORATION  
2255 RIDGE ROAD #208  
ROCKWALL, TX 75087

HUDSPETH WARD  
2304 RIDGE RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2305 RIDGE RD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2308 RIDGE RD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2310 RIDGE RD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2313 RIDGE RD  
ROCKWALL, TX 75032

GLOBAL ADVANCE INC  
2313 RIDGE ROAD SUITE 101  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2455 RIDGE RD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2475 RIDGE RD  
ROCKWALL, TX 75032

BROOKS RICHARD L DR  
2504 RIDGE RD STE 107  
ROCKWALL, TX 75087

BROOKS RICHARD L MD  
2504 RIDGE RD STE 101  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2535 RIDGE RD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2545 RIDGE RD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2555 RIDGE RD  
ROCKWALL, TX 75032

HANKINS NORMA A AND  
2571 VIVROUX RANCH RD  
SEGUIN, TX 78155

BELAC PROPERTIES LLC  
2600 RIDGE RD STE 102  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2602 RIDGE RD  
ROCKWALL, TX 75032

LINDEMAN JULIE A & BOBBY L  
2902 PRESTON TRL  
ROCKWALL, TX 75087

MARLEY KELLE AND CLAYTON D  
2904 PRESTON TRAIL  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2906 PRESTON TR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2908 PRESTON TR  
ROCKWALL, TX 75032

EHLERT GORDON W & LINDA K  
3001 PRESTON CT  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3002 PRESTON TR  
ROCKWALL, TX 75032



STURCH GARY D & CANDACE F  
3003 PRESTON CT  
ROCKWALL, TX 75087

TURTLE COVE RESIDENTIAL ASSOC INC  
3102 OAK LAWN AVE SUITE 202  
DALLAS, TX 75219

ALLEN KIM L & LINDA  
3510 LAKESIDE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
4100 VILLAGE DR  
ROCKWALL, TX 75032

LAKESIDE VILLAGE H O ASSOC  
4100 VILLAGE DR  
ROCKWALL, TX 75087

ROBERTS JAMES F  
4112 VILLAGE DR  
ROCKWALL, TX 75087

CBAX PROPERTIES LLC  
465 W PRESIDENT GEORGE BUSH HWY  
RICHARDSON, TX 75080

CURRENT RESIDENT  
500 TURTLE COVE BLVD  
ROCKWALL, TX 75032

PSB INDEMNITY FAMILY LTD PTRN  
510 TURTLE COVE BLVD STE 200  
ROCKWALL, TX 75087

PSB INDEMNITY FAMILY LTD PTRN  
510 TURTLE COVE BLVD STE 200  
ROCKWALL, TX 75087

CURRENT RESIDENT  
602 WHITE HILLS DR  
ROCKWALL, TX 75032

COIT RIDGE PROPERTIES LLC  
6031 SHERRY LN SUITE C  
DALLAS, TX 75225

DELAY MANAGEMENT TRUST DELORES  
631 HARBOR COVE DRIVE  
ROCKWALL, TX 75087

BARROW KYLE  
633 HARBOR COVE DR  
ROCKWALL, TX 75087

ALFORD JIM AND BARBARA  
635 STAFFORD CIR  
ROCKWALL, TX 75087

PACHECO ENRIQUE AND JOANN T  
637 STAFFORD CIR  
ROCKWALL, TX 75087

BOWMAN SCOTT & TAMARA L  
638 TURTLE COVE BOULEVARD  
ROCKWALL, TX 75087

HAYS DANNY & JOAN  
639 STAFFORD CIR  
ROCKWALL, TX 75087

ELLIS BETTY J  
640 WOODLAND WAY  
ROCKWALL, TX 75087

ZASTROW BRADLEY L & SANDRA D  
641 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

GOODWIN HEATHER  
641 STAFFORD CIR  
ROCKWALL, TX 75087

SMITH RICHARD G EBERLE  
642 TURTLE COVE BLVD  
ROCKWALL, TX 75087

JOHNSON JOEL & LIZ  
643 STAFFORD CIR  
ROCKWALL, TX 75087

PHILLIPS SCOTT BRANNAN  
643 TURTLE COVE BLVD  
ROCKWALL, TX 75087

TARVER KIRK & JULIA  
644 TURTLE COVE BLVD  
ROCKWALL, TX 75087

DARNELL MELINDA K AND WELDON K  
644 WOODLAND WAY  
ROCKWALL, TX 75087

JOHNSTON LISA P & MARK  
645 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

GALLI THOMAS J  
645 STAFFORD CIR  
ROCKWALL, TX 75087

BANZER JERRY L AND BARBARA  
646 TURTLE COVE BLVD  
ROCKWALL, TX 75087

FISH WADE W  
647 STAFFORD CIR  
ROCKWALL, TX 75087

MOORE KELLI M  
647 TURTLE COVE BLVD  
ROCKWALL, TX 75087

TOLLESON MATTHEW AND AMY  
648 WOODLAND WAY  
ROCKWALL, TX 75087

SVRCEK JOSEPH T  
649 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

KATT WILLIAM CHARLES  
650 TURTLE COVE BLVD  
ROCKWALL, TX 75087

THORSEN LINDY N  
651 STAFFORD CIR  
ROCKWALL, TX 75087

LOFLAND SHERRIE  
651 TURTLE COVE  
ROCKWALL, TX 75087

MICKISH FAMILY LIVING TRUST  
652 TURTLE COVE BLVD  
ROCKWALL, TX 75087

SINGH PARAMJIT W  
652 WOODLAND WAY  
ROCKWALL, TX 75087

MCCOY RAYMOND & BELVA  
653 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

SCOTT PHILLIP AND BETHANY  
653 TURTLE COVE BLVD  
ROCKWALL, TX 75087

CLAY DEBBRA S  
654 TURTLE COVE BLVD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
657 CHANNEL RIDGE DR  
ROCKWALL, TX 75032

POP HOLDINGS LP  
7750 N MACARTHUR BLVD STE 120-121  
IRVING, TX 75063

DAVID HOGG BUILDING LLC  
8652 W ROWEL RD  
PEORIA, AZ 85383

ROCKWAY PARTNERS LLP  
9071 E VASSAR AVE  
DENVER, CO 80231

MIRANDA VINOD  
9105 BRIARCREST DR  
ROWLETT, TX 75089

CONFIDENTIAL  
920 BRIAR OAK DR  
ROCKWALL, TX 75087

FLOETER JOHN AND SHIRLEY  
926 BRIAR OAKS DR  
ROCKWALL, TX 75087

MAJORS WENDELL LEE AND SHIRLEY JEAN  
930 BLUFFVIEW DR  
ROCKWALL, TX 75087

WILLIAMS PAULA  
930 BRIAR OAKS DRIVE  
ROCKWALL, TX 75087

ANDERSEN SANDRA  
931 BRIAR OAK DRIVE  
ROCKWALL, TX 75087

RAMPY SONDRRA  
934 BLUFFVIEW DR  
ROCKWALL, TX 75087

COOPER JEFFREY BOONE  
934 BRIAR OAK DR  
ROCKWALL, TX 75087

HOOD KENNETH & JENNIFER  
935 BRIAR OAK DR  
ROCKWALL, TX 75087

MCKINNEY LEONARD L & MARLENE D  
938 BLUFFVIEW DR  
ROCKWALL, TX 75087

WEIN DAVID C AND CHRISTINE  
938 BRIAR OAKS DR  
ROCKWALL, TX 75087

MEEK SALLY C  
939 BRIAR OAK DR  
ROCKWALL, TX 75087

DAVIS LYNN R  
942 BLUFFVIEW DR  
ROCKWALL, TX 75087

PRICE BRIAN & SHANNON  
942 BRIAR OAKS DRIVE  
ROCKWALL, TX 75087

PULLIN STEPHEN M & KENDRA K  
943 BRIAR OAK DR  
ROCKWALL, TX 75087

KIRBY JOY F REV TRUST  
946 BLUFFVIEW DR  
ROCKWALL, TX 75087

KIRK JEFFREY S  
946 BRIAR OAK DR  
ROCKWALL, TX 75087

MORENO ROBERT JR AND SHERRI  
947 BRIAR OAKS DR  
ROCKWALL, TX 75087

HEWITT PHONCILLE  
950 BLUFFVIEW DR  
ROCKWALL, TX 75087

SANDERS JOE D & JOLINDA  
950 BRIAR OAK DR  
ROCKWALL, TX 75087

EMMERSON PAULA KAY REVOCABLE TRUST  
951 BRIAR OAKS  
ROCKWALL, TX 75087

MUNIZ SYLVIA D  
954 BRIAR OAK DR  
ROCKWALL, TX 75087

GERRALD SCOTT W & JUDY A  
955 BRIAR OAK DR  
ROCKWALL, TX 75087

PYKE RONALD A & JANE L  
956 BLUFFVIEW DR  
ROCKWALL, TX 75087

DEEN LAUREN  
958 BRIAR OAK DR  
ROCKWALL, TX 75087

JAGH HOSPITALITY LP  
996 E I-30  
ROCKWALL, TX 75087

TURTLE COVE RESIDENTIAL ASSOC  
C/O TURTLE COVE HOA 3102 OAK LAWN AVE  
SUITE #202  
DALLAS, TX 75219

DAIKER PARTNERS LTD.  
PO BOX 1059  
ROCKWALL, TX 75087

DAIKER PARTNERS LTD  
PO BOX 1059  
ROCKWALL, TX 75087

ROCKWALL OCEANHILL LLC  
PO BOX 1295  
ROCKWALL, TX 75087

FIRST PRESBYTERIAN CHURCH  
PO BOX 692  
ROCKWALL, TX 75087

GLOBAL ADVANCE INC  
PO BOX 742077  
DALLAS, TX 75374





November 19, 2018

Chris W. Barnes  
John E. Orfield  
R. Andrew Bennett  
Donald R. Powell

Mr. Ryan Miller, AICP  
City of Rockwall  
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

8070 Park Lane  
Suite 300  
Dallas, Texas 75231  
Tel 972.701.9000  
Fax 972.991.3008  
www.bokapowell.com

Re: Request for SUP for Discretionary Variance for Proposed Office Building on Ridge Road site

Dear Ryan:

Thank you again for meeting with our development team earlier today and educating us on the zoning process in Rockwall.

[architecture](#)  
[interiors](#)  
[planning](#)  
[graphics](#)  
[strategy](#)

Our subject site is 9.699 acres at the northwest corner of Ridge Road and Turtle Cove Boulevard and is zoned C- Commercial in the Scenic Overlay. It has a current height restriction of thirty-six (36) feet. In order to meet our client's needs, we are planning a 80,000 SF class A office building that is proposed to be three (3) stories over one story of covered parking. That proposed structure conceptually is shown to be sixty (60) feet in height including all architectural design elements. Therefore, we are requesting a variance on the height from thirty-six (36) feet to sixty (60) feet. Please keep in mind that the building will be at least 150' off of Ridge Road and due to the aggressive sloping of the site will likely have its first office floor five (5) to seven (7) feet below the street. Much of the building parapet, perhaps sixty percent (60%) or more, will be in the forty-five (45) to forty-seven (47) feet range and the sixty (60) feet areas will be limited to accented design elements and mechanical screens.

