



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 22019-013 P&Z DATE 6/11/2019 CC DATE 6/17/2019 APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input checked="" 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"/> RECEIPT
<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 # _____
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. 22019-013

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: [Signature]

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

Platting Application Fees:

Master Plat (\$100.00 + \$15.00 Acre)¹

Preliminary Plat (\$200.00 + \$15.00 Acre)¹

Final Plat (\$300.00 + \$20.00 Acre)¹

Replat (\$300.00 + \$20.00 Acre)¹

Amending or Minor Plat (\$150.00)

Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

Site Plan (\$250.00 + \$20.00 Acre)¹

Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

Zoning Change (\$200.00 + \$15.00 Acre)¹

Specific Use Permit (\$200.00 + \$15.00 Acre)¹

PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

Tree Removal (\$75.00)

Notes:
¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address _____

Subdivision Harbor District Addition Lot 1 Block B

General Location Harbor Heights Drive and Sunset Ridge Drive

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Planned Development District Current Use _____

Proposed Zoning Planned Development District Proposed Use Restaurant/Retail

Acreage 2.893 Lots [Current] 1 Lots [Proposed] 1

[] **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]

<input type="checkbox"/> Owner	<u>J-BR2, LLC</u>	<input type="checkbox"/> Applicant	<u>Strohmeier Architects Inc</u>
Contact Person	<u>Dan Bobst</u>	Contact Person	<u>Jimmy Strohmeier</u>
Address	<u>2701 Sunset Ridge</u> <u>Suite 610</u>	Address	<u>2701 Sunset Ridge</u> <u>Suite 607</u>
City, State & Zip	<u>Rockwall, Texas 75032</u>	City, State & Zip	<u>Rockwall, Texas 75087</u>
Phone	_____	Phone	<u>214-497-2057</u>
E-Mail	<u>dwbost@trendhr.com</u>	E-Mail	<u>jimmy@strohmeierarchitects.com</u>

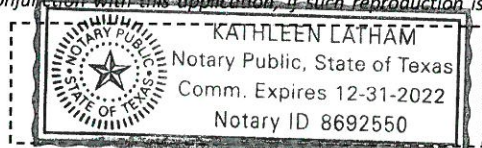
NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Jimmy Strohmeier [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 \$ 243.40, to cover the cost of this application, has been paid to the City of Rockwall on this the 16th day of May, 20 19. 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."

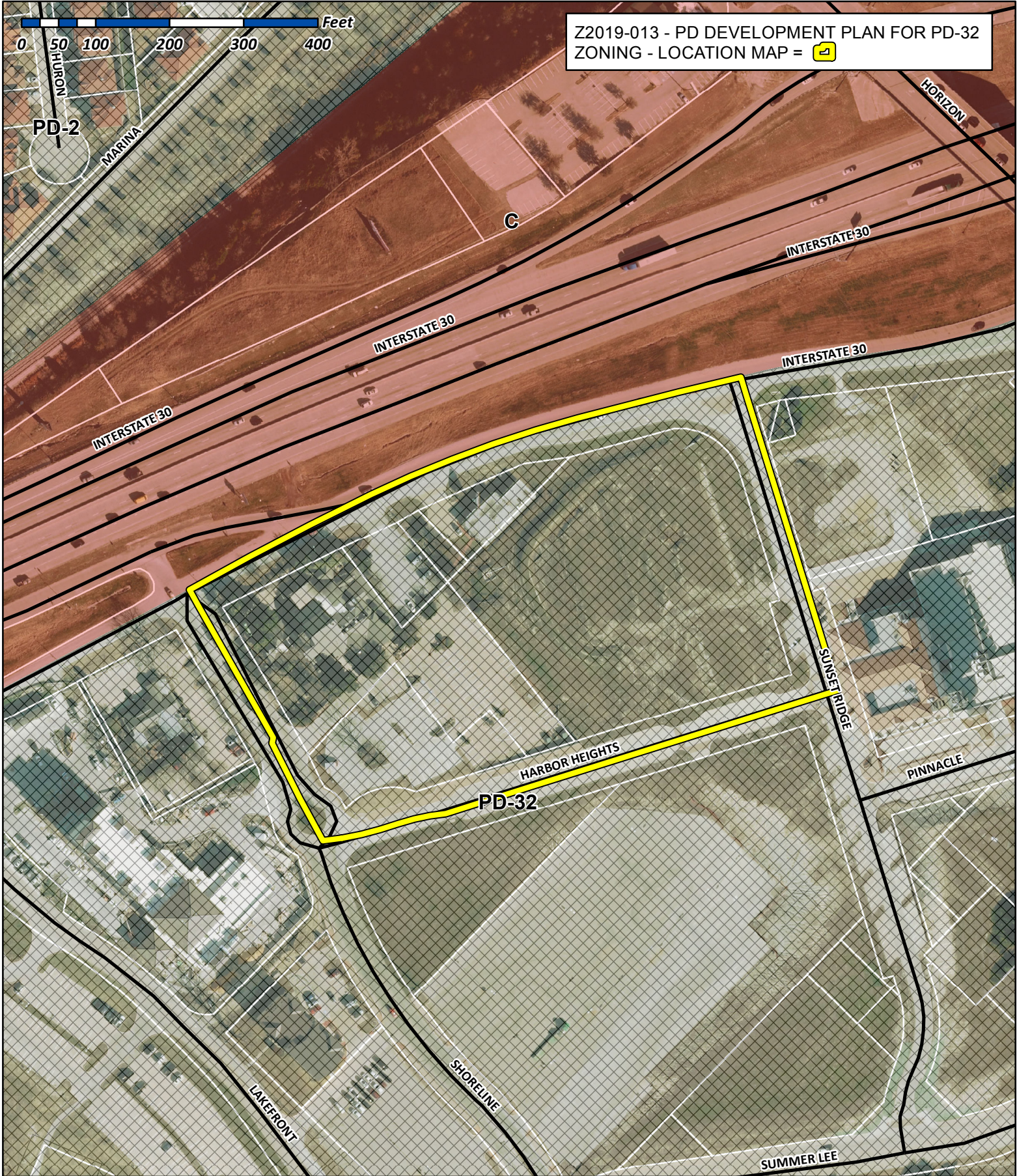
Given under my hand and seal of office on this the 16th day of May, 20 19.

Owner's/Applicant's Signature [Signature]



Notary Public in and for the State of Texas

My Commission Expires 12-31-22



Z2019-013 - PD DEVELOPMENT PLAN FOR PD-32
 ZONING - LOCATION MAP =



City of Rockwall

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

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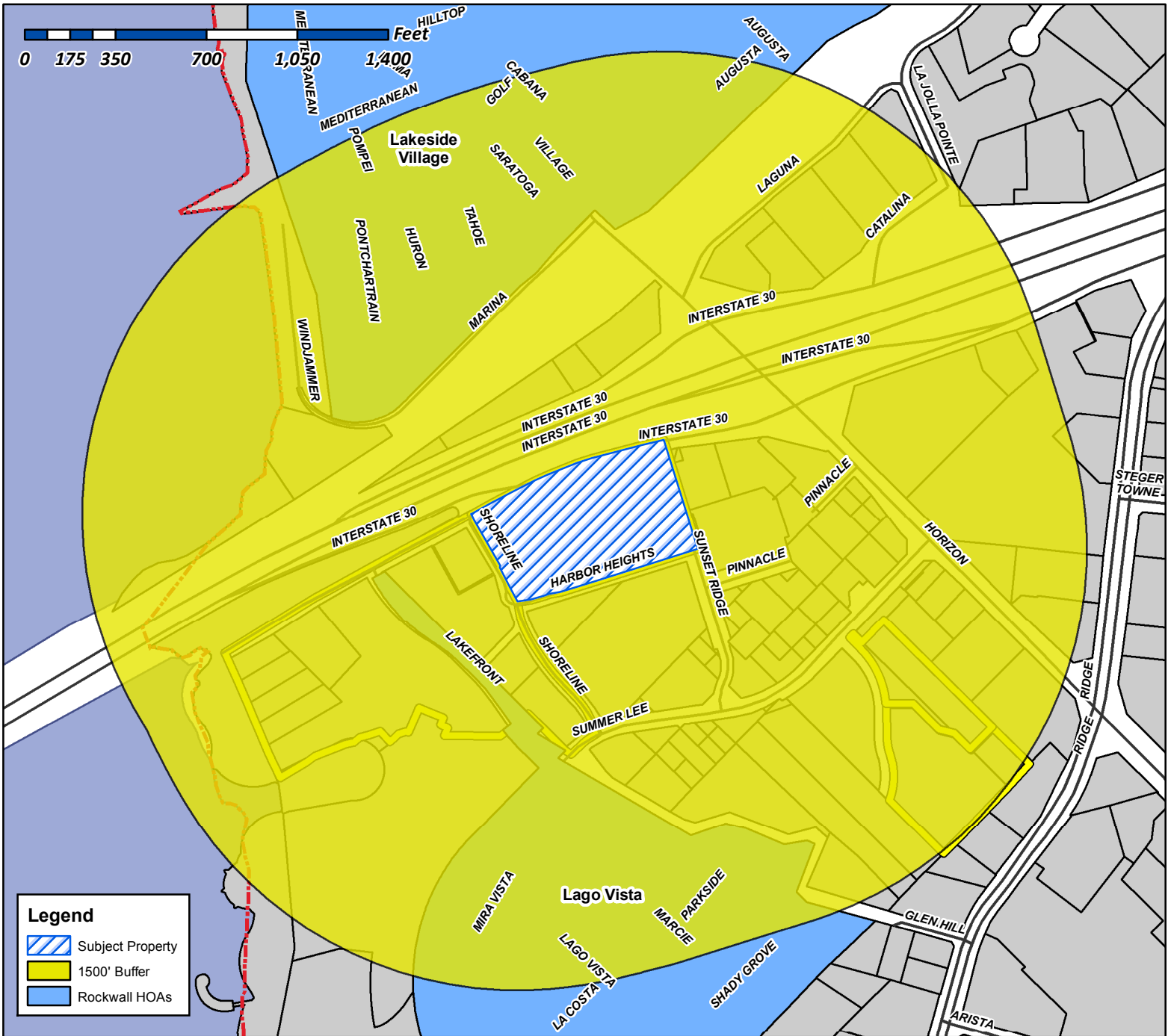




City of Rockwall

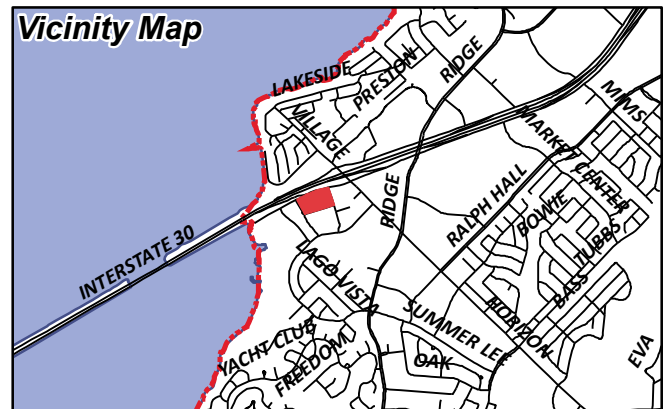
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Case Number: Z2019-013
Case Name: PD Development Plan for PD-32
Case Type: Zoning
Zoning: PD-32
Case Address: Sunset Ridge Dr

Date Created: 5/21/2019
For Questions on this Case Call (972) 771-7745

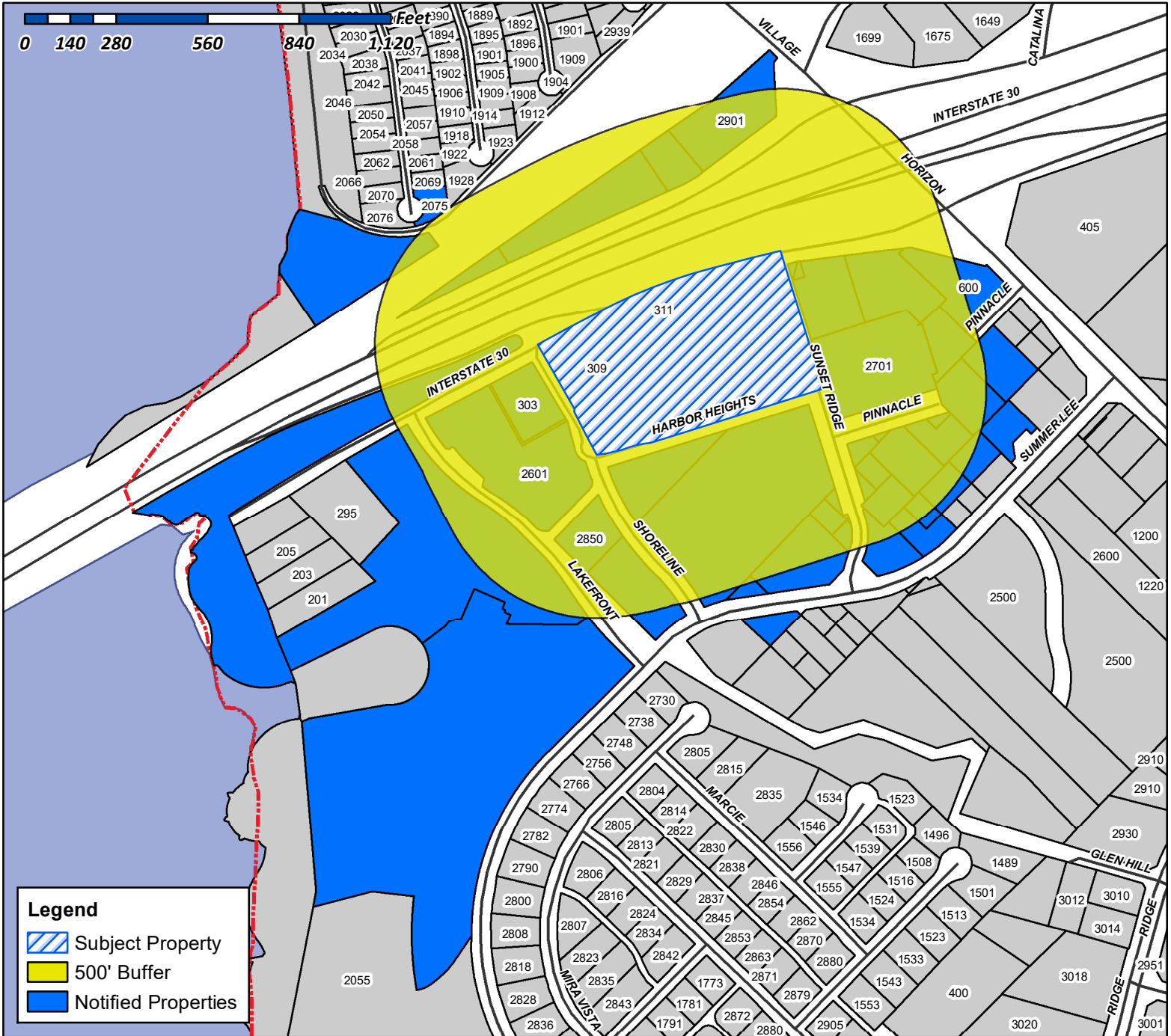




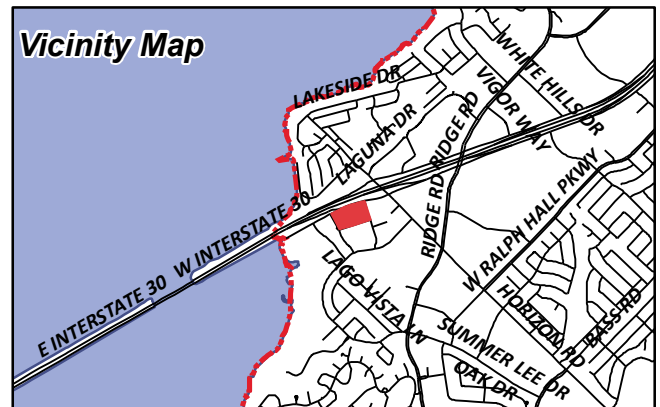
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Zoning: PD-32
Case Address: Sunset Ridge Dr