A conceptual section is shown in the conceptual planning package that will be submitted with the Development Application requesting the SUP.

Thanks for your consideration and do not hesitate to contact me if you should need further information.

Sincerely,

**BOKA Powell, LLC**

A handwritten signature in black ink that reads 'R. Andrew Bennett'.

R. Andrew Building, AIA  
Principal  
abennett@bokapowell.com

Dallas  
Fort Worth  
Austin





182 SURFACE  
PARKING SPACES

3 LEVEL OFFICE  
BUILDING  
80K GSF  
249 TOTAL SPACES

67 COVERED  
PARKING SPACES

LAGUNA DR

TURTLE COVE BLVD

RIDGE RD

90'-0"

30'-0"

174'-6 1/2"

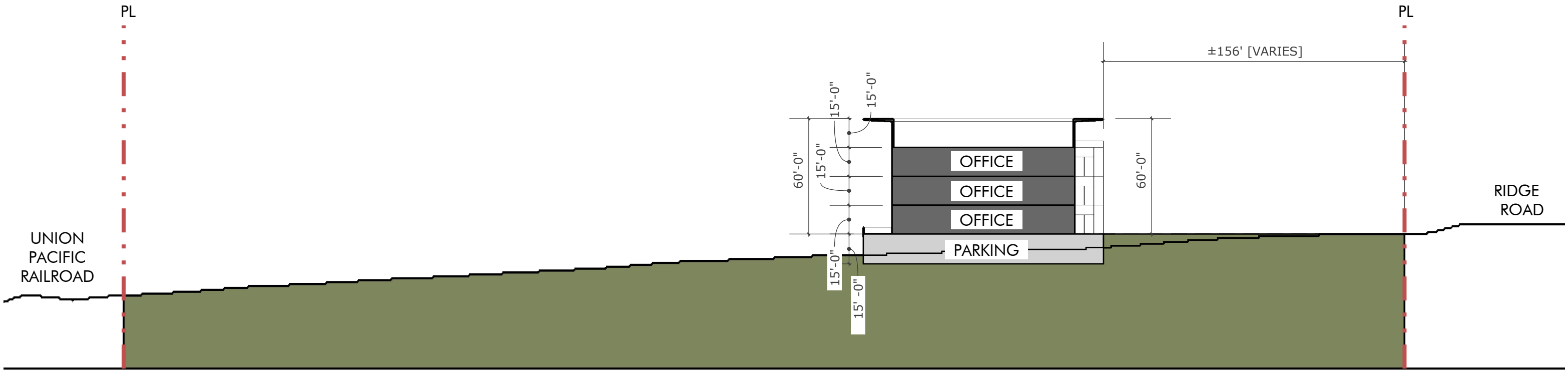
112'-1"

1  
P.3





36' ALLOWABLE HEIGHT  
REQUEST FOR DISCRETIONARY  
VARIANCE TO ALLOW 24'  
ADDITIONAL FEET FOR 60' FEET  
ALLOWABLE HEIGHT  
(NET HEIGHT GAIN 19')



NOTE: FINISH FLOOR OF  
OFFICE WILL BE APPROXIMATELY  
5'-7' FEET BELOW ADJACENT  
RIDGE ROAD ELEVATION AT  
MIDDLE OF SITE





CITY OF ROCKWALL

ORDINANCE NO. 19-XX

SPECIFIC USE PERMIT NO. S-1XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A STRUCTURE THAT EXCEEDS 36-FT IN HEIGHT WITHIN THE SCENIC OVERLAY (SOV) DISTRICT IN A COMMERCIAL (C) DISTRICT, ON A 9.70-ACRE TRACT OF LAND BEING IDENTIFIED AS TRACT 15 OF THE E.P.G. CHISUM SURVEY, ABSTRACT NO. 64, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Andrew Bennett of BODA Powell, LLC on behalf of the owner Vinod Miranda for the approval of a Specific Use Permit (SUP) to allow for a structure that exceeds 36-feet in height within the *Scenic Overlay (SOV) District* on an 9.70-acre tract of land, identified as Tract 15 of the E.P.G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned *Commercial (C) District*, situated within the *Scenic Overlay (SOV) District*, generally located at the southwestern corner of the intersection of Ridge Road [FM-740] and Turtle Cove Boulevard, and more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

**Section 1.** That the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a structure that exceeds 36-feet in height within the *Scenic Overlay (SOV) District* as stipulated by *Section 4.5, Commercial (C) District* and *Section 6.8, Scenic Overlay (SOV) District, of Article V, District Development Standards*, of the Unified Development Code [Ordinance No. 04-38] on the *Subject Property*; and

**Section 2.** That the Specific Use Permit (SUP) shall be subject to the conditions set forth in *Section 4.5, Commercial (C) District* and *Section 6.8, Scenic Overlay (SOV) District, of Article V, District Development Standards*, of the Unified Development Code [Ordinance No. 04-38] as heretofore amended and as may be amended in the future, and shall be subject to the additional



following additions:

## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of an office building that exceeds 36-feet in height on the *Subject Property*, and conformance to these operational conditions is required for continued operations:

- 1) The development of this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance; and,
- 2) The maximum overall height of the building shall not exceed four (4)-stories or 60-feet, as depicted in *Exhibit 'C'* of this ordinance.

## 2.2 COMPLIANCE

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

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

**Section 4.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**Section 5.** 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 6.** 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 7.** 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 8.** That this ordinance shall take effect immediately from and after its passage;



PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 7<sup>TH</sup> DAY OF JANUARY, 2019.

\_\_\_\_\_  
Jim Pruitt, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: December 17, 2018

2<sup>nd</sup> Reading: January 7, 2019

**Exhibit 'A':**  
*Legal Description*

All that certain lot, tract or parcel of land situated in the E.P.G. CHISUM SURVEY, ABSTRACT NO. 64, City of Rockwall, Rockwall County, Texas, and being all of a tract of land as described in a Warranty deed from James W. Reese to LGI Properties. LTD, dated July 1, 2003 and being recorded in Volume 3075, Page 146 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a TXDOT brass disk monument found for corner at the intersection of the southwest right-of-way line of Turtle Cove Drive, a 60 foot right-of-way, with the northwest right-of-way line of Ridge Road F.M. 740, a variable width right-of-way per Volume 1582, Page 317 of the Real Property Records of Rockwall County, Texas, and being at the east corner of the above cited tract of land;

THENCE in a southwesterly direction along the northwest right-of-way line of Ridge Road F.M. 740 as follows:

S. 45 deg. 59 min. 50 sec. W. a distance of 113.22 feet to a TXDOT brass disk monument found for corner;  
S. 57 deg. 34 min. 20 sec. W. a distance of 103.07 feet to a TXDOT brass disk monument found for corner;  
S. 35 deg. 01 min. 32 sec. W. a distance of 101.12 feet to a TXDOT brass disk monument found for corner;  
S. 33 deg. 32 min. 12 sec. W. a distance of 204.12 feet to a TXDOT brass disk monument found for corner;  
S. 40 deg. 08 min. 27 sec. W. a distance of 136.97 feet to a TXDOT brass disk monument found for corner at the south corner of said Reese to LGI Properties tract and being in the northeast boundary line of Lot 1, Block A,

*LAKE POINT HEATH AND SCIENCE CENTER ADDITION*, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet C, Slide 216 of the Plat Records of Rockwall County, Texas;

*THENCE* N. 45 deg. 31 min. 12 sec. W. a distance of 711.59 feet to a 3/8" iron rod found for corner at the west corner of said Reese to LGI Properties tract and being in the southeast right-of-way line of the Union Pacific Railroad, a 100 foot right-of-way;

*THENCE* N. 49 deg. 42 min. 29 sec. E. along said railroad right-of-way, a distance of 658.84 feet to a 1/2" iron rod found for corner in the southwest right-of-way line of Turtle Cove Drive;

*THENCE* S. 44 deg. 58 min. 41 sec. E. along said right-of-way line, a distance of 612.21 feet to the *POINT OF BEGINNING* and containing 422,730 square feet or 9.70 acres of land.

Exhibit 'B':  
Conceptual Site Plan

BOKA Powell



Concept Site Plan  
Scale: 1"=100'

Office Building

11.19.2018

2



**Exhibit 'C':**  
Sightline View for Building

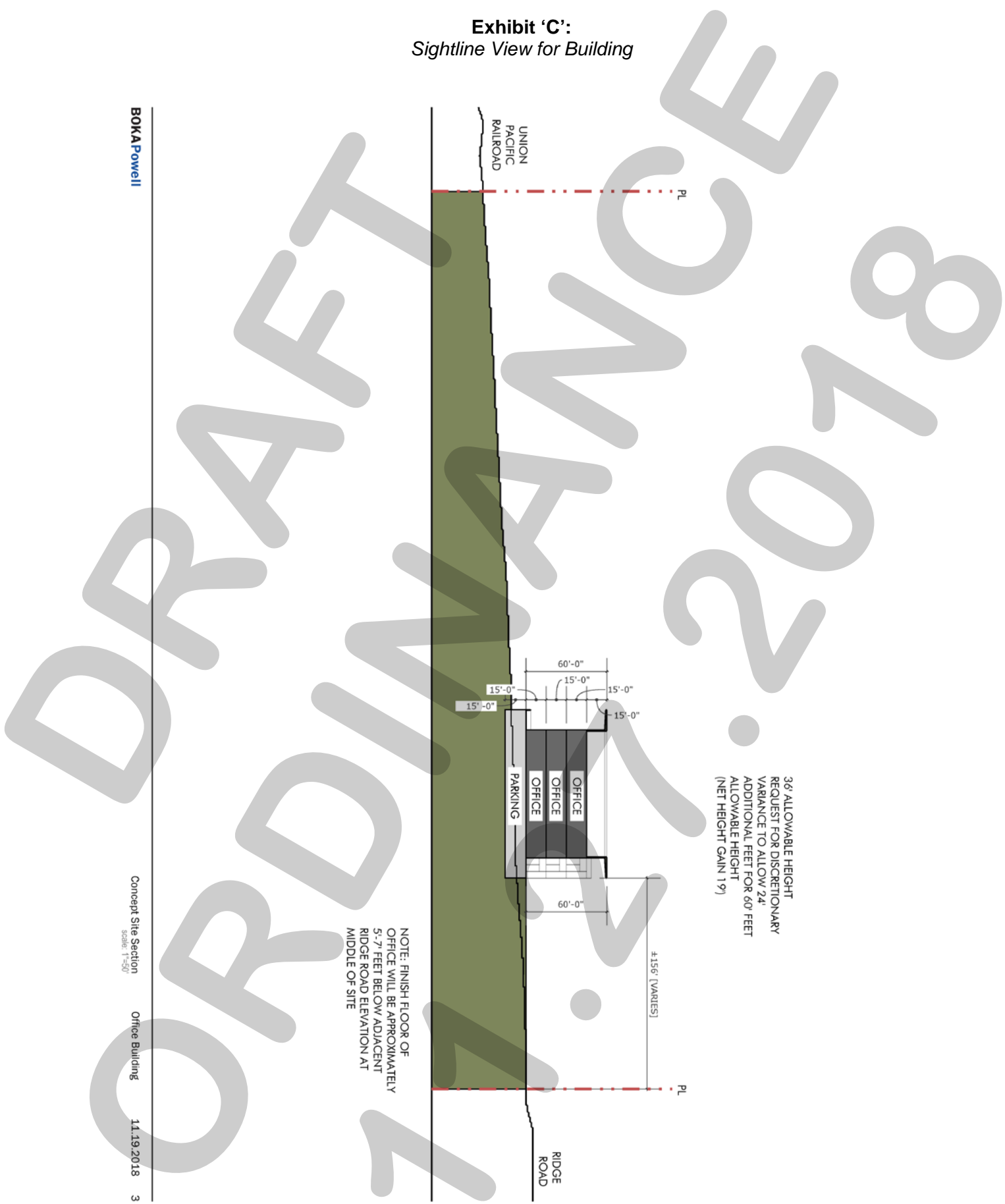
BOKA Powell

Concept Site Section  
Scale: 1"=50'