Date Created: 5/20/2019
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1208 S LAKESHORE DR
ROCKWALL, TX 75087

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12720 HILLCREST ROAD SUITE 650
DALLAS, TX 75230

TRITON I-30 ROCKWALL LLC
1845 WOODALL ROGERS FREEWAY, SUITE 1100
DALLAS, TX 75201

MANDARI JEMA
2075 PONTCHARTRAIN DR
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2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

HARBOR HEIGHTS INVESTORS LP
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

LAKEFRONT TRAIL ROCKWALL HOTEL LP
c/o OLDHAM GOODWIN GROUP LLC
2800 S. TEXAS AVE. SUITE 401
BRYAN, TX 77802

LAKE FRONT TRAIL LP
2850 SHORELINE TR SUITE 200
ROCKWALL, TX 75032

CURRENT RESIDENT
2901 VILLAGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
303 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
309 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
311 E I30
ROCKWALL, TX 75087

FAULKNER INVESTMENT CO. LTD
3401 MAIN ST
ROWLETT, TX 75088

LAKESIDE VILLAGE HOMEOWNERS
4100 VILLAGE DR
ROCKWALL, TX 75087

BRIDGE VALHALLA INC
519 E I 30 #157
ROCKWALL, TX 75087

ATTICUS REAL ESTATE SERVICES INC
5339 ALPHA RD STE 300
DALLAS, TX 75240

EIGHTYTWO REAL ESTATE HOLDINGS LLC
5740 PROSPECT AVE SUITE 2001
DALLAS, TX 75206

CURRENT RESIDENT
600 HORIZON DR SUITE 650
ROCKWALL, TX 75032

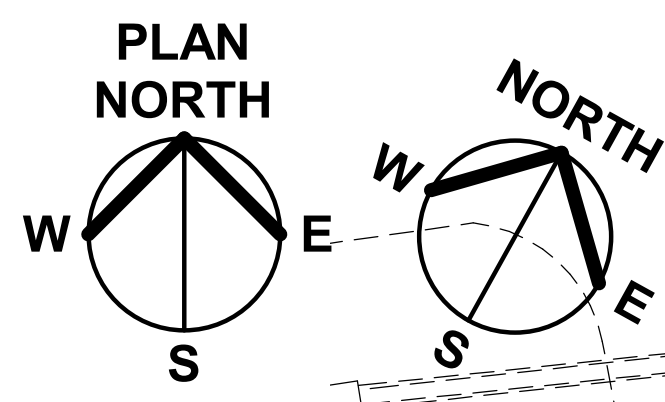
CARSON MARK R
701 N MUNSON RD
ROYSE CITY, TX 75189

PA HARBOR RETAIL LLC
8222 DOUGLAS AVENUE SUITE 390
DALLAS, TX 75201

CLEMENTS BOB L
PO BOX 1850
MCKINNEY, TX 75070

CULPEPPER/SPATEX JV
%GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

ROCKWALL RENTAL PROPERTIES LP
PO BOX 818
TERRELL, TX 75160



P.O.B.

Interstate 30

TERESA M. EASTER
VOLUME 211, PAGE 282
D.R.R.C.T.

N44° 17'46" E 234.621'

N74° 49'50" E 290.75'

FND. 1/2" I.R. 143.53'

HARBOR HEIGHTS TO
PARCELS 31 - TRACT 4
DOC#2011-00444407
D.R.R.C.T.

LOT 3
2.893 AC
26,018.45 SF
BLOCK B

J-BR2, LLC
DOC#2013-485327
D.R.R.C.T.

LOT 1, BLOCK B
2.893 ACRES

PLAZA ADDITION
D, SLIDE 289
D.R.C.T.

N38° 26'42" W
276.83'

RETAIL
FF = 516.00'
4,000 SF

COMPLEX
32,700 SF
PARK

BANK
FF = 526.00'
2,500 SF

2 STORY
FF = 531.00'
15,200 SF

RESTAURANT
FF = 528.00'
2,500 SF

RESTAURANT
FF = 527.00'
6,000 SF

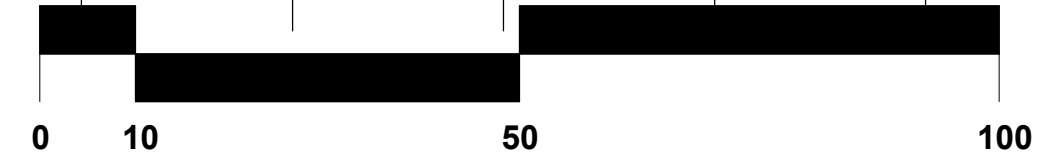
SUNSET RIDGE DRIVE

TREND TOWER

HARBOR HEIGHTS DRIVE

1 DEVELOPMENT CONCEPT PLAN

1" = 20'-0"



PRELIMINARY - NOT FOR CONSTRUCTION, PERMITTING OR REGULATORY APPROVAL



STROHMEYER
ARCHITECTS INC.

CIVIL
FC CUNY CORPORATION
#2 HORIZON COURT
SUITE 500
HEATH, TEXAS 75032

Project Number:
Drawing Date: 5.16.2019
Drawn: PC
Checked: JS
Scale: 1" = 20'-0"

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Revisions:

#	Revision Date	Revision Description

Sheet Title:
**DEVELOPMENT
CONCEPT PLAN**

A100

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City of Rockwall Project Plan Review History



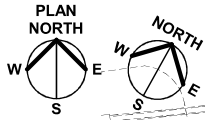
Project Number Z2019-013	Owner 101 HUBBARD DR LLC	Applied 5/17/2019 LM
Project Name PD Development Plan for PD-32	Applicant STROHMEYER ARCHITECTS INC	Approved
Type ZONING		Closed
Subtype PD		Expired
Status Staff Review		Status

Site Address SUNSET RIDGE DR	City, State Zip ROCKWALL, TX 75032	Zoning
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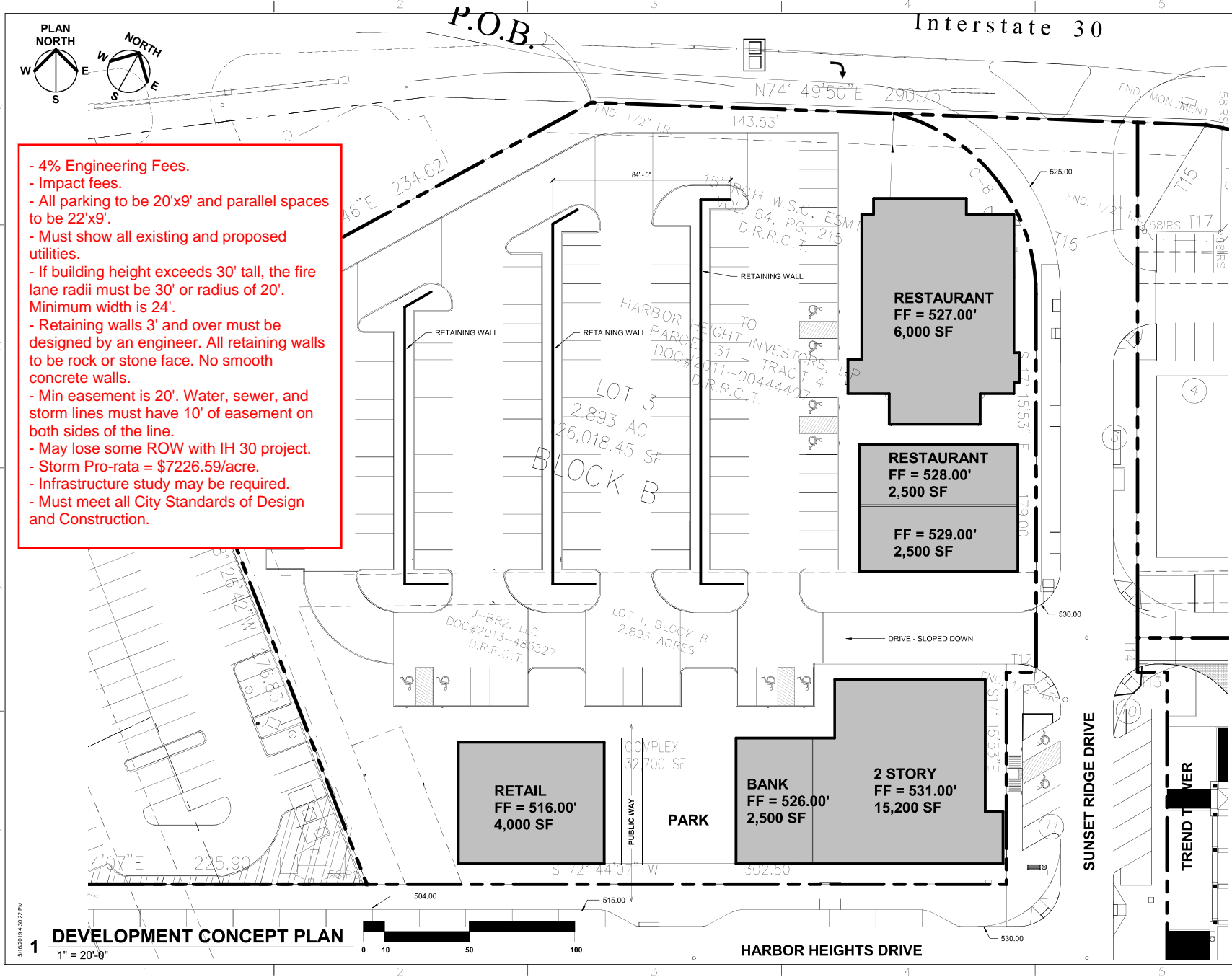
Subdivision SHORELINE PLAZA ADDITION	Tract 1	Block B	Lot No 1	Parcel No 3812-000B-0001-00-0R	General Plan
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Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	5/21/2019	5/28/2019	5/21/2019		APPROVED	
ENGINEERING (5/23/2019 4:27 PM SH) - The following is for your information for the site plan and engineering review. - 4% Engineering Fees. - Impact fees. - All parking to be 20'x9' and parallel spaces to be 22'x9'. - Must show all existing and proposed utilities. - If building height exceeds 30' tall, the fire lane radii must be 30' or radius of 20'. Minimum width is 24'. - Retaining walls 3' and over must be designed by an engineer. All retaining walls to be rock or stone face. No smooth concrete walls. - Min easement is 20'. Water, sewer, and storm lines must have 10' of easement on both sides of the line. - May lose some ROW with IH 30 project. - Storm Pro-rata = \$7226.59/acre. - Infrastructure study may be required. - Must meet all City Standards of Design and Construction.	Sarah Hager	5/17/2019	5/24/2019	5/23/2019	6	APPROVED	
FIRE	Ariana Hargrove	5/17/2019	5/24/2019	5/23/2019		6 APPROVED	
PLANNING	Ryan Miller	5/17/2019	5/24/2019	5/24/2019		7 APPROVED	See Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
Z2019-013; PD Development Plan for PD-32 (Harbor Heights Retail/Restaurants Pad Sites)						
Please address the following comments (M= Mandatory Comments; I = Informational Comments)						
I.1 This is a request for the approval of a PD Development Plan within Planned Development District32 (PD-32), on a 2.893-acre parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Sub-District of Planned Development District 32 (PD-32), located within the IH-30 Overlay (IH-30 OV) District, and located at the southwest corner of the intersection of the IH30 frontage road and Sunset Ridge Drive.						
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at(972) 772-6441 or email rcmler@rockwall.com.						
M.3 For reference, include the case number (Z2019-013) in the lower right-hand corner of all pages on future submittals.						
M.4 Please dimension the site plan and show conformance to the following requirements for building placement						
1) Build-to-Line from ROW:						
a. Sunset Ridge Drive: 8-Feet						
b. Sunset Ridge Drive (South of Proposed Entryway): 8-Feet (45% of Façade)						
c. Harbor Heights Drive: 4-Feet (45% of Façade)						
NOTE: The remaining façade must be no less than two (2) feet and no more than 12-feet from the build-to-line.						
2) Setback from ROW:						
a. IH-30: 250-Feet						
b. Sunset Ridge Drive: 5-Feet						
c. Harbor Heights Drive: 5-Feet						
M.5 Please indicate the percentage of building frontage along Harbor Heights Drive. The minimum required is 85%.						
M.6 Please indicate the distance between the surface parking lots from the right-of-way line. The minimums are as follows:						
1) IH-30: 20-Feet						
2) Sunset Ridge Drive: 10-Feet						
3) Harbor Heights Drive: 10-Feet						
M.7 Please indicate the two (2) required pedestrian ways along Harbor Heights Drive						
I.8 The are adjacent to the park could incorporate a seat wall along Harbor Heights Drive which would help off-set any deviations from the build-to-line requirements and continuous façade requirements						
M.9 Based on the site plan approval for the original case and the requirements of Planned Development District32 (PD-32), irrigated pots with landscaping should be incorporated adjacent to the buildings along Harbor Heights Drive.						
M10 All buildings will need to incorporate dual entryways facing both IH30, Harbor Heights Drive and Sunset Ridge Drive,						
M.11 Please review the attached draft ordinance prior to the May28, 2019 Planning & Zoning Commission meeting, and provide staff with your markups by May 7, 2019.						
I.12 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on May 7, 2019; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the June11, 2019 Planning & Zoning Meeting. The Planning & Zoning Work Session meeting will be held on May 28, 2019.						
I.13 The projected City Council meeting dates for this case will be June17, 2019 [1st Reading] & July 1, 2019 [2nd Reading].						