Office Building

11.19.2018

3



36' ALLOWABLE HEIGHT  
REQUEST FOR DISCRETIONARY  
VARIANCE TO ALLOW 24'  
ADDITIONAL FEET FOR 60' FEET  
ALLOWABLE HEIGHT  
(NET HEIGHT GAIN 19')

NOTE: FINISH FLOOR OF  
OFFICE WILL BE APPROXIMATELY  
5-7 FEET BELOW ADJACENT  
RIDGE ROAD ELEVATION AT  
MIDDLE OF SITE

# CITY OF ROCKWALL CITY COUNCIL MEMO

**AGENDA DATE:** 12/17/2018

**APPLICANT:** Andrew Bennett of *BOKA Powell*

**AGENDA ITEM:** **Z2018-054**; *SUP for an Office Building within the Scenic Overlay District*

---

## **SUMMARY:**

Hold a public hearing to discuss and consider a request by Andrew Bennett of BOKA Powell, LLC on behalf of the owner Vinod Miranda for the approval of a Specific Use Permit (SUP) for an office building that will exceed 36-feet in height within the Scenic Overlay (SOV) District on a 9.7-acre tract of land identified at Tract 15 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southwest corner of Ridge Road [FM-740] and Turtle Cove Boulevard, and take any action necessary.

## **PURPOSE AND CHARACTERISTICS OF THE REQUEST:**

The applicant, Andrew Bennett, is requesting the approval of a Specific Use Permit (SUP) to allow an office building that will exceed 36-feet in height within the Scenic Overlay (SOV) District on a 9.7-acre tract of land. The *subject property* is located at the southwest corner of Ridge Road [FM-740] and Turtle Cove Boulevard and is zoned Commercial (C) District. The proposed 80,000 SF office building will be comprised of three (3) stories of office space and a single-story of parking that will be located below grade. The office building will reach an overall height of 60-feet; however, the building will be located approximately 156-feet from the right-of-way of Ridge Road and due to the slope of the property the finished floor of the building will be set approximately five (5) to seven (7) feet below the surface of Ridge Road. This means that the first floor of the office building may not be visible from Ridge Road. According to the *Special Use Standards* located in *Section 6.8*, Scenic Overlay (SOV) District, of *Article V*, of the *Unified Development Code* (UDC), any structure over 36-feet in height requires a Specific Use Permit (SUP). Should the applicants request be approved, staff has included a condition of approval allowing the structure to have an overall height of four (4) stories, not to exceed 60-feet.

Granting a Specific Use Permit (SUP) remains a discretionary act of the City Council. If approved, the applicant will be required to submit a site plan. Contained in the attached packet is a copy of the applicant's letter, a concept plan, a line of sight study, several conceptual renderings of the proposed office building, and a draft ordinance.

## **ADJACENT LAND USES AND ACCESS:**

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

**North:** Directly north of the subject property are four (4) parcels of land. Situated on two (2) of the parcels are multi-tenant office buildings, known as the Rockwall Executive Addition, which is zoned Commercial (C) District. The other two (2) adjacent parcels are vacant.

**South:** Directly south of the subject property are two (2) parcels of land (*i.e.* 2.427-acres and 0.752-acres), one (1) which is occupied by a medical facility (*i.e.* *Lake Pointe Health Science Center*) and the other is vacant. Both of these parcels are zoned Commercial (C) District. Beyond this is La Jolla Pointe Drive, which is identified as a *Minor*

*Collector (i.e. 60-foot right-of-way, four [4] lane, undivided roadway) on the City's Master Thoroughfare Plan.*

**East:** Directly east of the subject property is Ridge Road [FM-740], which is identified as a M4D (*i.e. major arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this are two (2) parcels of land containing 7.68-acres and 1.20-acres (*i.e. Rockwall Towne Center and Culvers Restaurant*) and zoned Commercial (C) District.

**West:** Directly west of the subject property is Planned Development District 2 (PD-2), which was established by *Ordinance No. 73-33* on September 4, 1973. This is known as Turtle Cove Subdivision.

### **NOTIFICATION:**

On November 30, 2018, staff mailed 107 notices to property owners and residents within 500-feet of the *subject property*. Staff also emailed a notice to the Turtle Cove and Lakeside Village Homeowner's Associations (HOA's), which are the only HOA's located within 1,500-feet of the *subject property* participating in the notification program. Additionally, staff posted a sign on the *subject property*, and advertised the public hearings in the Rockwall Harold Banner as required by the UDC. At the time this case memo was drafted staff has received one (1) notice in favor of, three (3) notices opposed to, and one (1) email opposed to the applicant's request.

### **RECOMMENDATIONS:**

Should the City Council choose to approve the applicant's request for a Specific Use Permit (SUP) to allow a *structure that exceeds 36-feet in height* on the *subject property* then staff would recommend the following conditions of approval:

- 1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance that are as follows:
  - (a) The development of this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of the draft ordinance; and,
  - (b) The maximum overall height of the building shall not exceed four (4) stories or 60-feet, as depicted in *Exhibit 'C'* of the draft ordinance.
- 2) The applicant shall comply with all Planning, Engineering and Fire comments prior to the approval of a site plan.
- 3) Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the International Building Code, 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.

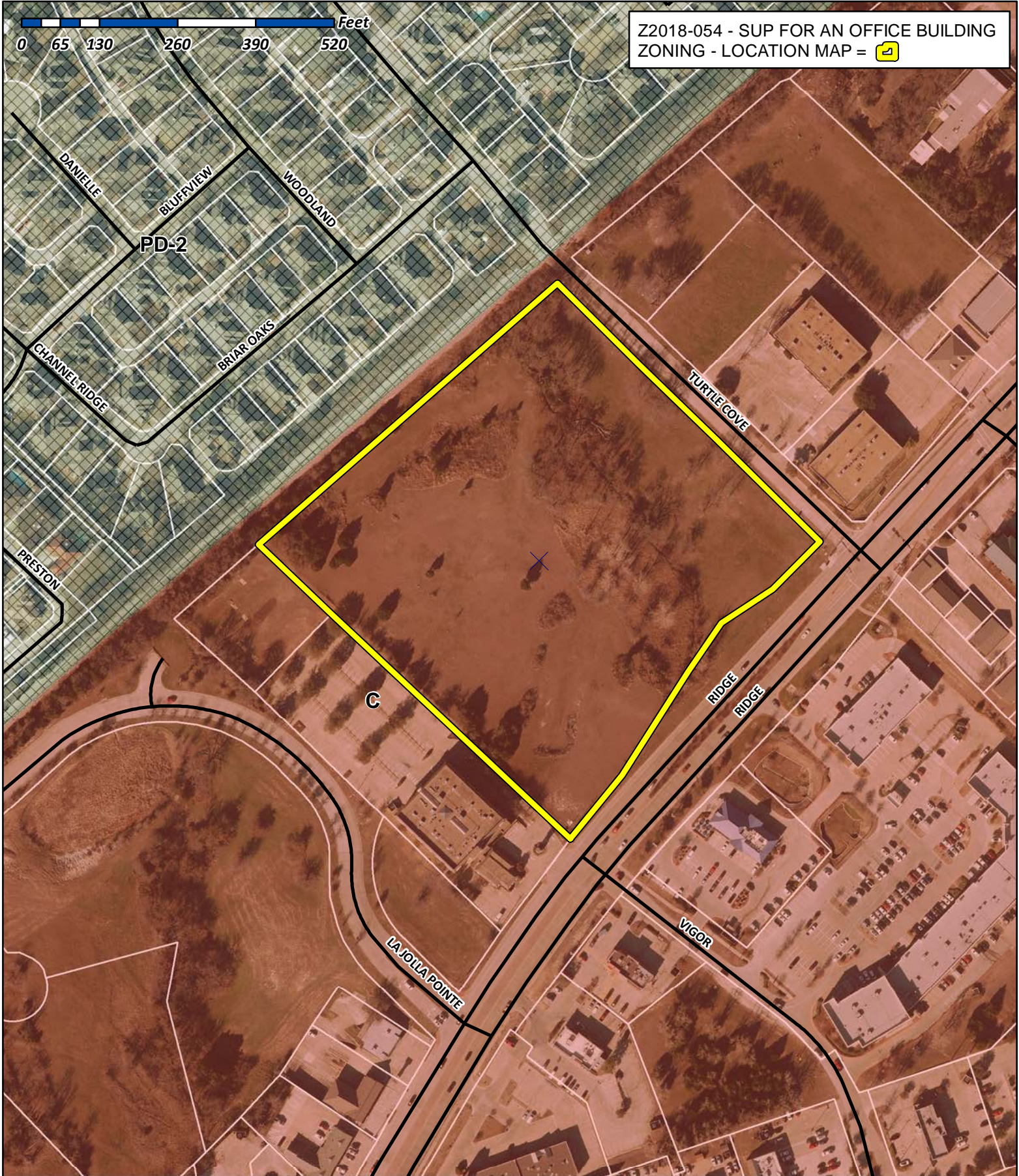
### **PLANNING AND ZONING COMMISSION RECOMMENDATION:**

On December 11, 2018, the Planning and Zoning Commission's motion to recommend approval of the SUP to allow an office building to exceed 36-ft in height within the Scenic Overlay (SOV) District with staff conditions passed by a vote of 6 to 0 with Commissioner Moeller absent.





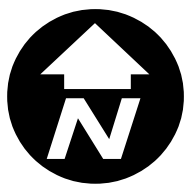
Z2018-054 - SUP FOR AN OFFICE BUILDING  
ZONING - LOCATION MAP =



## City of Rockwall

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



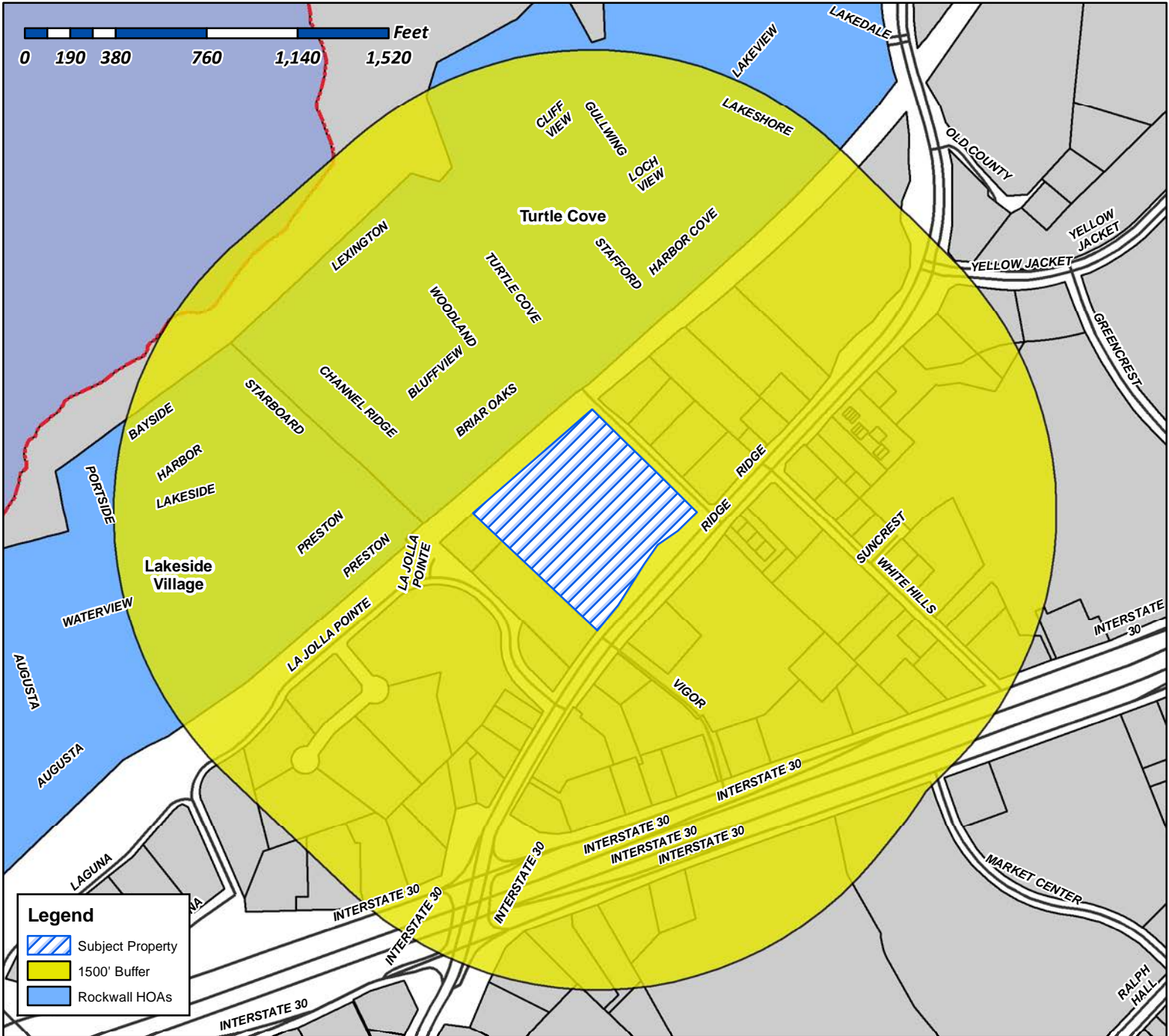




# City of Rockwall

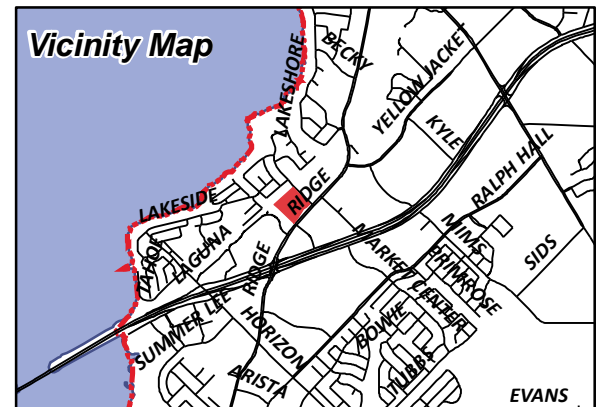
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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**Case Number:** Z2018-054  
**Case Name:** SUP for an Office Building  
**Case Type:** Zoning  
**Zoning:** Commercial (C) District  
**Case Address:** SWC of Ridge Road and Turtle Cove Blvd.

**Date Created:** 11/20/2018  
**For Questions on this Case Call (972) 771-7745**



## Gonzales, David

---

**From:** Morales, Laura  
**Sent:** Friday, November 30, 2018 12:28 PM  
**To:** [REDACTED]  
**Cc:** Miller, Ryan; Gonzales, David; Brooks, Korey; Madubuike, Daniella  
**Subject:** Neighborhood Noification Program: Notice of zoning request  
**Attachments:** PON Map (11.20.2018).pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner **November 30, 2018**. The Planning and Zoning Commission will hold a public hearing on **Tuesday 12/11/2018 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 12/17/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at

<https://sites.google.com/site/rockwallplanning/development/development-cases>

**Z2018-054- Hold a public hearing to discuss and consider a request by Andrew Bennett of BOKA Powell, LLC on behalf of the owner Vinod Miranda for the approval of a Specific Use Permit (SUP) for an office building that will exceed 36-feet in height within the Scenic Overlay (SOV) District on a 9.7-acre tract of land identified at Tract 15 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southwest corner of Ridge Road [FM-740] and Turtle Cove Boulevard, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at <http://www.rockwall.com/planning/hoa.asp>.

Sincerely,

*Laura Morales*

Planning & Zoning Coordinator  
City of Rockwall Planning & Zoning Department  
972-771-7745 | 972-772-6438  
[Lmorales@rockwall.com](mailto:Lmorales@rockwall.com) | <http://www.rockwall.com/planning/>

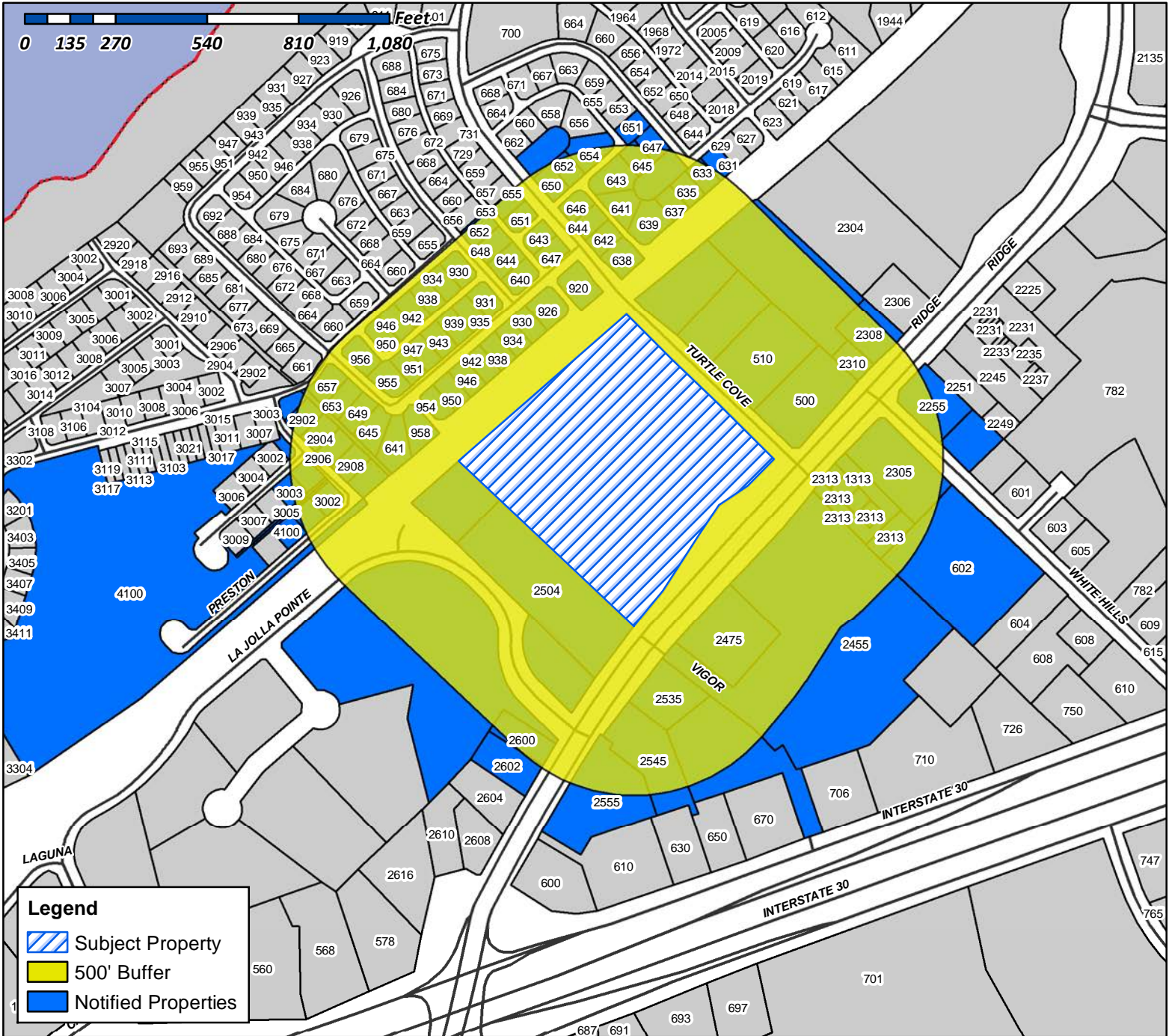




# City of Rockwall

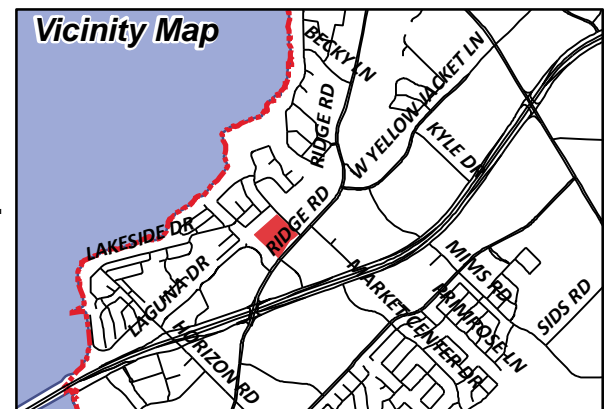
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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**Case Number:** Z2018-054  
**Case Name:** SUP for an Office Building  
**Case Type:** Zoning  
**Zoning:** Commercial (C) District  
**Case Address:** SWC of Ridge Road and Turtle Cove Blvd.