- 4% Engineering Fees.
- Impact fees.
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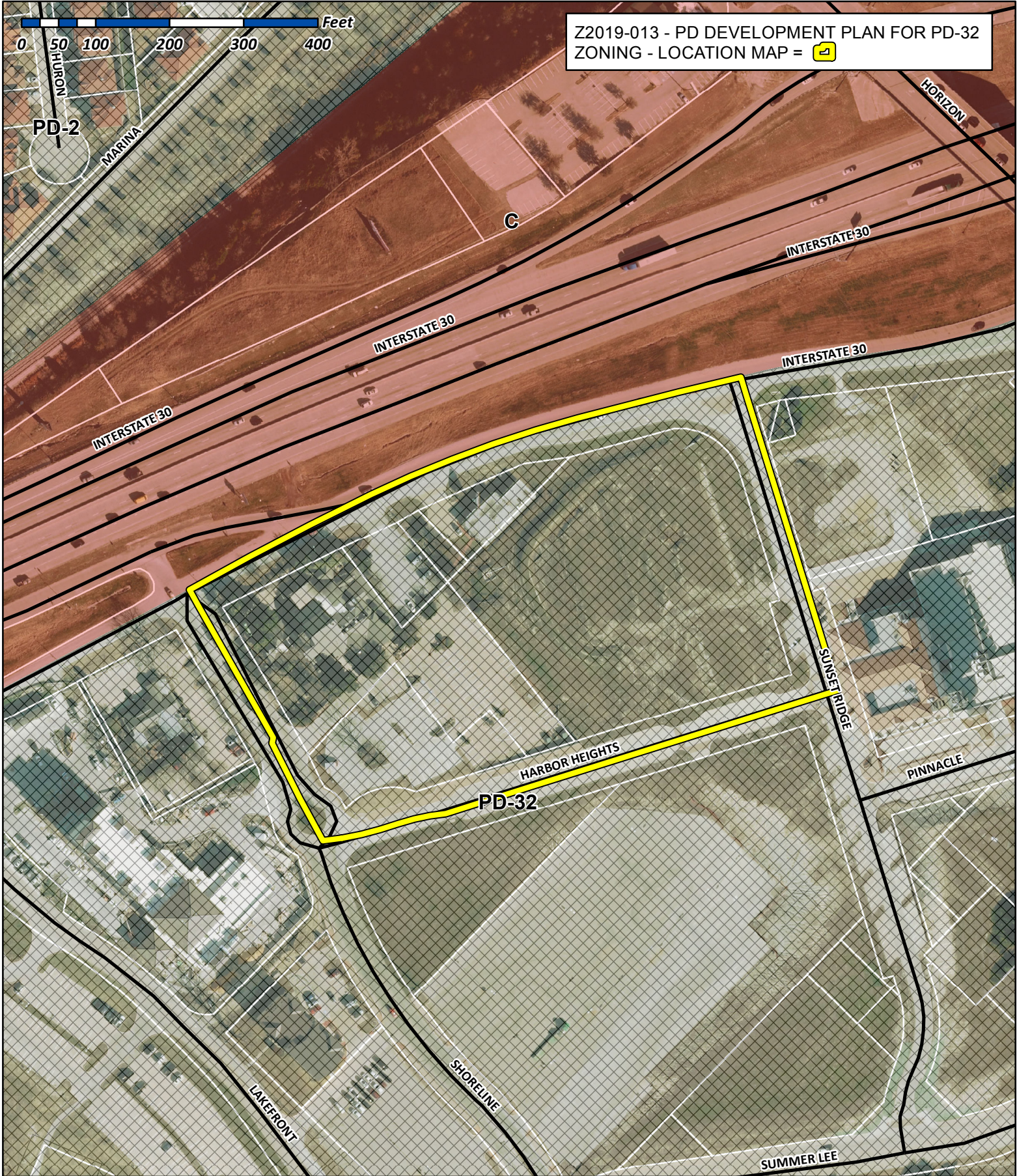
Revisions:

Revision	Revision Date	Revision Description

Sheet Title:
**DEVELOPMENT
CONCEPT PLAN**

A100

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Z2019-013 - PD DEVELOPMENT PLAN FOR PD-32
 ZONING - LOCATION MAP =



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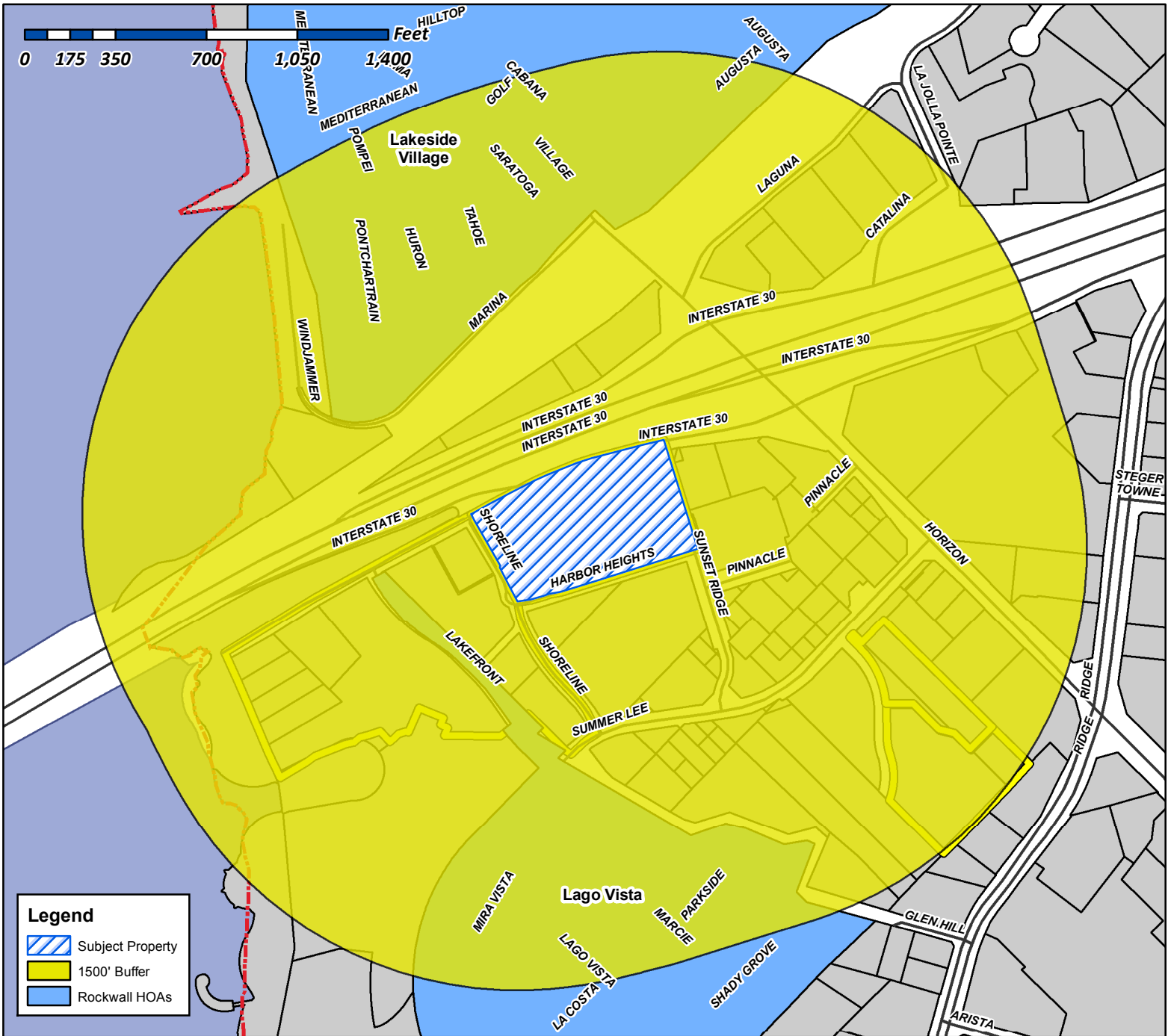




City of Rockwall

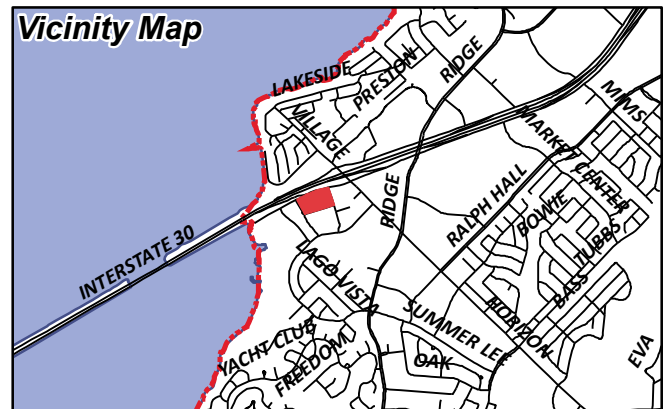
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Case Address: Sunset Ridge Dr

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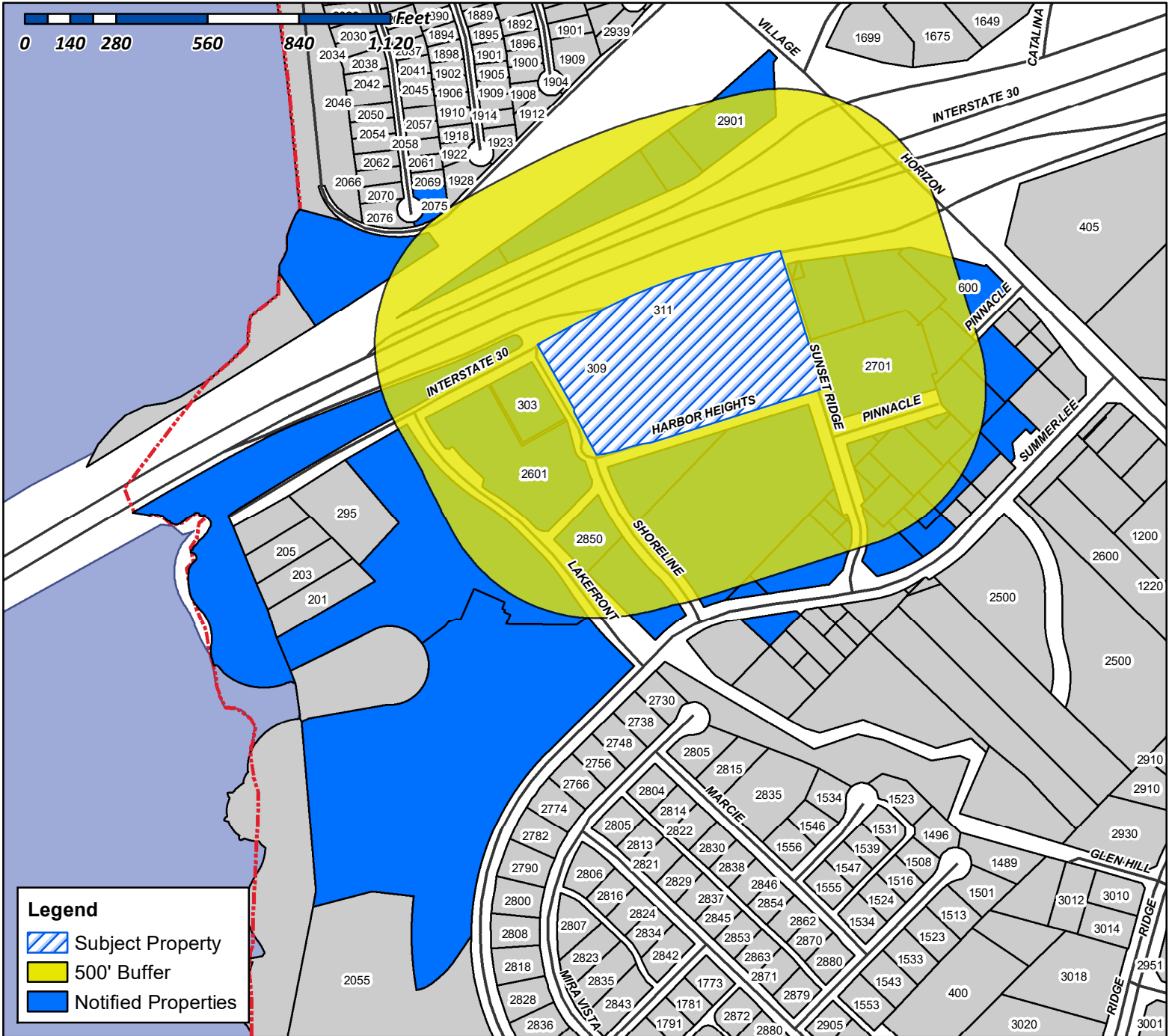




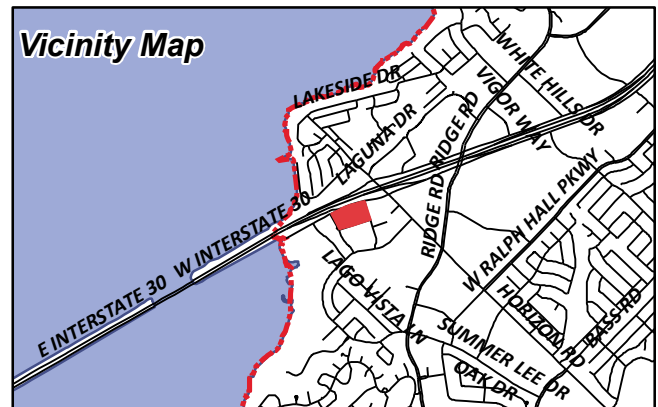
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MCKINNEY, TX 75070

CULPEPPER/SPATEX JV
%GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

ROCKWALL RENTAL PROPERTIES LP
PO BOX 818
TERRELL, TX 75160

CITY OF ROCKWALL

ORDINANCE NO. 14-51

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING *ORDINANCE NO. 10-21* OF PLANNED DEVELOPMENT DISTRICT 32 (PD-32) AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A DEVELOPMENT PLAN FOR RETAIL/RESTAURANT PAD SITES ON A 2.893-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK B, HARBOR DISTRICT ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; 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 Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of D. W. Bobst of J-BR2, LLC for an amendment to *Ordinance No. 10-21* of Planned Development District 32 (PD-32) and the Unified Development Code [*Ordinance No. 04-38*] for the purpose of establishing a PD Development Plan for retail/restaurant pad sites within the *Hillside Subdistrict*, on a 2.893-acre parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter 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, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] and the Unified Development Code [*Ordinance No. 04-38*], as heretofore amended, shall be further amended by adopting this PD Development Plan and amending the official zoning map of the City of Rockwall for the *Subject Property*; and,

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the PD Development Plan, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the Concept Building Elevations, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

SECTION 4. That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 10-21*], the Unified Development Code [*Ordinance No. 04-38*], and in compliance with the following conditions and requirements:

- 1) Development of this property shall generally conform to the *PD Development Plan* depicted in *Exhibit 'B'* of this ordinance;
- 2) Development of this property shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance;
- 3) All buildings shall be developed with consideration to the pedestrian access adjacent to Harbor Heights Drive. Additionally, the design of the buildings shall include four (4) sided architecture that creates a dual entry appearance, with buildings fronting on to IH-30 and Harbor Heights Drive;
- 4) Building façades must be situated no greater than 27-feet from the build-to-line adjacent to Harbor Heights Drive;
- 5) All building materials and color schemes proposed for this development should conform to the requirements stipulated by Planned Development District 32 (PD-32);
- 6) Prior to the issuance of a Building Permit the applicant shall submit and seek approval for a detailed *PD Site Plan* that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and with the requirements approved in this ordinance;
- 7) All buildings throughout the development shall be constructed with a consistent design scheme, and be approved by the Architectural Review Board (ARB) at the time of the *PD Site Plan*;
- 8) Prior to the issuance of a Building Permit the applicant shall submit and seek approval for a replat that indicates all necessary easements; and,
- 9) The proposed uses for this development shall be required to demonstrate that they have access to a sufficient number of parking spaces within the development itself to support the use.

SECTION 5. That 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 offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

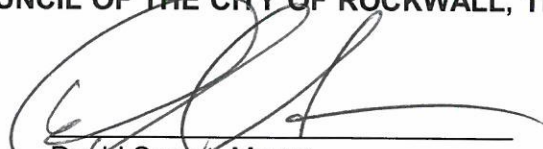
SECTION 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, 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 for this ordinance are declared to be severable;

SECTION 7. The standards in this ordinance shall control in the event of a conflict between this

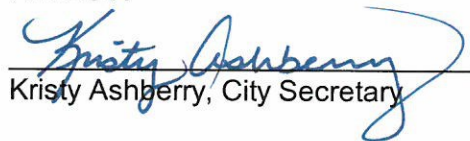
ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 8. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

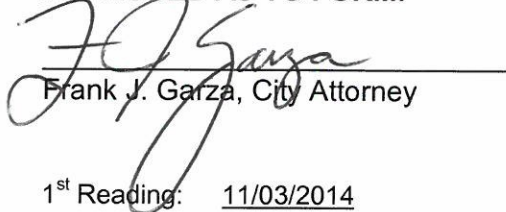
**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 17TH DAY OF NOVEMBER, 2014.**


David Sweet, Mayor

ATTEST:


Kristy Ashberry, City Secretary

APPROVED AS TO FORM:


Frank J. Garza, City Attorney



1st Reading: 11/03/2014

2nd Reading: 11/17/2014

**Exhibit 'A':
Legal Description
(Lot 1, Block B, Harbor District Addition)**

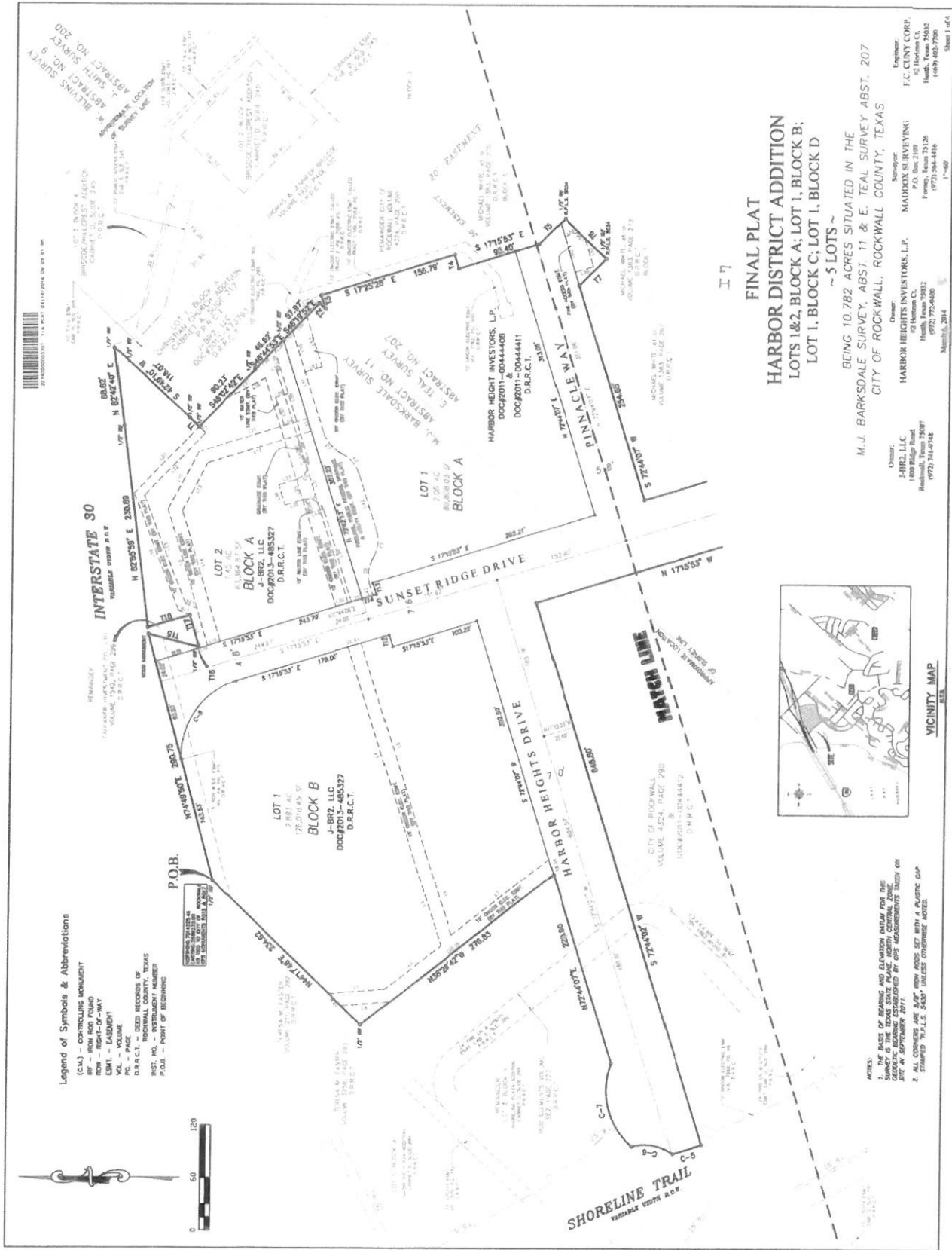


Exhibit 'C': Building Elevations



STROHMEYER
ARCHITECTS INC.

Consultants

CIVIL

STRUCTURAL

M/E/P

FOOD SERVICE

LANDSCAPING

ELEVATIONS

**NOT FOR
CONSTRUCTION**

OWNER
JHRZ, LLC
1400 RIDGE ROAD
ROCKWALL, TEXAS
75087

**HARBOR HEIGHTS
RESTAURANT &
RETAIL PADS 1-5**
ROCKWALL, TEXAS

Project Number: 081502
Drawing Date: 02/29/14
Drawn By: [Redacted]
Checked By: [Redacted]
Scale: AS SHOWN
ACAD File: HHRZ-20214-C1-C5-06.dwg
© 2014 Strohmeier Architects, Inc.

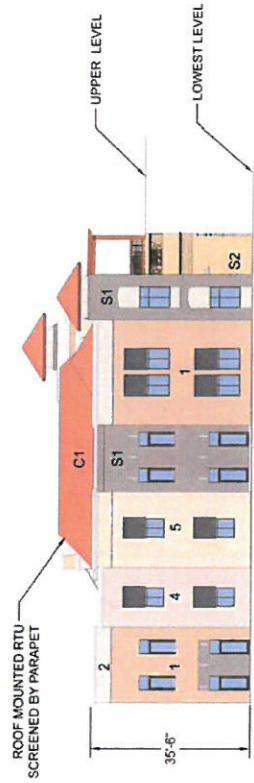
Revisions

Sheet Title

A-201

MATERIAL SCHEDULE

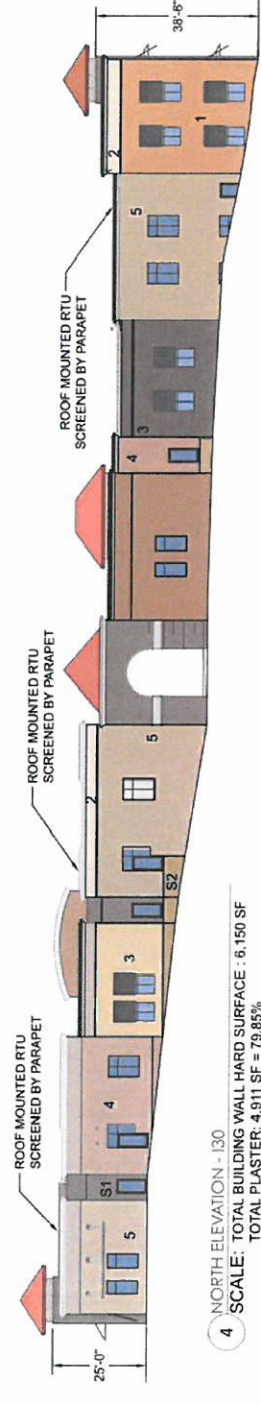
- PLASTER COLOR 1 - [Color swatch]
- PLASTER COLOR 2 - [Color swatch]
- PLASTER COLOR 3 - [Color swatch]
- PLASTER COLOR 4 - [Color swatch]
- PLASTER COLOR 5 - [Color swatch]
- BUILDING STONE (S1) - CORONADO ITALIAN VILLA
- STONE - PORTABELLA TO MATCH TREND TOWER.
- RETAINING WALL - (S2) - AUSTIN STONE
- CLAY TILE ROOFING (C1) - MATCH TREND TOWER



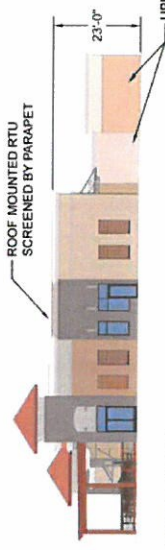
3 WEST ELEVATION
TOTAL BUILDING WALL HARD SURFACE : 3,616 SF
TOTAL PLASTER: 2,857 SF = 79%
TOTAL BUILDING STONE: 759 SF = 21%
SCALE:



2 SOUTH ELEVATION - HARBOR HEIGHTS DRIVE
TOTAL BUILDING WALL HARD SURFACE : 6,350 SF
TOTAL PLASTER: 4,584 SF = 72.18%
TOTAL BUILDING STONE: 1,766 SF = 27.82%
SCALE:



4 NORTH ELEVATION - 130
SCALE: TOTAL BUILDING WALL HARD SURFACE : 6,150 SF
TOTAL PLASTER: 4,911 SF = 79.85%
TOTAL BUILDING STONE: 1,239 SF = 20.15%



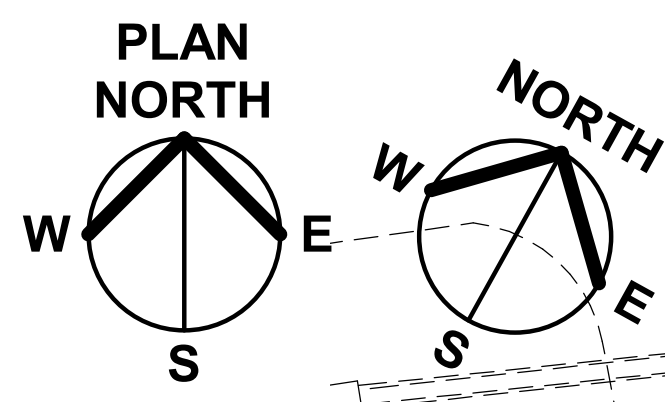
1 EAST ELEVATION
TOTAL BUILDING WALL HARD SURFACE : 1,426 SF
TOTAL PLASTER: 1,096 SF = 76.86%
TOTAL BUILDING STONE: 330 SF = 23.14%
SCALE:

APPLICANT: HARBOR HEIGHTS RESTAURANT & RETAIL PADS 1-5
STROHMEYER ARCHITECTS INC.
1400 RIDGE ROAD
ROCKWALL, TEXAS 75087

OWNER: JHRZ, LLC
1400 RIDGE ROAD
ROCKWALL, TEXAS 75087

PROJECT: HARBOR HEIGHTS RESTAURANT & RETAIL PADS 1-5

DATE: 2/29/14



P.O.B.