**Date Created:** 11/20/2018  
**For Questions on this Case Call (972) 771-7745**





# NOTICE OF PUBLIC HEARING

## CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745  
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

**Case No. Z2018-054: SUP for an Office Building Exceeding 36-ft. in Height**

*Hold a public hearing to discuss and consider a request by Andrew Bennett of BOKA Powell, LLC on behalf of the owner Vinod Miranda for the approval of a Specific Use Permit (SUP) for an office building that will exceed 36-feet in the Scenic Overlay (SOV) District on a 9.70-acre tract of land identified at Tract 15 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southwest corner of Ridge Road [FM-740] and Turtle Cove Boulevard, and take any action necessary.*

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 12/11/2018 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 12/17/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**David Gonzales**  
**Rockwall Planning and Zoning Dept.**  
**385 S. Goliad Street**  
**Rockwall, TX 75087**

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **12/17/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: [HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development-cases)

PLEASE RETURN THE BELOW FORM

**Case No. Z2018-054: SUP for an Office Building Exceeding 36-ft. in Height**

Please place a check mark on the appropriate line below:

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

Four horizontal grey bars for providing reasons for support or opposition.

Name:

Address:

**Tex. Loc. Gov. Code, Sec. 211.006 (d)** If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

SPARKS ROBERT D & TANA J  
1000 SPARKS DR  
FATE, TX 75087

AZZOUZI MOHAMED EL  
1000 W SPRING VALLEY RD APT #238  
RICHARDSON, TX 75080

BOLD LLC  
121 WYLER DR  
DAKOTA, IL 61018

CURRENT RESIDENT  
1313 RIDGE RD  
ROCKWALL, TX 75032

VANDERSLICE ROBERT  
1408 S LAKESHORE DR  
ROCKWALL, TX 75087

MMF INVESTMENTS LLC  
2255 RIDGE RD SUITE 333  
ROCKWALL, TX 75087

MMF INVESTMENTS LLC  
2255 RIDGE RD SUITE 333  
ROCKWALL, TX 75087

MANGRIN CORPORATION  
2255 RIDGE ROAD #208  
ROCKWALL, TX 75087

HUDSPETH WARD  
2304 RIDGE RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2305 RIDGE RD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2308 RIDGE RD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2310 RIDGE RD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2313 RIDGE RD  
ROCKWALL, TX 75032

GLOBAL ADVANCE INC  
2313 RIDGE ROAD SUITE 101  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2455 RIDGE RD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2475 RIDGE RD  
ROCKWALL, TX 75032

BROOKS RICHARD L DR  
2504 RIDGE RD STE 107  
ROCKWALL, TX 75087

BROOKS RICHARD L MD  
2504 RIDGE RD STE 101  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2535 RIDGE RD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2545 RIDGE RD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2555 RIDGE RD  
ROCKWALL, TX 75032

HANKINS NORMA A AND  
2571 VIVROUX RANCH RD  
SEGUIN, TX 78155

BELAC PROPERTIES LLC  
2600 RIDGE RD STE 102  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2602 RIDGE RD  
ROCKWALL, TX 75032

LINDEMAN JULIE A & BOBBY L  
2902 PRESTON TRL  
ROCKWALL, TX 75087

MARLEY KELLE AND CLAYTON D  
2904 PRESTON TRAIL  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2906 PRESTON TR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2908 PRESTON TR  
ROCKWALL, TX 75032

EHLERT GORDON W & LINDA K  
3001 PRESTON CT  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3002 PRESTON TR  
ROCKWALL, TX 75032



STURCH GARY D & CANDACE F  
3003 PRESTON CT  
ROCKWALL, TX 75087

TURTLE COVE RESIDENTIAL ASSOC INC  
3102 OAK LAWN AVE SUITE 202  
DALLAS, TX 75219

ALLEN KIM L & LINDA  
3510 LAKESIDE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
4100 VILLAGE DR  
ROCKWALL, TX 75032

LAKESIDE VILLAGE H O ASSOC  
4100 VILLAGE DR  
ROCKWALL, TX 75087

ROBERTS JAMES F  
4112 VILLAGE DR  
ROCKWALL, TX 75087

CBAX PROPERTIES LLC  
465 W PRESIDENT GEORGE BUSH HWY  
RICHARDSON, TX 75080

CURRENT RESIDENT  
500 TURTLE COVE BLVD  
ROCKWALL, TX 75032

PSB INDEMNITY FAMILY LTD PTRN  
510 TURTLE COVE BLVD STE 200  
ROCKWALL, TX 75087

PSB INDEMNITY FAMILY LTD PTRN  
510 TURTLE COVE BLVD STE 200  
ROCKWALL, TX 75087

CURRENT RESIDENT  
602 WHITE HILLS DR  
ROCKWALL, TX 75032

COIT RIDGE PROPERTIES LLC  
6031 SHERRY LN SUITE C  
DALLAS, TX 75225

DELAY MANAGEMENT TRUST DELORES  
631 HARBOR COVE DRIVE  
ROCKWALL, TX 75087

BARROW KYLE  
633 HARBOR COVE DR  
ROCKWALL, TX 75087

ALFORD JIM AND BARBARA  
635 STAFFORD CIR  
ROCKWALL, TX 75087

PACHECO ENRIQUE AND JOANN T  
637 STAFFORD CIR  
ROCKWALL, TX 75087

BOWMAN SCOTT & TAMARA L  
638 TURTLE COVE BOULEVARD  
ROCKWALL, TX 75087

HAYS DANNY & JOAN  
639 STAFFORD CIR  
ROCKWALL, TX 75087

ELLIS BETTY J  
640 WOODLAND WAY  
ROCKWALL, TX 75087

ZASTROW BRADLEY L & SANDRA D  
641 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

GOODWIN HEATHER  
641 STAFFORD CIR  
ROCKWALL, TX 75087

SMITH RICHARD G EBERLE  
642 TURTLE COVE BLVD  
ROCKWALL, TX 75087

JOHNSON JOEL & LIZ  
643 STAFFORD CIR  
ROCKWALL, TX 75087

PHILLIPS SCOTT BRANNAN  
643 TURTLE COVE BLVD  
ROCKWALL, TX 75087

TARVER KIRK & JULIA  
644 TURTLE COVE BLVD  
ROCKWALL, TX 75087

DARNELL MELINDA K AND WELDON K  
644 WOODLAND WAY  
ROCKWALL, TX 75087

JOHNSTON LISA P & MARK  
645 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

GALLI THOMAS J  
645 STAFFORD CIR  
ROCKWALL, TX 75087

BANZER JERRY L AND BARBARA  
646 TURTLE COVE BLVD  
ROCKWALL, TX 75087

FISH WADE W  
647 STAFFORD CIR  
ROCKWALL, TX 75087

MOORE KELLI M  
647 TURTLE COVE BLVD  
ROCKWALL, TX 75087

TOLLESON MATTHEW AND AMY  
648 WOODLAND WAY  
ROCKWALL, TX 75087

SVRCEK JOSEPH T  
649 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

KATT WILLIAM CHARLES  
650 TURTLE COVE BLVD  
ROCKWALL, TX 75087

THORSEN LINDY N  
651 STAFFORD CIR  
ROCKWALL, TX 75087

LOFLAND SHERRIE  
651 TURTLE COVE  
ROCKWALL, TX 75087

MICKISH FAMILY LIVING TRUST  
652 TURTLE COVE BLVD  
ROCKWALL, TX 75087

SINGH PARAMJIT W  
652 WOODLAND WAY  
ROCKWALL, TX 75087

MCCOY RAYMOND & BELVA  
653 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

SCOTT PHILLIP AND BETHANY  
653 TURTLE COVE BLVD  
ROCKWALL, TX 75087

CLAY DEBBRA S  
654 TURTLE COVE BLVD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
657 CHANNEL RIDGE DR  
ROCKWALL, TX 75032

POP HOLDINGS LP  
7750 N MACARTHUR BLVD STE 120-121  
IRVING, TX 75063

DAVID HOGG BUILDING LLC  
8652 W ROWEL RD  
PEORIA, AZ 85383

ROCKWAY PARTNERS LLP  
9071 E VASSAR AVE  
DENVER, CO 80231

MIRANDA VINOD  
9105 BRIARCREST DR  
ROWLETT, TX 75089

CONFIDENTIAL  
920 BRIAR OAK DR  
ROCKWALL, TX 75087

FLOETER JOHN AND SHIRLEY  
926 BRIAR OAKS DR  
ROCKWALL, TX 75087

MAJORS WENDELL LEE AND SHIRLEY JEAN  
930 BLUFFVIEW DR  
ROCKWALL, TX 75087

WILLIAMS PAULA  
930 BRIAR OAKS DRIVE  
ROCKWALL, TX 75087

ANDERSEN SANDRA  
931 BRIAR OAK DRIVE  
ROCKWALL, TX 75087

RAMPY SONDRRA  
934 BLUFFVIEW DR  
ROCKWALL, TX 75087

COOPER JEFFREY BOONE  
934 BRIAR OAK DR  
ROCKWALL, TX 75087

HOOD KENNETH & JENNIFER  
935 BRIAR OAK DR  
ROCKWALL, TX 75087

MCKINNEY LEONARD L & MARLENE D  
938 BLUFFVIEW DR  
ROCKWALL, TX 75087

WEIN DAVID C AND CHRISTINE  
938 BRIAR OAKS DR  
ROCKWALL, TX 75087

MEEK SALLY C  
939 BRIAR OAK DR  
ROCKWALL, TX 75087

DAVIS LYNN R  
942 BLUFFVIEW DR  
ROCKWALL, TX 75087

PRICE BRIAN & SHANNON  
942 BRIAR OAKS DRIVE  
ROCKWALL, TX 75087

PULLIN STEPHEN M & KENDRA K  
943 BRIAR OAK DR  
ROCKWALL, TX 75087

KIRBY JOY F REV TRUST  
946 BLUFFVIEW DR  
ROCKWALL, TX 75087

KIRK JEFFREY S  
946 BRIAR OAK DR  
ROCKWALL, TX 75087

MORENO ROBERT JR AND SHERRI  
947 BRIAR OAKS DR  
ROCKWALL, TX 75087

HEWITT PHONCILLE  
950 BLUFFVIEW DR  
ROCKWALL, TX 75087

SANDERS JOE D & JOLINDA  
950 BRIAR OAK DR  
ROCKWALL, TX 75087

EMMERSON PAULA KAY REVOCABLE TRUST  
951 BRIAR OAKS  
ROCKWALL, TX 75087

MUNIZ SYLVIA D  
954 BRIAR OAK DR  
ROCKWALL, TX 75087

GERRALD SCOTT W & JUDY A  
955 BRIAR OAK DR  
ROCKWALL, TX 75087

PYKE RONALD A & JANE L  
956 BLUFFVIEW DR  
ROCKWALL, TX 75087

DEEN LAUREN  
958 BRIAR OAK DR  
ROCKWALL, TX 75087

JAGH HOSPITALITY LP  
996 E I-30  
ROCKWALL, TX 75087

TURTLE COVE RESIDENTIAL ASSOC  
C/O TURTLE COVE HOA 3102 OAK LAWN AVE  
SUITE #202  
DALLAS, TX 75219

DAIKER PARTNERS LTD.  
PO BOX 1059  
ROCKWALL, TX 75087

DAIKER PARTNERS LTD  
PO BOX 1059  
ROCKWALL, TX 75087

ROCKWALL OCEANHILL LLC  
PO BOX 1295  
ROCKWALL, TX 75087

FIRST PRESBYTERIAN CHURCH  
PO BOX 692  
ROCKWALL, TX 75087

GLOBAL ADVANCE INC  
PO BOX 742077  
DALLAS, TX 75374



## Gonzales, David

---

**From:** Planning  
**Sent:** Wednesday, December 12, 2018 8:41 AM  
**To:** Gonzales, David  
**Subject:** FW: Please consider  
**Attachments:** PZ Zoning Dec 2018.pdf