Interstate 30

TERESA M. EASTER
VOLUME 211, PAGE 282
D.R.R.C.T.

N44° 17'46"E 234.621'

N74° 49'50"E 290.75'

FND. 1/2" I.R. 143.53'

HARBOR HEIGHTS INVESTORS, L.P.
VOL. 64, PG. 215
D.R.R.C.T.

LOT 3
2.893 AC
26,018.45 SF
BLOCK B

J-BR2, LLC
DOC#2013-485327
D.R.R.C.T.

LOT 1, BLOCK B
2.893 ACRES

PLAZA ADDITION
D, SLIDE 289
D.R.C.T.

N38° 26'42"W
276.83'

RETAIL
FF = 516.00'
4,000 SF

COMPLEX
32,700 SF
PARK

BANK
FF = 526.00'
2,500 SF

2 STORY
FF = 531.00'
15,200 SF

RESTAURANT
FF = 528.00'
2,500 SF

RESTAURANT
FF = 527.00'
6,000 SF

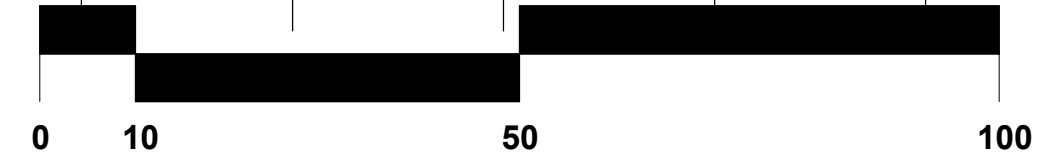
SUNSET RIDGE DRIVE

TREND TOWER

HARBOR HEIGHTS DRIVE

1 DEVELOPMENT CONCEPT PLAN

1" = 20'-0"



PRELIMINARY - NOT FOR CONSTRUCTION, PERMITTING OR REGULATORY APPROVAL



STROHMEYER
ARCHITECTS INC.

CIVIL
FC CUNY CORPORATION
#2 HORIZON COURT
SUITE 500
HEATH, TEXAS 75032

Project Number:
Drawing Date: 5.16.2019
Drawn: PC
Checked: JS
Scale: 1" = 20'-0"

© 2018 Strohmeier Architects, Inc.

Revisions:

#	Revision Date	Revision Description

Sheet Title:
**DEVELOPMENT
CONCEPT PLAN**

A100

E:\MY DOCUMENTS\HRRR SCHEME_1_prcraddock.rvt

5/16/2019 4:30:22 PM

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING *ORDINANCE NO. 14-51 & 17-22* OF PLANNED DEVELOPMENT DISTRICT 32 (PD-32) AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR RETAIL/RESTAURANT PAD SITES ON A 2.893-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK B, HARBOR DISTRICT ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; 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 Jimmy Strohmeier of Strohmeier Architects, Inc. on behalf of D. W. Bobst of J-BR2, LLC for an amendment to *Ordinance No. 14-51* of Planned Development District 32 (PD-32) [*Ordinance No. 14-51*] and the Unified Development Code [*Ordinance No. 04-38*] for the purpose of establishing a PD Development Plan for retail/restaurant pad sites within the *Hillside Subdistrict*, on a 2.893-acre parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter 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, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 32 (PD-32) [*Ordinance No.'s 14-51 & 17-22*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 14-51*;

SECTION 2. That Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] and the Unified Development Code [*Ordinance No. 04-38*], as heretofore amended, shall be further amended by adopting this PD Development Plan and amending the official zoning map of the City of Rockwall for the *Subject Property*; and,

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the PD Development Plan, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

SECTION 4. That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], the Unified Development Code [*Ordinance No. 04-38*], and in compliance with the following conditions and requirements:

- 1) Development of this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance;
- 2) All buildings shall be developed with consideration to the pedestrian access easements/pedestrian ways perpendicular to Harbor Heights Drive, and a seat wall shall be incorporated into the area identified as *Park* in the *Concept Plan* depicted in *Exhibit 'B'*. The pedestrian access easements/pedestrian ways shall be consistent with the design guidelines contained in *Resolution No. 10-40*;
- 3) All pedestrian access easements/pedestrian ways shall be required to be dedicated as easements at the time the property is replatted;
- 4) All building materials and color schemes proposed for this development should conform to the requirements stipulated by Planned Development District 32 (PD-32) [*as amended*];
- 5) Prior to the issuance of a building permit the applicant shall submit and seek approval for a detailed *PD Site Plan* that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and with the requirements approved in this ordinance;
- 6) All buildings throughout the development shall be constructed with a consistent design scheme, incorporate four (4) sided architecture that creates a dual entry appearance, and be approved by the Architectural Review Board (ARB) at the time of the *PD Site Plan*;
- 7) Prior to the issuance of a building permit the applicant shall submit and seek approval for a replat that indicates all necessary easements; and,
- 8) The proposed uses for this development shall be required to demonstrate that they have access to a sufficient number of parking spaces within the development itself to support the use.

SECTION 5. That 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 offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, 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 for this ordinance are declared to be severable;

SECTION 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

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 1ST DAY OF JULY, 2019.**

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: June 17, 2019

2nd Reading: July 1, 2019



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: June 11, 2019
APPLICANT: Jimmy Strohmeyer, *Strohmeyer Architects, Inc.*
CASE NUMBER: Z2019-013; *Amended PD Development Plan for PD-32*

SUMMARY

Hold a public hearing to discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of Dan Bobst of J-BR2, LLC for the approval of a PD Development Plan within Planned Development District 32 (PD-32), on a 2.893-acre parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the *Hillside Sub-District* of Planned Development District 32 (PD-32), located within the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of the intersection of the IH-30 frontage road and Sunset Ridge Drive, and take any action necessary.

BACKGROUND

On September 20, 2010, the City Council passed *Ordinance No. 10-21 [Planned Development District 32 (PD-32)]*, which established a concept plan and development standards for the approximate 78.89-acre tract of land commonly referred to as *PD-32* or the *Harbor District*. Within the approved concept plan, *PD-32* was divided into ten (10) subdistricts that contained individual development and land use standards. On November 17, 2014, the City Council adopted *Ordinance No. 14-51*, which contained a PD Development Plan for a 2.893-acre tract of land located in the *Hillside Subdistrict*. This PD Development Plan showed a series of buildings would be constructed along Harbor Heights Drive in conformance to the requirements of *Ordinance No. 10-21*. With the approval of *Ordinance No. 14-51*, the City Council also approved waivers to the building placement requirements and pedestrian access requirements to allow retaining walls ranging from seven (7) to nine (9) feet in height to be established along Harbor Heights Drive. The approval of these walls were tied to building elevations submitted by the applicant and which were tied down as apart of the City Council's approval. On May 1, 2017, the City Council adopted *Ordinance No. 17-22*, which amended *Ordinance No. 10-21* to update various exhibits in the ordinance; however, no changes were made to the requirements of the *Hillside Subdistrict* or for the subject property.

PURPOSE

On May 15, 2019, the applicant -- *Jimmy Strohmeyer of Strohmeyer Architects, Inc.* -- submitted an application requesting to amend *Ordinance No. 14-51* to change the *PD Concept Plan* approved for the subject property. According to *Ordinance No. 17-22 [the regulating ordinance for Planned Development District 32 (PD-32)]*, the purpose of a PD Development Plan is to ensure that a proposed development meets the intent of the subdistrict and/or to address any waivers required by the development. *Ordinance No. 17-22* goes on to state that the *Hillside Subdistrict*, in which the subject property is located, is intended "... to provide a cluster of restaurant anchors that can contribute to the creation of a vibrant, pedestrian oriented character within the Harbor District." In this case, the applicants proposed development meets this intent of the *Hillside Subdistrict*; however, the submitted *PD Concept Plan* will require waivers to the building placement and parking requirements stipulated in *Ordinance No. 17-22*.

ADJACENT LAND USES AND ACCESS

The subject property is located at the southwest corner of the intersection of the IH-30 frontage road and Sunset Ridge Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 0.293-acre tract of land zoned Planned Development District 32 (PD-32), which is located within the *Hillside Subdistrict*. Currently situated on this property is a ~3,743 SF multi-tenant office building. Beyond this are the frontage roads and main lanes of IH-30.

South: Directly south of the subject property is Harbor Heights Drive, which is classified as a *Street Type 'D'* according to Planned Development District 32 (PD-32) [*Ordinance No. 17-22*]. Beyond this is a 6.1978-acre tract of land owned by the City of Rockwall, and which currently has a parking lot that serves the greater *Harbor District*. This property is zoned Planned Development District 32 (PD-32) and is located within the *Hillside Mixed-Use Subdistrict*.

East: Directly east of the subject property is Sunset Ridge Drive, which is identified as a *Street Type 'B'* and *'E'* according to Planned Development District 32 (PD-32) [*Ordinance No. 17-22*]. East of this roadway is a seven (7) story office building (*i.e. Trend Tower*), which is situated on a 2.0617-acre parcel of land that is located within the *Summit Office Subdistrict*.

West: Directly east of the subject property is a restaurant (*i.e. Culpepper Steakhouse*), which is situated on a 1.40-acre parcel of land that is located within the *Hillside Subdistrict*. Beyond this is Shoreline Trail, which is identified as a *Street Type 'A'* according to Planned Development District 32 (PD-32) [*Ordinance No. 17-22*]. Beyond this is a restaurant (*i.e. the Oar House*), which is situated on a 0.65-acre parcel of land that is located within the *Freeway Frontage Subdistrict*.

All property within these areas are zoned Planned Development District 32 (PD-32) and are subject to the requirements of *Ordinance No. 17-22*.

CHARACTERISTICS OF THE REQUEST AND STAFF ANALYSIS

The concept plan for the *Hillside Subdistrict* contained in *Ordinance No. 17-22* calls for existing slopes between 8-12% with the incorporation of two (2) pedestrian opportunities extending perpendicular to Harbor Heights Drive at not more than 2% slope. Harbor Heights Drive -- *which is intended to serve as the "...primary connector to the existing Harbor Development and is a primary street frontage for retail, residential and mix use development within [the] adjacent subdistricts..."* -- is designated as a *Street Type 'D'*, and was constructed by the City with slopes of 10.3% with one (1) pedestrian crossing, situated in the center of the roadway, constructed at a 1% slope in accordance to the concept plan. Additionally, the original concept plan contained in *Ordinance No. 17-22* depicted smaller pad sites that stepped down to adjust for the slope of the street, which allowed for storefronts and patios to be *at or closer to grade*. The PD Concept Plan approved with *Ordinance No. 14-51* incorporated larger pad sites, which made it more difficult to step the buildings down to a pedestrian level. As a result, the ordinance was approved allowing the use of retaining walls, ranging in size from seven (7) to nine (9) feet adjacent to Harbor Heights Drive. A major consideration in allowing the retaining walls was the incorporation of building elevations showing how the retaining walls would be incorporated into the development. In this case, the amended PD Concept Plan reduces the number of buildings adjacent to Harbor Heights Drive, but continues to incorporate larger pad sites that may require retaining walls. Since the applicant has not submitted building elevations with the revised PD Development Plan, staff has included a condition of approval allowing retaining walls -- *not to exceed seven (7) feet in height* -- that will require discretionary approval by the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

In addition, the submitted PD Concept Plan shows that the continuous row of buildings adjacent to Harbor Heights Drive, approved with *Ordinance No. 14-51*, will be broken up to incorporate a park/central green space. The removed building square footage will be increased and relocated adjacent to Sunset Ridge Drive. While this does deviate from the concept plan approved with *Ordinance No. 17-22*, it does not appear to have a negative impact on the adjacent properties, the *Hillside Subdistrict* as a whole, or the greater Harbor District.

CONFORMANCE WITH PLANNED DEVELOPMENT DISTRICT 32 (PD-32)

According to *Ordinance No. 17-22*, “(i)n order to provide flexibility and create high quality projects, an applicant for development within the PD District [PD-32] may request a waiver of the following District or Subdistrict standards: (1) Building Placement Requirements, (2) Landscape Standards, (3) Parking Requirements, (4) Parking Garage Design Standards, and (5) Increased Building Height in any Subdistrict.” Based on the applicant’s submittal staff has identified the following waivers to the requirements of *Ordinance No. 17-22*:

(1) *Building Placement.*

(a) *Building Form.* According to *Exhibit ‘E-2’ of Ordinance No. 17-22*, a minimum of 85% of the block face along Harbor Heights Drive must be defined by a building façade. In this case the applicant is showing that only 63% of the block face along Harbor Heights Drive is defined by a building façade. As a compensatory measure staff has suggested to the applicant that the incorporation of a seat wall adjacent to the park/central green space would help off-set the requested waiver. The applicant has agreed to incorporate this design element in accordance with the design guidelines contained in *Resolution No. 10-40*.

(b) *Setbacks.* According to *Exhibit ‘E-2’ of Ordinance No. 17-22*, the minimum building setback from the right-of-way line adjacent to IH-30 is 250-feet. The submitted PD Concept Plan shows that the buildings adjacent to Sunset Ridge Drive will be situated within this setback. Staff should note that the existing restaurant (*i.e. Culpepper Steakhouse*) and adjacent office building located at Shoreline Trail and the IH-30 frontage road is currently are both within this setback, and that this waiver would not set a precedence within the *Hillside Subdistrict*.

(2) *Parking.*

(a) *Surface Parking Setbacks.* According to *Exhibit ‘E-2’ of Ordinance No. 17-22*, the minimum parking setback from the IH-30 frontage road right-of-way line is 20-feet. The submitted PD Concept Plan shows that one (1) parking space will be located approximately 15-feet from the right-of-way line. Staff should point out that both the existing restaurant (*i.e. Culpepper Steakhouse*) and the adjacent office building have parking that does not conform to this requirement. In addition, staff has examined this waiver request and determined that is should not pose a negative impact on the remainder of the *Hillside Subdistrict*. As a compensatory measure, staff has included a condition of approval that the applicant incorporate additional landscape screening in this area.