**From:** Steve Mak [REDACTED]  
**Sent:** Tuesday, December 11, 2018 6:03 PM  
**To:** Planning  
**Subject:** Please consider

I was not able to make the public hearing for the scenic overlay on the property off of Ridge and Laguna from the attachment. It is imperative that the city consider the overwhelming consequences of overpopulation an apartment or condo building would cause. Traffic patterns are incredibly difficult already and this could be a disaster for residents in the area. In addition, this land is at the center of what could be a great community park that would increase property values in the area and bring the community together. An apartment or another office building will ruin one of the last beautiful areas that Rockwall has overlooking the lake. Please DO NOT approve a zoning change for this La Jolla, Laguna area. It would be a infrastructural disaster.

Steven Makulinski  
Lakeside Village Resident

----- Forwarded message -----

**From:** Lakeside Village Homeowners' Association  
[REDACTED]

**Date:** Thu, Dec 6, 2018 at 4:14 PM  
**Subject:** CORRECTION: P & Z Zoning Change Notice  
**To:**

On Tuesday, December 5, 2018 a P & Z Notice was sent out notifying resident of a future P&Z Opening Meeting. The 1st page of that notice is incorrect. **Please disregard and replace with this attachment!**

Attached is the **correct** Rockwall Neighborhood Notification of this public hearing to be held on December 11 to discuss a zoning change that lies within 1,500 ft of LVHA property. The Rockwall City Council will also hold a public hearing on December 17.

A brief summary of the project as well as dates, times and location of the Public Hearings are detailed in the attachment.

**Also**, the last two pages of December's Village Voice should be replaced with this attachment.

Thank you!

Lakeside Village Office



**NOTICE OF PUBLIC HEARING**  
**CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

PHONE: (972) 771-7745  
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

**Case No. Z2018-054: SUP for an Office Building Exceeding 36-ft. in Height**

*Hold a public hearing to discuss and consider a request by Andrew Bennett of BOKA Powell, LLC on behalf of the owner Vinod Miranda for the approval of a Specific Use Permit (SUP) for an office building that will exceed 36-feet in the Scenic Overlay (SOV) District on a 9.70-acre tract of land identified at Tract 15 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southwest corner of Ridge Road [FM-740] and Turtle Cove Boulevard, and take any action necessary.*

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 12/11/2018 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 12/17/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**David Gonzales**  
**Rockwall Planning and Zoning Dept.**  
**385 S. Goliad Street**  
**Rockwall, TX 75087**

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **12/17/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: [HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development-cases)

PLEASE RETURN THE BELOW FORM

**Case No. Z2018-054: SUP for an Office Building Exceeding 36-ft. in Height**

Please place a check mark on the appropriate line below:

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

*I believe that the 36' requirement in the scenic overlay should be adhered to. Also, I am concerned about water run off and flooding from so much concrete on that property.*

Name: *Sally Meek*

Address: *939 Briar Oak Dr. Rockwall Tx 75087*

**Tex. Loc. Gov. Code, Sec. 211.006 (d)** If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

PLEASE RETURN THE [ ]

Case No. Z2018-054: SUP for an Office Building Exceeding 36-ft. in Height

Please place a check mark on the appropriate line below:

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



Name: Polinda Sanders

Address: 950 Birch Oaks Dr.

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Notice of Public Hearing • City of Rockwall • 385 South Goliad Street • Rockwall, TX 75087 • [P] (972) 771-7745 • [F] (972) 771-7748





**NOTICE OF PUBLIC HEARING**  
**CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

PHONE: (972) 771-7745  
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

**Case No. Z2018-054: SUP for an Office Building Exceeding 36-ft. in Height**

*Hold a public hearing to discuss and consider a request by Andrew Bennett of BOKA Powell, LLC on behalf of the owner Vinod Miranda for the approval of a Specific Use Permit (SUP) for an office building that will exceed 36-feet in the Scenic Overlay (SOV) District on a 9.70-acre tract of land identified at Tract 15 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southwest corner of Ridge Road [FM-740] and Turtle Cove Boulevard, and take any action necessary.*

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----- PLEASE RETURN THE BELOW FORM -----

**Case No. Z2018-054: SUP for an Office Building Exceeding 36-ft. in Height**

Please place a check mark on the appropriate line below:

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

*Exceeds Heights*

Name:

*Paul Davis*

Address:

*510 Tenth Ave Ste 200 Rockwall TX*

**Tex. Loc. Gov. Code, Sec. 211.006 (d)** If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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**NOTICE OF PUBLIC HEARING**  
**CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

PHONE: (972) 771-7745  
 EMAIL: PLANNING@ROCKWALL.COM

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Sincerely,

**Ryan Miller, AICP**  
 Director of Planning & Zoning

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----- PLEASE RETURN THE BELOW FORM -----

**Case No. Z2018-054: SUP for an Office Building Exceeding 36-ft. in Height**

Please place a check mark on the appropriate line below:

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

I am opposed to the request for the reasons listed below.

*Exceeds Heights*

Name:

*PAUL DAVIS*

Address:

*510 Turtle Cove St 200 Rockwall*

**Tex. Loc. Gov. Code, Sec. 211.006 (d)** If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



November 19, 2018

Chris W. Barnes  
John E. Orfield  
R. Andrew Bennett  
Donald R. Powell

Mr. Ryan Miller, AICP  
City of Rockwall  
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

8070 Park Lane  
Suite 300  
Dallas, Texas 75231  
Tel 972.701.9000  
Fax 972.991.3008  
www.bokapowell.com

Re: Request for SUP for Discretionary Variance for Proposed Office Building on Ridge Road site

Dear Ryan:

Thank you again for meeting with our development team earlier today and educating us on the zoning process in Rockwall.

architecture  
interiors  
planning  
graphics  
strategy

Our subject site is 9.699 acres at the northwest corner of Ridge Road and Turtle Cove Boulevard and is zoned C- Commercial in the Scenic Overlay. It has a current height restriction of thirty-six (36) feet. In order to meet our client's needs, we are planning a 80,000 SF class A office building that is proposed to be three (3) stories over one story of covered parking. That proposed structure conceptually is shown to be sixty (60) feet in height including all architectural design elements. Therefore, we are requesting a variance on the height from thirty-six (36) feet to sixty (60) feet. Please keep in mind that the building will be at least 150' off of Ridge Road and due to the aggressive sloping of the site will likely have its first office floor five (5) to seven (7) feet below the street. Much of the building parapet, perhaps sixty percent (60%) or more, will be in the forty-five (45) to forty-seven (47) feet range and the sixty (60) feet areas will be limited to accented design elements and mechanical screens.

A conceptual section is shown in the conceptual planning package that will be submitted with the Development Application requesting the SUP.

Thanks for your consideration and do not hesitate to contact me if you should need further information.

Sincerely,

**BOKA Powell, LLC**

A handwritten signature in black ink that reads 'R. Andrew Bennett'.

R. Andrew Building, AIA  
Principal  
abennett@bokapowell.com

Dallas  
Fort Worth  
Austin





182 SURFACE  
PARKING SPACES

3 LEVEL OFFICE  
BUILDING  
80K GSF  
249 TOTAL SPACES

67 COVERED  
PARKING SPACES

LAGUNA DR

TURTLE COVE BLVD

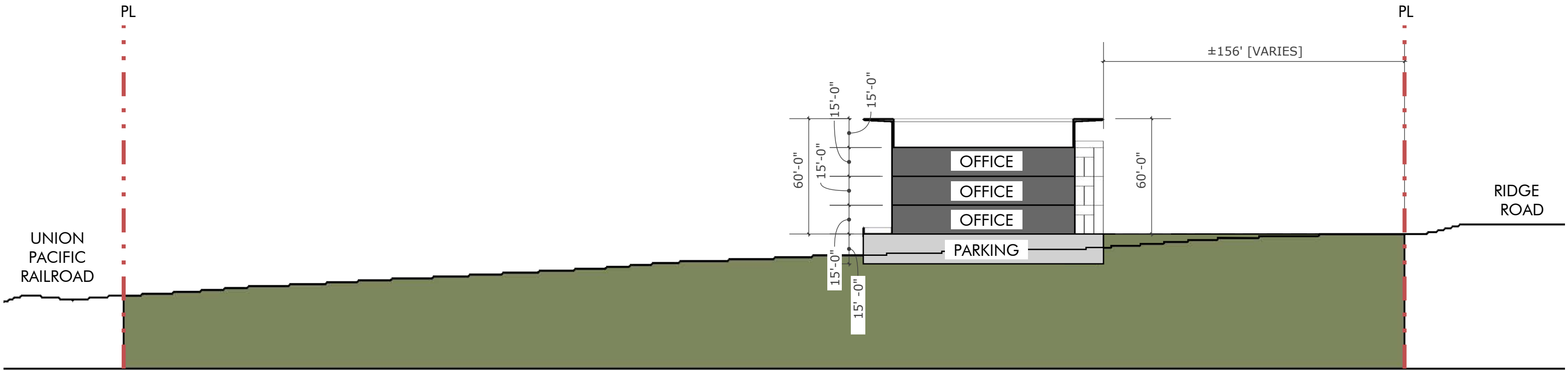
RIDGE RD

1  
P.3





36' ALLOWABLE HEIGHT  
REQUEST FOR DISCRETIONARY  
VARIANCE TO ALLOW 24'  
ADDITIONAL FEET FOR 60' FEET  
ALLOWABLE HEIGHT  
(NET HEIGHT GAIN 19')



NOTE: FINISH FLOOR OF  
OFFICE WILL BE APPROXIMATELY  
5'-7' FEET BELOW ADJACENT  
RIDGE ROAD ELEVATION AT  
MIDDLE OF SITE





CITY OF ROCKWALL

ORDINANCE NO. 19-XX

SPECIFIC USE PERMIT NO. S-1XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A STRUCTURE THAT EXCEEDS 36-FT IN HEIGHT WITHIN THE SCENIC OVERLAY (SOV) DISTRICT IN A COMMERCIAL (C) DISTRICT, ON A 9.70-ACRE TRACT OF LAND BEING IDENTIFIED AS TRACT 15 OF THE E.P.G. CHISUM SURVEY, ABSTRACT NO. 64, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Andrew Bennitt of BODA Powell, LLC on behalf of the owner Vinod Miranda for the approval of a Specific Use Permit (SUP) to allow for a structure that exceeds 36-feet in height within the *Scenic Overlay (SOV) District* on an 9.70-acre tract of land, identified as Tract 15 of the E.P.G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned *Commercial (C) District*, situated within the *Scenic Overlay (SOV) District*, generally located at the southwestern corner of the intersection of Ridge Road [FM-740] and Turtle Cove Boulevard, and more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

**Section 1.** That the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a structure that exceeds 36-feet in height within the *Scenic Overlay (SOV) District* as stipulated by *Section 4.5, Commercial (C) District* and *Section 6.8, Scenic Overlay (SOV) District, of Article V, District Development Standards*, of the Unified Development Code [Ordinance No. 04-38] on the *Subject Property*; and

**Section 2.** That the Specific Use Permit (SUP) shall be subject to the conditions set forth in *Section 4.5, Commercial (C) District* and *Section 6.8, Scenic Overlay (SOV) District, of Article V, District Development Standards*, of the Unified Development Code [Ordinance No. 04-38] as heretofore amended and as may be amended in the future, and shall be subject to the additional

following additions:

## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of an office building that exceeds 36-feet in height on the *Subject Property*, and conformance to these operational conditions is required for continued operations:

- 1) The development of this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance; and,
- 2) The maximum overall height of the building shall not exceed four (4)-stories or 60-feet, as depicted in *Exhibit 'C'* of this ordinance.

## 2.2 COMPLIANCE

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

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

**Section 4.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**Section 5.** 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 6.** 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 7.** 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 8.** That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 7<sup>TH</sup> DAY OF JANUARY, 2019.

\_\_\_\_\_  
Jim Pruitt, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: December 17, 2018

2<sup>nd</sup> Reading: January 7, 2019



**Exhibit 'A':**  
*Legal Description*

All that certain lot, tract or parcel of land situated in the E.P.G. CHISUM SURVEY, ABSTRACT NO. 64, City of Rockwall, Rockwall County, Texas, and being all of a tract of land as described in a Warranty deed from James W. Reese to LGI Properties. LTD, dated July 1, 2003 and being recorded in Volume 3075, Page 146 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a TXDOT brass disk monument found for corner at the intersection of the southwest right-of-way line of Turtle Cove Drive, a 60 foot right-of-way, with the northwest right-of-way line of Ridge Road F.M. 740, a variable width right-of-way per Volume 1582, Page 317 of the Real Property Records of Rockwall County, Texas, and being at the east corner of the above cited tract of land;

THENCE in a southwesterly direction along the northwest right-of-way line of Ridge Road F.M. 740 as follows:

S. 45 deg. 59 min. 50 sec. W. a distance of 113.22 feet to a TXDOT brass disk monument found for corner;  
S. 57 deg. 34 min. 20 sec. W. a distance of 103.07 feet to a TXDOT brass disk monument found for corner;  
S. 35 deg. 01 min. 32 sec. W. a distance of 101.12 feet to a TXDOT brass disk monument found for corner;  
S. 33 deg. 32 min. 12 sec. W. a distance of 204.12 feet to a TXDOT brass disk monument found for corner;  
S. 40 deg. 08 min. 27 sec. W. a distance of 136.97 feet to a TXDOT brass disk monument found for corner at the south corner of said Reese to LGI Properties tract and being in the northeast boundary line of Lot 1, Block A,

*LAKE POINT HEATH AND SCIENCE CENTER ADDITION*, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet C, Slide 216 of the Plat Records of Rockwall County, Texas;

*THENCE* N. 45 deg. 31 min. 12 sec. W. a distance of 711.59 feet to a 3/8" iron rod found for corner at the west corner of said Reese to LGI Properties tract and being in the southeast right-of-way line of the Union Pacific Railroad, a 100 foot right-of-way;

*THENCE* N. 49 deg. 42 min. 29 sec. E. along said railroad right-of-way, a distance of 658.84 feet to a 1/2" iron rod found for corner in the southwest right-of-way line of Turtle Cove Drive;

*THENCE* S. 44 deg. 58 min. 41 sec. E. along said right-of-way line, a distance of 612.21 feet to the *POINT OF BEGINNING* and containing 422,730 square feet or 9.70 acres of land.

Exhibit 'B':  
Conceptual Site Plan

BOKA Powell



Concept Site Plan  
Scale: 1"=100'

Office Building

11.19.2018

2

**Exhibit 'C':**  
Sightline View for Building

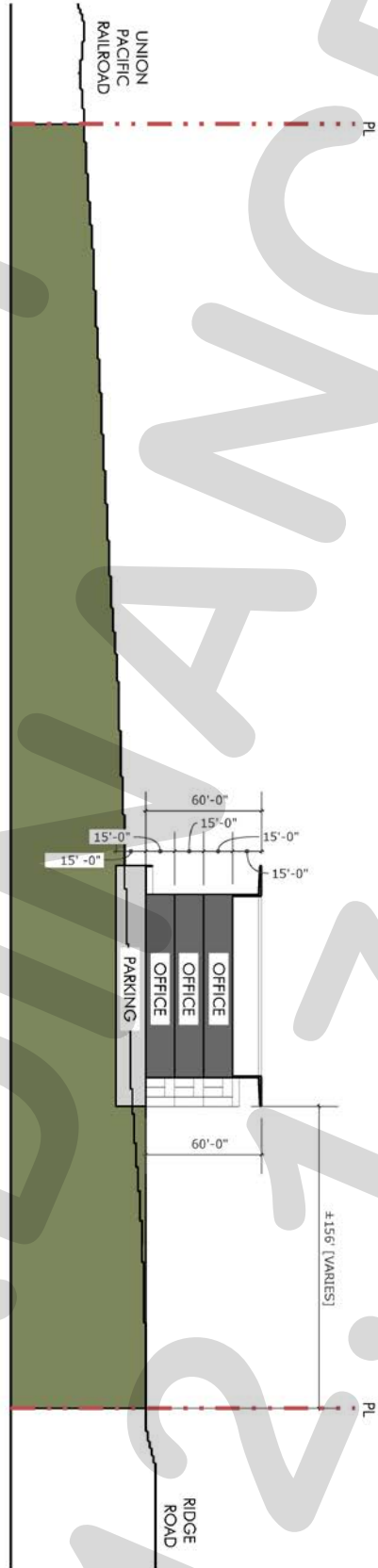
BOKA Powell

Concept Site Section  
Scale: 1/4"=1'-0"

Office Building

11.19.2018

3



36' ALLOWABLE HEIGHT  
REQUEST FOR DISCRETIONARY  
VARIANCE TO ALLOW 24'  
ADDITIONAL FEET FOR 60' FEET  
ALLOWABLE HEIGHT  
(NET HEIGHT GAIN 19')





# CITY OF ROCKWALL, TEXAS

## MEMORANDUM

---

**TO:** Mayor and City Council

**CC:** Rick Crowley, *City Manager*  
Mary Smith, *Assistant City Manager*  
Ryan Miller, *Director of Planning and Zoning*

**FROM:** David Gonzales, *Planning and Zoning Manager*

**DATE:** January 7, 2019

**SUBJECT:** Z2018-054; *SUP for Building Exceeding 36-feet in Height in SOV*

---

On December 17, 2018, the City Council held a public hearing regarding a request for a Specific Use Permit (SUP) [Case No. Z2018-054] from Andrew Bennett of BOKA Powell for a proposed office building that would exceed 36-feet in height within the Scenic Overlay (SOV) District. Provided to the City Council were five (5) property owner notifications that had been received from property owners within 500-feet of the subject property that were opposed to this request (*i.e. Paul Davis [two (2) notices] and R.D. Vanderslice [one (1) notice], Sally Meek [one (1) notice], and Steve Mak [email]*). Of these property owners, Mr. Davis and Mr. Vanderslice, have since forwarded staff emails requesting to retract their opposition to this request, and have stated they are now in support of the Specific Use Permit (SUP). This would change the notifications received to four (4) notices in favor of the request, and one (1) notice and (1) email opposed to the request.

Attached to this memorandum are the emails from Mr. Davis and Mr. Vanderslice requesting to *retract* their opposition to this request (*see Exhibit 'A'*). At the last City Council meeting on December 17, 2018, the City Council approved the SUP request by a vote of 4-3 with Mayor Pruitt, and Council Members Macalik and Daniels dissenting. Should the City Council have any questions staff will be available at the January 7, 2019 City Council meeting.

*Exhibit 'A':  
Email Requesting Retraction*

**Gonzales, David**

---

**From:** Linda Anderson [REDACTED]  
**Sent:** Wednesday, December 19, 2018 3:32 PM  
**To:** Gonzales, David  
**Cc:** Paul Davis  
**Subject:** RE: comments on Case No. Z2018-054 SUP for an Office Building Exceeding 36 ft. in Height  
**Attachments:** comments on Case No. Z2018-054 SUP for an Office Building Exceeding 36 ft. in Height  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

David,  
We are pulling our opposition. **We will support Mark Andrews project.**  
Thank you,



Linda Anderson CISR  
Executive Assistant for  
Paul Davis, Jr.  
President  
Texas Specialty Underwriters, Inc.  
510 Turtle Cove Blvd., Suite 200  
Rockwall, TX 75087  
P (972)771-5653, ext. 103

---

**From:** Gonzales, David [mailto:DGonzales@rockwall.com]  
**Sent:** Thursday, December 13, 2018 11:25 AM  
**To:** Linda Anderson  
**Subject:** RE: comments on Case No. Z2018-054 SUP for an Office Building Exceeding 36 ft. in Height

Ms. Anderson,

Thank you for your responses regarding the SUP case. These items will be forwarded to the City Council for their consideration during the public hearing next week.

Regards,



**DAVID GONZALES, AICP**  
PLANNING & ZONING MANAGER  
PLANNING & ZONING DIVISION • CITY OF ROCKWALL  
972.772.6488 OFFICE  
[DGONZALES@ROCKWALL.COM](mailto:DGONZALES@ROCKWALL.COM)  
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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[HELPFUL LINKS](#) | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)  
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

---

*Exhibit 'A':  
Email Requesting Retraction*

**Gonzales, David**

---

**From:** rd [REDACTED]  
**Sent:** Wednesday, December 19, 2018 2:59 PM  
**To:** Gonzales, David  
**Subject:** Case No. Z2018-054

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Gonzales.

I had previously sent in a form opposing this SUP. I have done more research on it and now would like to withdraw my opposition form. I do not oppose the SUP for an office building over 36 ft in height.