With regard to granting waivers, *Ordinance No. 17-22* states that “... (w)aiuers may only be approved by the City Council following a recommendation by the Planning and Zoning Commission ... [and] In order to approve a waiver, the City Council must find that the waiver:

- (1) Meets the general intent of the PD District or Subdistrict in which the property is located; and,
- (2) Will result in an improved project which will be an attractive contribution to the PD District or Subdistrict; and,
- (3) Will not prevent the implementation of the intent of this PD District.”

In this case, the proposed project does appear to meet the general intent of the *Hillside Subdistrict*, which according to *Ordinance No. 17-22* is "...to provide a cluster of restaurant anchors that can contribute to the creation of a vibrant, pedestrian oriented character within the Harbor District". Staff should also point out, that the applicant and staff have proposed several compensatory measures that may help to off-set the requested waivers; however, granting any waivers to the requirements of *Ordinance No. 17-22* is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

INFRASTRUCTURE

There are no infrastructure requirements associated with the proposed PD Development Plan beyond the standard requirements stipulated by the Municipal Code of Ordinances, the Unified Development Code (UDC), and the Engineering Department's *Standards of Design and Construction* manual.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

By virtue of being in Planned Development District 32 (PD-32) and generally conforming to *Ordinance No. 17-22*, the proposed PD Development Plan conforms to the majority of the district strategies intended for properties in the *Harbor District* of the *Land Use Plan* as stipulated by the OURHometown Vision 2040 Comprehensive Plan. Looking at the specific goals and policies identified for *Mix-Use Developments* contained in Chapter 1, *Land Use and Growth Management*, of the OURHometown Vision 2040 Comprehensive Plan, the proposed PD Development Plan conforms to all the policies with the exception of *Policy #4* of *Goal # 1*, which states that developments should, "(r)educe barriers (e.g. walls, parking lots, solid landscaping, fences, etc.) between land uses to encourage pedestrian connectivity." In this case, retaining walls may be necessary to accommodate larger pad sites. As a result, staff will work with the applicant through the site planning process to try and reduce the impact of these walls on the pedestrian frontage.

Staff should also point out that the incorporation of the park/central green space -- *while not conforming to the building form requirements* -- does conform to the goals and policies contained in Chapter 3, *Parks, Open Space, and Trails*, of the OURHometown Vision 2040 Comprehensive Plan. Specifically, this section states that staff should, "(e)ncourage the creation of small, private greens and common areas in new neighborhoods, commercial shopping centers, and industrial developments for the purpose of enhancing the character, desirability and quality of social interaction in the city." The programing and layout of the proposed park/central green space will require a recommendation from the Parks & Recreation Board as part of site plan approval. This has been added as a condition of approval of this case memo.

NOTIFICATIONS

On May 24, 2019, staff mailed 25 notices to property owners and residents within 500 feet of the *Hillside Subdistrict*. Staff also emailed notices to the Lakeside Village and Lago Vista Homeowner's Associations (HOA), which are the only HOA's located within 1,500 feet of the subject property. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted no responses were received by staff.

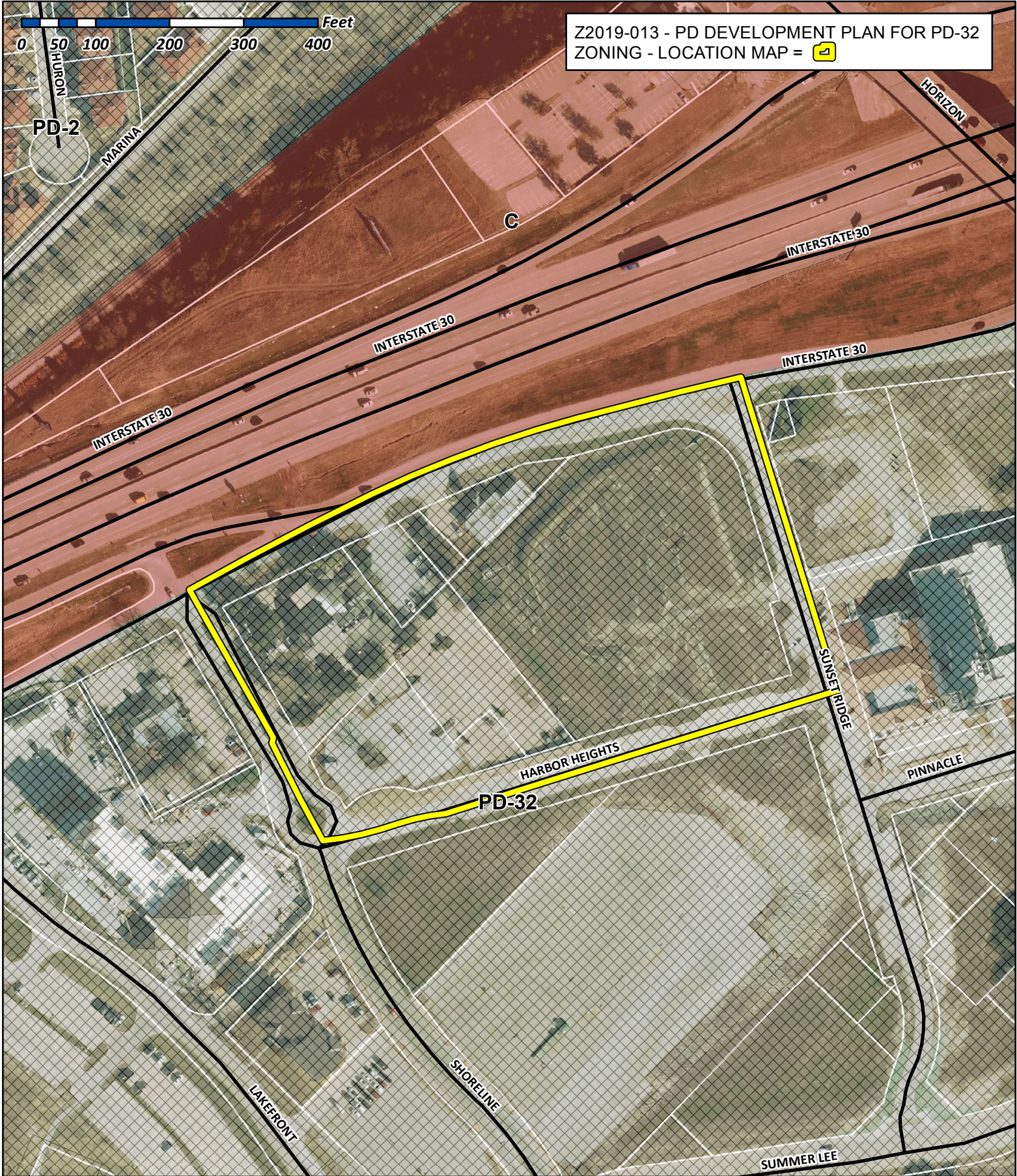
CONDITIONS OF APPROVAL


If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to amend *Ordinance No. 14-51* by approving the proposed PD Development Plan and requested waivers, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the conditions contained within the PD Development Plan ordinance and which are summarized as follows:

- (a) Development of this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of the attached PD Development Plan ordinance;
 - (b) All buildings shall be developed with consideration to the pedestrian access easements/pedestrian ways perpendicular to Harbor Heights Drive, and a seat wall shall be incorporated into the area identified as *Park* in the *Concept Plan* depicted in *Exhibit 'B'* of the attached PD Development Plan ordinance. The pedestrian access easements/pedestrian ways shall be consistent with the design guidelines contained in *Resolution No. 10-40*;
 - (c) All pedestrian access easements/pedestrian ways shall be required to be dedicated as easements at the time the property is replatted;
 - (d) All building materials and color schemes proposed for this development should conform to the requirements stipulated by Planned Development District 32 (PD-32) [*as amended*];
 - (e) Prior to the issuance of a building permit the applicant shall submit and seek approval for a detailed *PD Site Plan* that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and with the requirements approved in this ordinance;
 - (f) All buildings throughout the development shall be constructed with a consistent design scheme, incorporate four (4) sided architecture that creates a dual entry appearance, and be approved by the Architectural Review Board (ARB) at the time of the *PD Site Plan*;
 - (g) Prior to the issuance of a building permit the applicant shall submit and seek approval for a replat that indicates all necessary easements; and,
 - (h) The proposed uses for this development shall be required to demonstrate that they have access to a sufficient number of parking spaces within the development itself to support the use.
- (2) An Open Space/Master Plan for the park/central green space shall be submitted at the time of site plan, and will require a recommendation from the Parks & Recreation Board concerning its conformance to *Resolution No. 10-40* as part of the approval process;
 - (3) Screening, in the form of trees and bushes, should be incorporated adjacent to the parking areas -- *specifically adjacent to the parking space that is situated approximately 15-feet from the IH-30 frontage road and for which a waiver is request* -- to reduce the visibility of these areas;
 - (4) A maximum of a seven (7) foot retaining wall will be permitted adjacent to Harbor Heights Drive; however, every effort should be made to reduce or remove retaining walls adjacent to pedestrian frontages. All retaining walls adjacent to pedestrian frontages will be reviewed at the time of site plan and the Planning and Zoning Commission will retain discretion with regard to proposed retaining walls between three (3) and seven (7) feet in height pending a recommendation from the Architectural Review Board (ARB);
 - (5) A seat wall shall be incorporated into the design of the proposed park/central green space adjacent to Harbor Heights Drive. The seat wall shall be designed in accordance with the design guidelines contained in *Resolution No. 10-40*;
 - (6) Pedestrian landscaping elements should be incorporated into the landscape plan submitted with the site plan. Specifically, irrigated pots should be incorporated adjacent to the seat wall along Harbor Heights Drive and throughout the development in accordance with the design guidelines contained in *Resolution No. 10-40*; and,

(7) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



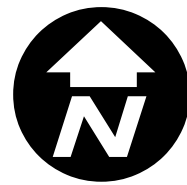
Z2019-013 - PD DEVELOPMENT PLAN FOR PD-32
 ZONING - LOCATION MAP = 



City of Rockwall

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

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

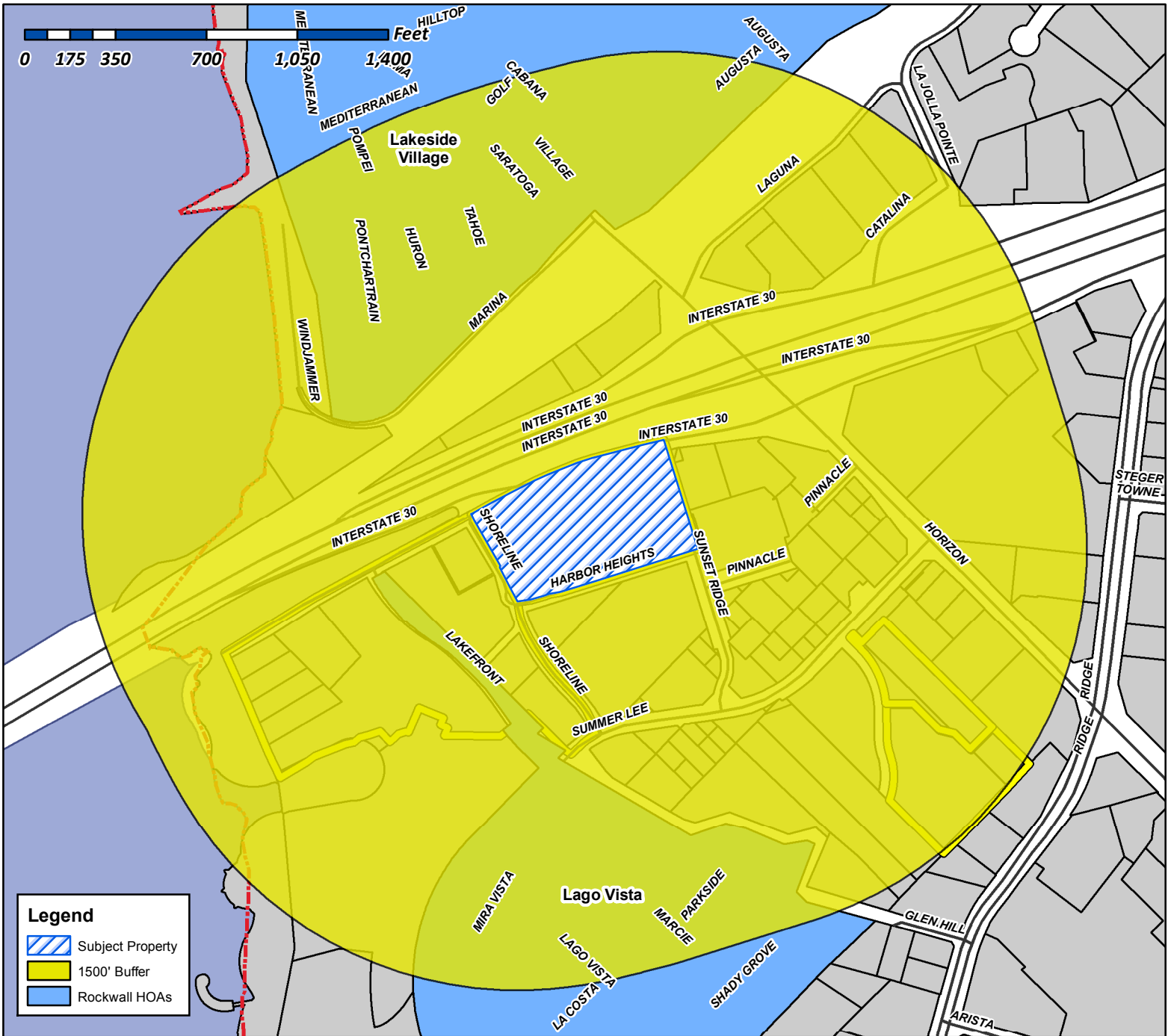




City of Rockwall

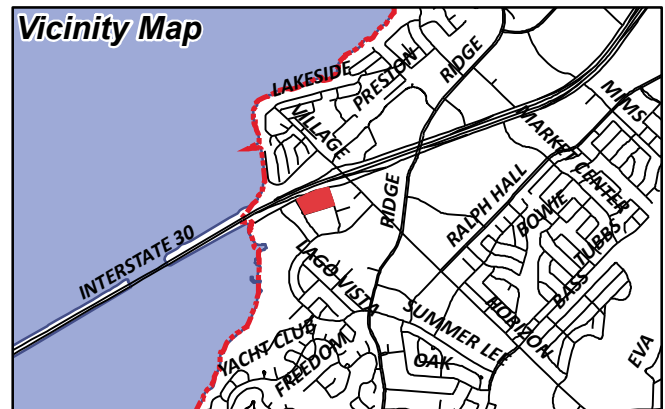
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2019-013
Case Name: PD Development Plan for PD-32
Case Type: Zoning
Zoning: PD-32
Case Address: Sunset Ridge Dr