Sincerely,  
R. D. Vanderslice  
Property owner - 2308 Ridge Rd.  
Rockwall, Texas 75087

Sent from [Mail](#) for Windows 10



CITY OF ROCKWALL  
ORDINANCE NO. 19-05  
SPECIFIC USE PERMIT NO. S-203

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A STRUCTURE THAT EXCEEDS 36-FT IN HEIGHT WITHIN THE SCENIC OVERLAY (SOV) DISTRICT IN A COMMERCIAL (C) DISTRICT, ON A 9.70-ACRE TRACT OF LAND BEING IDENTIFIED AS TRACT 15 OF THE E.P.G. CHISUM SURVEY, ABSTRACT NO. 64, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Andrew Bennitt of BODA Powell, LLC on behalf of the owner Vinod Miranda for the approval of a Specific Use Permit (SUP) to allow for a structure that exceeds 36-feet in height within the *Scenic Overlay (SOV) District* on an 9.70-acre tract of land, identified as Tract 15 of the E.P.G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned *Commercial (C) District*, situated within the *Scenic Overlay (SOV) District*, generally located at the southwestern corner of the intersection of Ridge Road [*FM-740*] and Turtle Cove Boulevard, and more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

**Section 1.** That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a structure that exceeds 36-feet in height within the *Scenic Overlay (SOV) District* as stipulated by *Section 4.5, Commercial (C) District* and *Section 6.8, Scenic Overlay (SOV) District, of Article V, District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

**Section 2.** That the Specific Use Permit (SUP) shall be subject to the conditions set forth in *Section 4.5, Commercial (C) District* and *Section 6.8, Scenic Overlay (SOV) District, of Article V, District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended and as may be amended in the future, and shall be subject to the additional

following additions:

## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of an office building that exceeds 36-feet in height on the *Subject Property*, and conformance to these operational conditions is required for continued operations:

- 1) The development of this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance; and,
- 2) The maximum overall height of the building shall not exceed four (4)-stories or 60-feet, as depicted in *Exhibit 'C'* of this ordinance.

## 2.2 COMPLIANCE

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

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

**Section 4.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.


**Section 5.** 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 6.** 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 7.** 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 8.** That this ordinance shall take effect immediately from and after its passage;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 7<sup>TH</sup> DAY OF JANUARY, 2019.**


  
Jim Pruitt, Mayor

**ATTEST:**

  
Kristy Cole, City Secretary



**APPROVED AS TO FORM:**

  
Frank J. Garza, City Attorney

1<sup>st</sup> Reading: December 17, 2018

2<sup>nd</sup> Reading: January 7, 2019



**Exhibit 'A':**  
*Legal Description*

All that certain lot, tract or parcel of land situated in the E.P.G. CHISUM SURVEY, ABSTRACT NO. 64, City of Rockwall, Rockwall County, Texas, and being all of a tract of land as described in a Warranty deed from James W. Reese to LGI Properties. LTD, dated July 1, 2003 and being recorded in Volume 3075, Page 146 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a TXDOT brass disk monument found for corner at the intersection of the southwest right-of-way line of Turtle Cove Drive, a 60 foot right-of-way, with the northwest right-of-way line of Ridge Road F.M. 740, a variable width right-of-way per Volume 1582, Page 317 of the Real Property Records of Rockwall County, Texas, and being at the east corner of the above cited tract of land;

THENCE in a southwesterly direction along the northwest right-of-way line of Ridge Road F.M. 740 as follows:

S. 45 deg. 59 min. 50 sec. W. a distance of 113.22 feet to a TXDOT brass disk monument found for corner;  
S. 57 deg. 34 min. 20 sec. W. a distance of 103.07 feet to a TXDOT brass disk monument found for corner;  
S. 35 deg. 01 min. 32 sec. W. a distance of 101.12 feet to a TXDOT brass disk monument found for corner;  
S. 33 deg. 32 min. 12 sec. W. a distance of 204.12 feet to a TXDOT brass disk monument found for corner;  
S. 40 deg. 08 min. 27 sec. W. a distance of 136.97 feet to a TXDOT brass disk monument found for corner at the south corner of said Reese to LGI Properties tract and being in the northeast boundary line of Lot 1, Block A,

*LAKE POINT HEATH AND SCIENCE CENTER ADDITION*, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet C, Slide 216 of the Plat Records of Rockwall County, Texas;

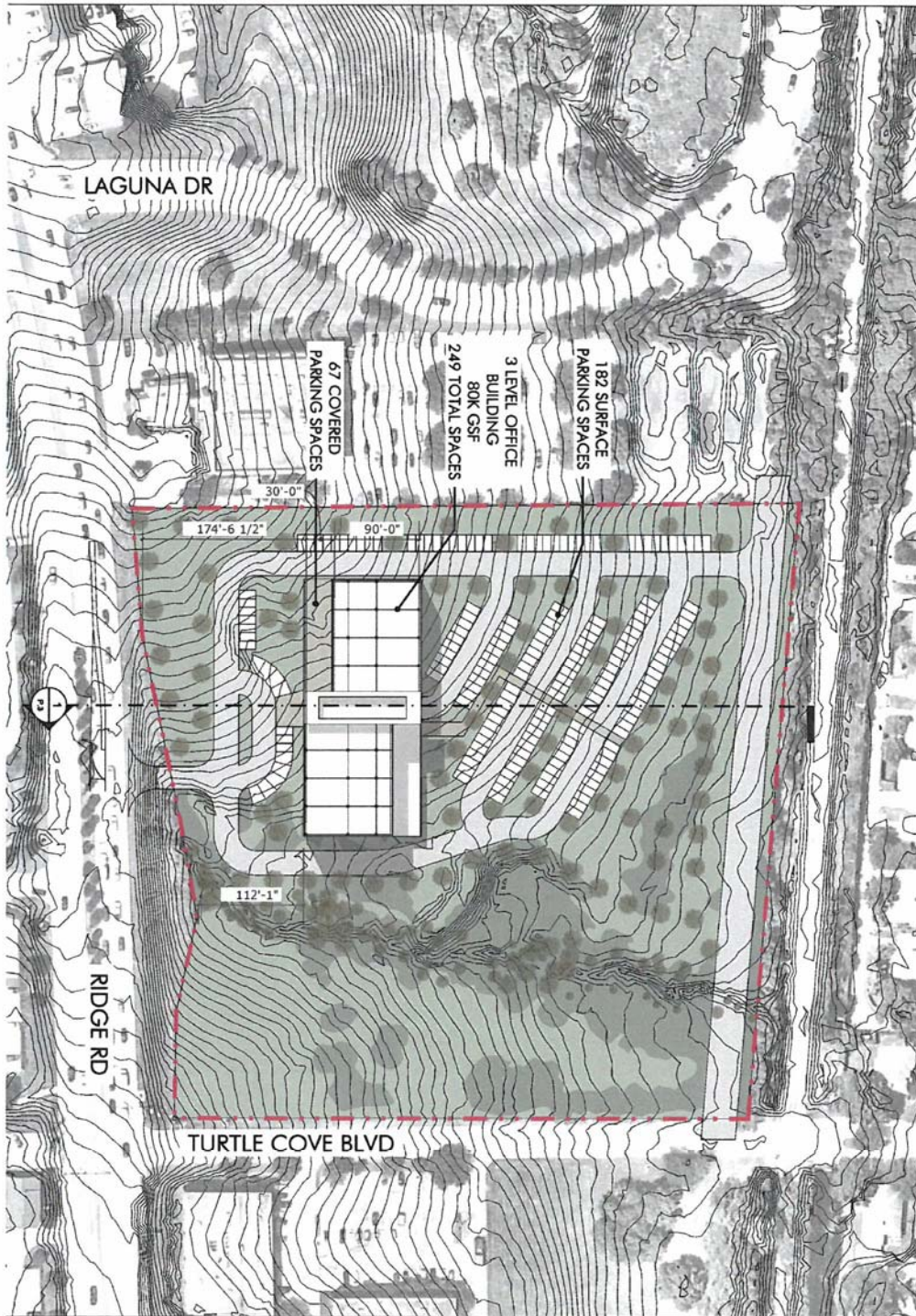
*THENCE* N. 45 deg. 31 min. 12 sec. W. a distance of 711.59 feet to a 3/8" iron rod found for corner at the west corner of said Reese to LGI Properties tract and being in the southeast right-of-way line of the Union Pacific Railroad, a 100 foot right-of-way;

*THENCE* N. 49 deg. 42 min. 29 sec. E. along said railroad right-of-way, a distance of 658.84 feet to a 1/2" iron rod found for corner in the southwest right-of-way line of Turtle Cove Drive;

*THENCE* S. 44 deg. 58 min. 41 sec. E. along said right-of-way line, a distance of 612.21 feet to the *POINT OF BEGINNING* and containing 422,730 square feet or 9.70 acres of land.

**Exhibit 'B':**  
*Conceptual Site Plan*

**BOKA Powell**



**Concept Site Plan**  
Scale: 1"=100'

**Office Building**

**11.19.2018**

**2**





January 30, 2019

**ATTN: ANDREW BENNETT**  
BOKA POWEL, LLC  
8070 PARK LANE, SUITE 300  
Dallas, TX 75231

**RE: SUP ZONING (Z2018-054), SUP for an Office Building Exceeding 36-ft. in Height**

Dear Applicant:

This letter serves to notify you that the above referenced case that you submitted before the City of Rockwall was approved by City Council on 01/07/2019 via Ordinance No. 19-05. The following is a record of all recommendations, voting records and conditions of approval:

**RECOMMENDATIONS:**

*Should the City Council choose to approve the applicant's request for a Specific Use Permit (SUP) to allow a structure that exceeds 36-feet in height on the subject property then staff would recommend the following conditions of approval:*

1) *The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance that are as follows:*

(a) *The development of this property shall generally conform to the Concept Plan depicted in Exhibit 'B' of the draft ordinance; and,*

(b) *The maximum overall height of the building shall not exceed four (4) stories or 60-feet, as depicted in Exhibit 'C' of the draft ordinance.*

2) *The applicant shall comply with all Planning, Engineering and Fire comments prior to the approval of a site plan.*

3) *Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the International Building Code, 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 RECOMMENDATION:**

*On December 11, 2018, the Planning and Zoning Commission's motion to recommend approval of the SUP to allow an office building to exceed 36-ft in height within the Scenic Overlay (SOV) District with staff conditions passed by a vote of 6 to 0 with Commissioner Moeller absent.*





**CITY COUNCIL:**

*On December 17, 2018, the City Council's motion to approve the SUP allowing for a building to exceed 36-ft in height within the Scenic Overlay (SOV) District with staff conditions passed by a vote of 4 to 3 with Mayor Pruitt, and Council Members Macalik and Daniels dissenting [1st Reading].*

*On January 7, 2019, the City Council's motion to approve the SUP allowing for a building to exceed 36-ft in height within the Scenic Overlay (SOV) District with staff conditions passed by a vote of 5 to 2 with Council Members Macalik and Daniels dissenting [2nd Reading].*

Please contact the City of Rockwall Planning staff at (972) 771-7745 with any questions or concerns regarding this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "David Gonzales", with a long horizontal line extending to the right.

**David Gonzales, AICP**  
Planning Manager  
Planning & Zoning Department  
City of Rockwall, TX