Date Created: 5/21/2019
For Questions on this Case Call (972) 771-7745



From: [Morales, Laura](#)
To: [REDACTED]
Cc: [Miller, Ryan](#); [Gonzales, David](#); [Brooks, Corey](#)
Subject: Neighborhood Notification Program: Notice of zoning request
Date: Friday, May 24, 2019 9:34:21 AM
Attachments: [Z2019-013_HOA_Map.pdf](#)
[PUBLIC NOTICE.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 will be published in the Rockwall Herald Banner **May 24, 2019**. The Planning and Zoning Commission will hold a public hearing on **Tuesday 6/11/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday 6/17/2019 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>

Z2019-013- Hold a public hearing to discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of Dan Bobst of J-BR2, LLC for the approval of a PD Development Plan within Planned Development District 32 (PD-32), on a 2.893-acre parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Sub-District of Planned Development District 32 (PD-32), located within the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of the intersection of the IH-30 frontage road and Sunset Ridge Drive, 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

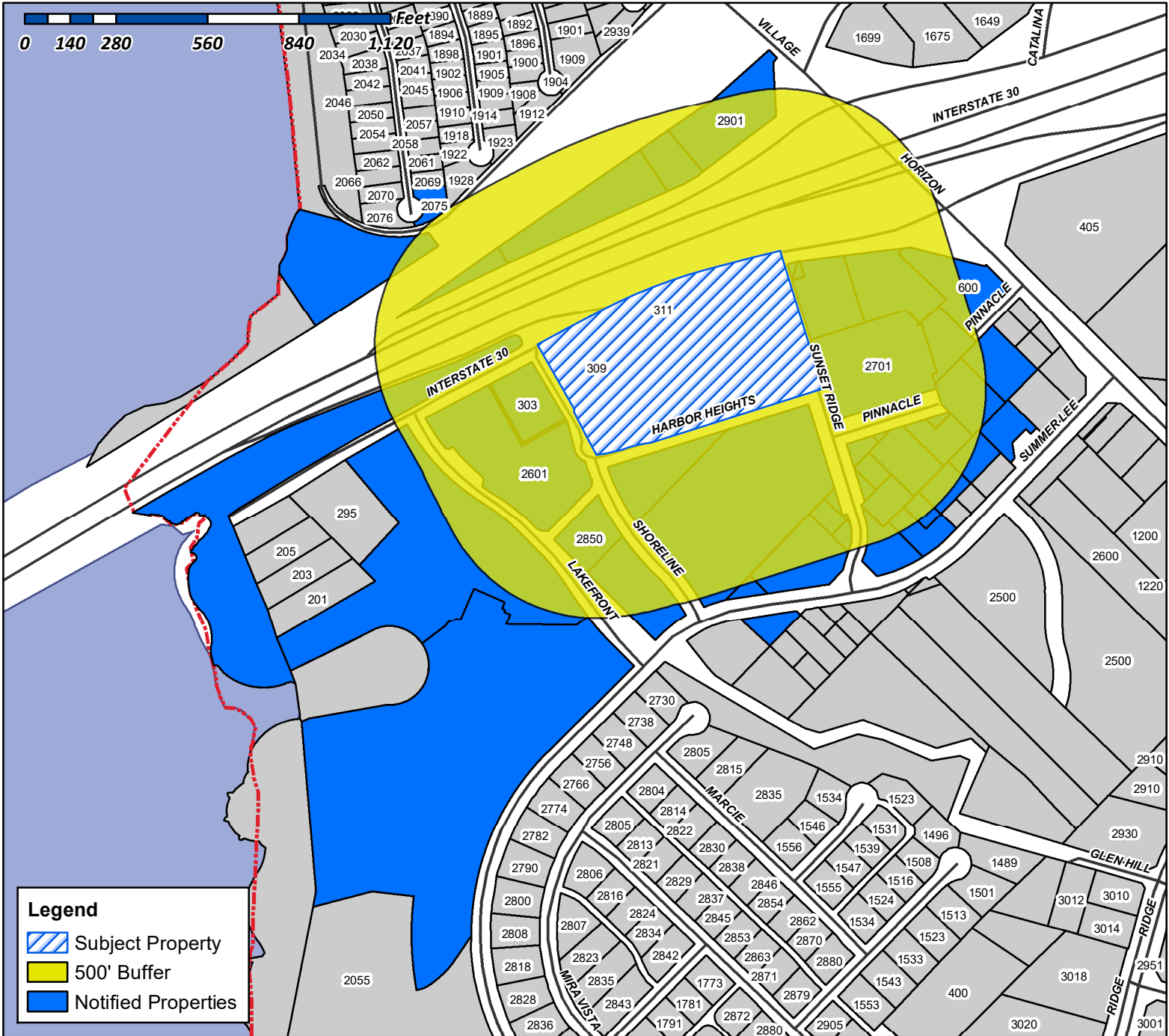
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | <http://www.rockwall.com/planning/>



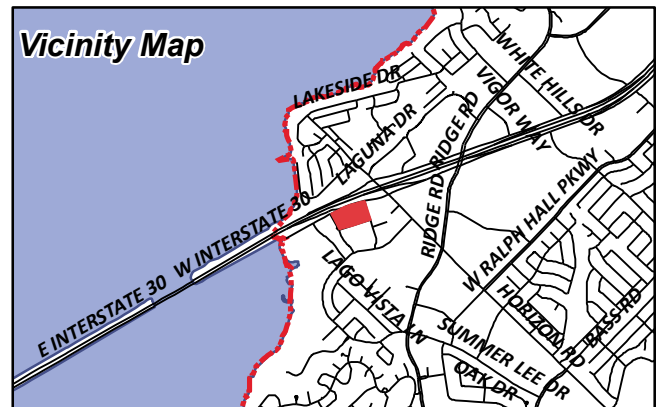
City of Rockwall

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

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Case Number: Z2019-013
Case Name: PD Development Plan for PD-32
Case Type: Zoning
Zoning: PD-32
Case Address: Sunset Ridge Dr



Date Created: 5/20/2019
For Questions on this Case Call (972) 771-7745

ANDERSON ALLEN D ETUX
1208 S LAKESHORE DR
ROCKWALL, TX 75087

CN ROCKWALL INVESTORS LLC
12720 HILLCREST ROAD SUITE 650
DALLAS, TX 75230

TRITON I-30 ROCKWALL LLC
1845 WOODALL ROGERS FREEWAY, SUITE 1100
DALLAS, TX 75201

MANDARI JEMA
2075 PONTCHARTRAIN DR
ROCKWALL, TX 75087

WHITE MICHAEL AND
MARION E WILSON AND DIMENSIONS REAL
ESTATE SERVICES LLC
2304 W WHEATLAND RD
DALLAS, TX 75232

CURRENT RESIDENT
2601 LAKEFRONT TR SUITE 401
ROCKWALL, TX 75032

101 HUBBARD DR LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

HARBOR HEIGHTS INVESTORS LP
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

LAKEFRONT TRAIL ROCKWALL HOTEL LP
c/o OLDHAM GOODWIN GROUP LLC
2800 S. TEXAS AVE. SUITE 401
BRYAN, TX 77802

LAKE FRONT TRAIL LP
2850 SHORELINE TR SUITE 200
ROCKWALL, TX 75032

CURRENT RESIDENT
2901 VILLAGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
303 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
309 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
311 E I30
ROCKWALL, TX 75087

FAULKNER INVESTMENT CO. LTD
3401 MAIN ST
ROWLETT, TX 75088

LAKESIDE VILLAGE HOMEOWNERS
4100 VILLAGE DR
ROCKWALL, TX 75087

BRIDGE VALHALLA INC
519 E I 30 #157
ROCKWALL, TX 75087

ATTICUS REAL ESTATE SERVICES INC
5339 ALPHA RD STE 300
DALLAS, TX 75240

EIGHTYTWO REAL ESTATE HOLDINGS LLC
5740 PROSPECT AVE SUITE 2001
DALLAS, TX 75206

CURRENT RESIDENT
600 HORIZON DR SUITE 650
ROCKWALL, TX 75032

CARSON MARK R
701 N MUNSON RD
ROYSE CITY, TX 75189

PA HARBOR RETAIL LLC
8222 DOUGLAS AVENUE SUITE 390
DALLAS, TX 75201

CLEMENTS BOB L
PO BOX 1850
MCKINNEY, TX 75070

CULPEPPER/SPATEX JV
%GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

ROCKWALL RENTAL PROPERTIES LP
PO BOX 818
TERRELL, TX 75160



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. Z2019-013: PD Development Plan for PD-32

Hold a public hearing to discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of Dan Bobst of J-BR2, LLC for the approval of a PD Development Plan within Planned Development District 32 (PD-32), on a 2.893-acre parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Sub-District of Planned Development District 32 (PD-32), located within the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of the intersection of the IH-30 frontage road and Sunset Ridge Drive, 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, 6/11/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 6/17/2019 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:

Ryan Miller
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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **6/17/2019** 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. Z2019-013: PD Development Plan for PD-32

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:

Grey bar for Name input.

Address:

Grey bar for Address input.

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

CITY OF ROCKWALL

ORDINANCE NO. 14-51

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING *ORDINANCE NO. 10-21* OF PLANNED DEVELOPMENT DISTRICT 32 (PD-32) AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A DEVELOPMENT PLAN FOR RETAIL/RESTAURANT PAD SITES ON A 2.893-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK B, HARBOR DISTRICT ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; 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 Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of D. W. Bobst of J-BR2, LLC for an amendment to *Ordinance No. 10-21* of Planned Development District 32 (PD-32) and the Unified Development Code [*Ordinance No. 04-38*] for the purpose of establishing a PD Development Plan for retail/restaurant pad sites within the *Hillside Subdistrict*, on a 2.893-acre parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter 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, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] and the Unified Development Code [*Ordinance No. 04-38*], as heretofore amended, shall be further amended by adopting this PD Development Plan and amending the official zoning map of the City of Rockwall for the *Subject Property*; and,

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the PD Development Plan, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the Concept Building Elevations, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

SECTION 4. That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 10-21*], the Unified Development Code [*Ordinance No. 04-38*], and in compliance with the following conditions and requirements:

- 1) Development of this property shall generally conform to the *PD Development Plan* depicted in *Exhibit 'B'* of this ordinance;
- 2) Development of this property shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance;
- 3) All buildings shall be developed with consideration to the pedestrian access adjacent to Harbor Heights Drive. Additionally, the design of the buildings shall include four (4) sided architecture that creates a dual entry appearance, with buildings fronting on to IH-30 and Harbor Heights Drive;
- 4) Building façades must be situated no greater than 27-feet from the build-to-line adjacent to Harbor Heights Drive;
- 5) All building materials and color schemes proposed for this development should conform to the requirements stipulated by Planned Development District 32 (PD-32);
- 6) Prior to the issuance of a Building Permit the applicant shall submit and seek approval for a detailed *PD Site Plan* that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and with the requirements approved in this ordinance;
- 7) All buildings throughout the development shall be constructed with a consistent design scheme, and be approved by the Architectural Review Board (ARB) at the time of the *PD Site Plan*;
- 8) Prior to the issuance of a Building Permit the applicant shall submit and seek approval for a replat that indicates all necessary easements; and,
- 9) The proposed uses for this development shall be required to demonstrate that they have access to a sufficient number of parking spaces within the development itself to support the use.

SECTION 5. That 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 offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

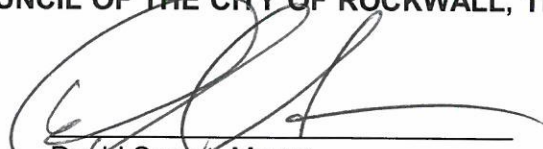
SECTION 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, 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 for this ordinance are declared to be severable;

SECTION 7. The standards in this ordinance shall control in the event of a conflict between this

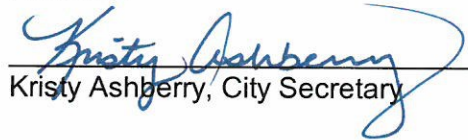
ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 8. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

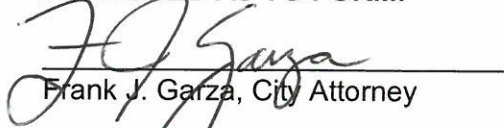
**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 17TH DAY OF NOVEMBER, 2014.**


David Sweet, Mayor

ATTEST:


Kristy Ashberry, City Secretary

APPROVED AS TO FORM:


Frank J. Garza, City Attorney



1st Reading: 11/03/2014

2nd Reading: 11/17/2014

**Exhibit 'A':
Legal Description
(Lot 1, Block B, Harbor District Addition)**

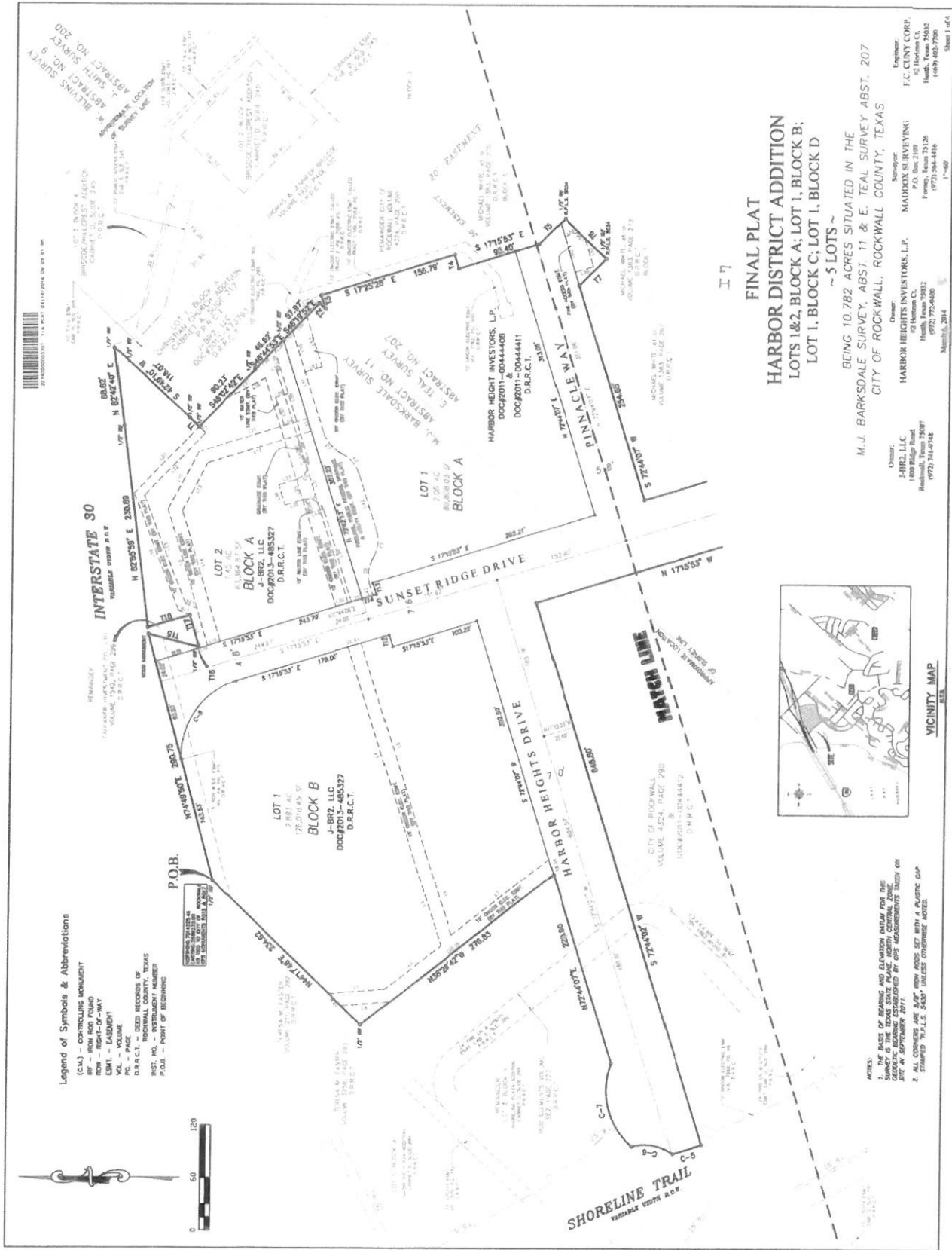


Exhibit 'C': Building Elevations



STROHMEYER
ARCHITECTS INC.

Consultants

CIVIL

STRUCTURAL

M/E/P

FOOD SERVICE

LANDSCAPING

ELEVATIONS

**NOT FOR
CONSTRUCTION**

OWNER
JHRZ, LLC
1400 RIDGE ROAD
ROCKWALL, TEXAS
75087

**HARBOR HEIGHTS
RESTAURANT &
RETAIL PADS 1-5**
ROCKWALL, TEXAS

Project Number: 081502
Drawing Date: 02/29/14
Drawn By: [Redacted]
Checked By: [Redacted]
Scale: AS SHOWN
ACAD File: HHRZ-20214-C1-C5-06.dwg
© 2014 Strohmeier Architects, Inc.

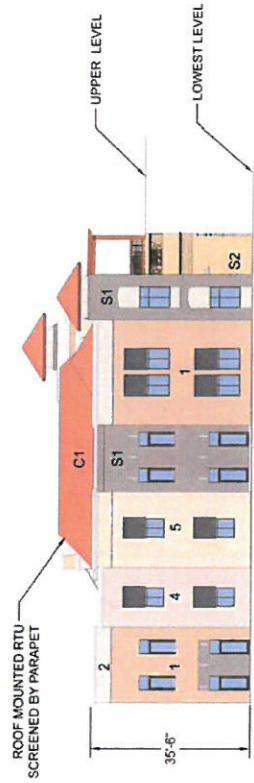
Revisions

Sheet Title

A-201

MATERIAL SCHEDULE

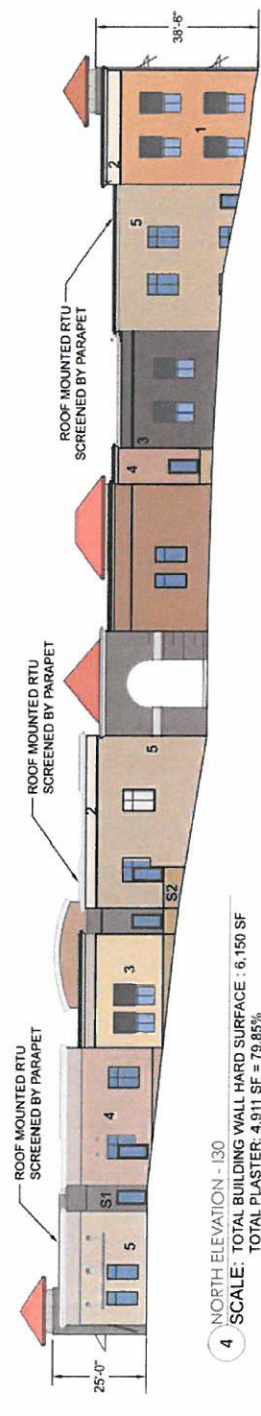
- PLASTER COLOR 1 - [Color swatch]
- PLASTER COLOR 2 - [Color swatch]
- PLASTER COLOR 3 - [Color swatch]
- PLASTER COLOR 4 - [Color swatch]
- PLASTER COLOR 5 - [Color swatch]
- BUILDING STONE (S1) - CORONADO ITALIAN VILLA
- STONE - PORTABELLA TO MATCH TREND TOWER.
- RETAINING WALL - (S2) - AUSTIN STONE
- CLAY TILE ROOFING (C1) - MATCH TREND TOWER



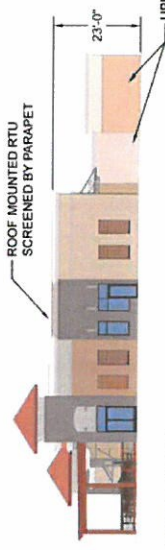
3 WEST ELEVATION
TOTAL BUILDING WALL HARD SURFACE : 3,616 SF
TOTAL PLASTER: 2,857 SF = 79%
TOTAL BUILDING STONE: 759 SF = 21%
SCALE:



2 SOUTH ELEVATION - HARBOR HEIGHTS DRIVE
TOTAL BUILDING WALL HARD SURFACE : 6,350 SF
TOTAL PLASTER: 4,584 SF = 72.18%
TOTAL BUILDING STONE: 1,766 SF = 27.82%
SCALE:



4 NORTH ELEVATION - 130
SCALE: TOTAL BUILDING WALL HARD SURFACE : 6,150 SF
TOTAL PLASTER: 4,911 SF = 79.85%
TOTAL BUILDING STONE: 1,239 SF = 20.15%



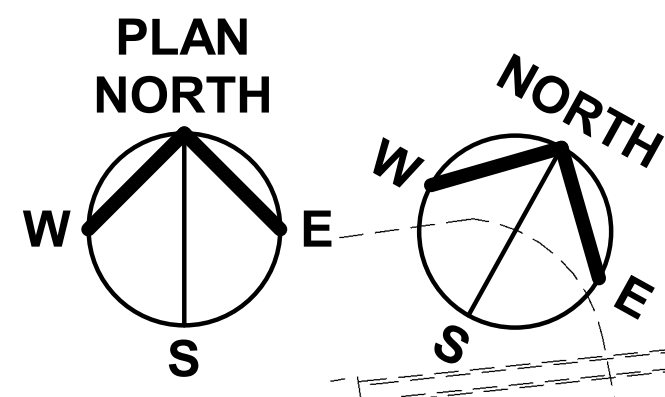
1 EAST ELEVATION
TOTAL BUILDING WALL HARD SURFACE : 1,426 SF
TOTAL PLASTER: 1,096 SF = 76.86%
TOTAL BUILDING STONE: 330 SF = 23.14%
SCALE:

APPLICANT: HARBOR HEIGHTS RESTAURANT & RETAIL PADS 1-5
STROHMEYER ARCHITECTS INC
1400 RIDGE ROAD
ROCKWALL, TEXAS 75087
PHONE: 972.982.1111
WWW.STROHMEYERARCHITECTS.COM

OWNER: JHRZ, LLC
1400 RIDGE ROAD
ROCKWALL, TEXAS 75087

PROJECT: HARBOR HEIGHTS RESTAURANT & RETAIL PADS 1-5

DATE: 2/29/14



P.O.

Interstate

TERESA M.
VOLUME 211,
D.R.R.C.

PLAZA ADDITION
D, SLIDE 28
R.C.T.

LOT
2.893 AC
26,018.45
BLOCK

HARBOR HEIGHTS TO
PARCELS
31 -
4011-00444
D.R.R.C.T.

DOC#2013
D.R.R.C.

BLOCK B
3 ACRES

ENTRANCE
68' - 11 3/8"
RETAIL
FF = 516.00'
4,000 SF

VIPLEX
700 SF
PARK

ENTRANCE
119' - 10 7/8"
BANK
FF = 526.00'
2,500 SF
2 STORY
FF = 531.00'
15,200 SF

RESTAURANT
FF = 527.00'
6,000 SF

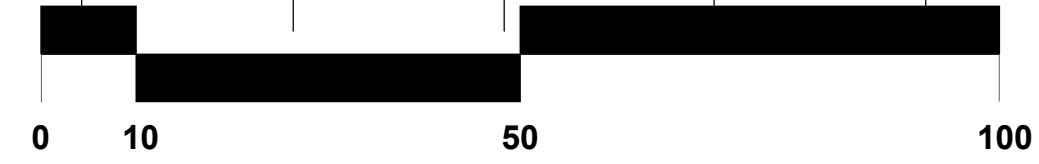
RESTAURANT
FF = 528.00'
2,500 SF
FF = 529.00'
2,500 SF

SUNSET RIDGE DRIVE

TREND TOWER

1 DEVELOPMENT CONCEPT PLAN

1" = 20'-0"



63% FRONTAGE PROVIDED
HARBOR HEIGHTS DRIVE

IRRIGATED POTS WITH LANDSCAPING
ADJ. TO BUILDINGS - TYP. AT HARBOR
HEIGHTS DR.

Z2019-013

PRELIMINARY - NOT FOR CONSTRUCTION, PERMITTING OR REGULATORY APPROVAL



STROHMEYER
ARCHITECTS INC.

CIVIL
FC CUNY CORPORATION
#2 HORIZON COURT
SUITE 500
HEATH, TEXAS 75032

Project Number:
Drawing Date: 5.16.2019
Drawn: PC
Checked: JS
Scale: 1" = 20'-0"

© 2018 Strohmeier Architects, Inc.

Revisions:

#	Revision Date	Revision Description

Sheet Title:
**DEVELOPMENT
CONCEPT PLAN**

A100

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6/3/2019 12:22:52 PM

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING *ORDINANCE NO. 14-51 & 17-22* OF PLANNED DEVELOPMENT DISTRICT 32 (PD-32) AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR RETAIL/RESTAURANT PAD SITES ON A 2.893-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK B, HARBOR DISTRICT ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; 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 Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of D. W. Bobst of J-BR2, LLC for an amendment to *Ordinance No. 14-51* of Planned Development District 32 (PD-32) [*Ordinance No. 14-51*] and the Unified Development Code [*Ordinance No. 04-38*] for the purpose of establishing a PD Development Plan for retail/restaurant pad sites within the *Hillside Subdistrict*, on a 2.893-acre parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter 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, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 32 (PD-32) [*Ordinance No.'s 14-51 & 17-22*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 14-51*;

SECTION 2. That Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] and the Unified Development Code [*Ordinance No. 04-38*], as heretofore amended, shall be further amended by adopting this PD Development Plan and amending the official zoning map of the City of Rockwall for the *Subject Property*; and,

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the PD Development Plan, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

SECTION 4. That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], the Unified Development Code [*Ordinance No. 04-38*], and in compliance with the following conditions and requirements:

- 1) Development of this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance;
- 2) All buildings shall be developed with consideration to the pedestrian access easements/pedestrian ways perpendicular to Harbor Heights Drive, and a seat wall shall be incorporated into the area identified as *Park* in the *Concept Plan* depicted in *Exhibit 'B'*. The pedestrian access easements/pedestrian ways shall be consistent with the design guidelines contained in *Resolution No. 10-40*;
- 3) All pedestrian access easements/pedestrian ways shall be required to be dedicated as easements at the time the property is replatted;
- 4) All building materials and color schemes proposed for this development should conform to the requirements stipulated by Planned Development District 32 (PD-32) [*as amended*];
- 5) Prior to the issuance of a building permit the applicant shall submit and seek approval for a detailed *PD Site Plan* that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and with the requirements approved in this ordinance;
- 6) All buildings throughout the development shall be constructed with a consistent design scheme, incorporate four (4) sided architecture that creates a dual entry appearance, and be approved by the Architectural Review Board (ARB) at the time of the *PD Site Plan*;
- 7) Prior to the issuance of a building permit the applicant shall submit and seek approval for a replat that indicates all necessary easements; and,
- 8) The proposed uses for this development shall be required to demonstrate that they have access to a sufficient number of parking spaces within the development itself to support the use.

SECTION 5. That 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 offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, 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 for this ordinance are declared to be severable;

SECTION 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

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 1ST DAY OF JULY, 2019.**

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: June 17, 2019

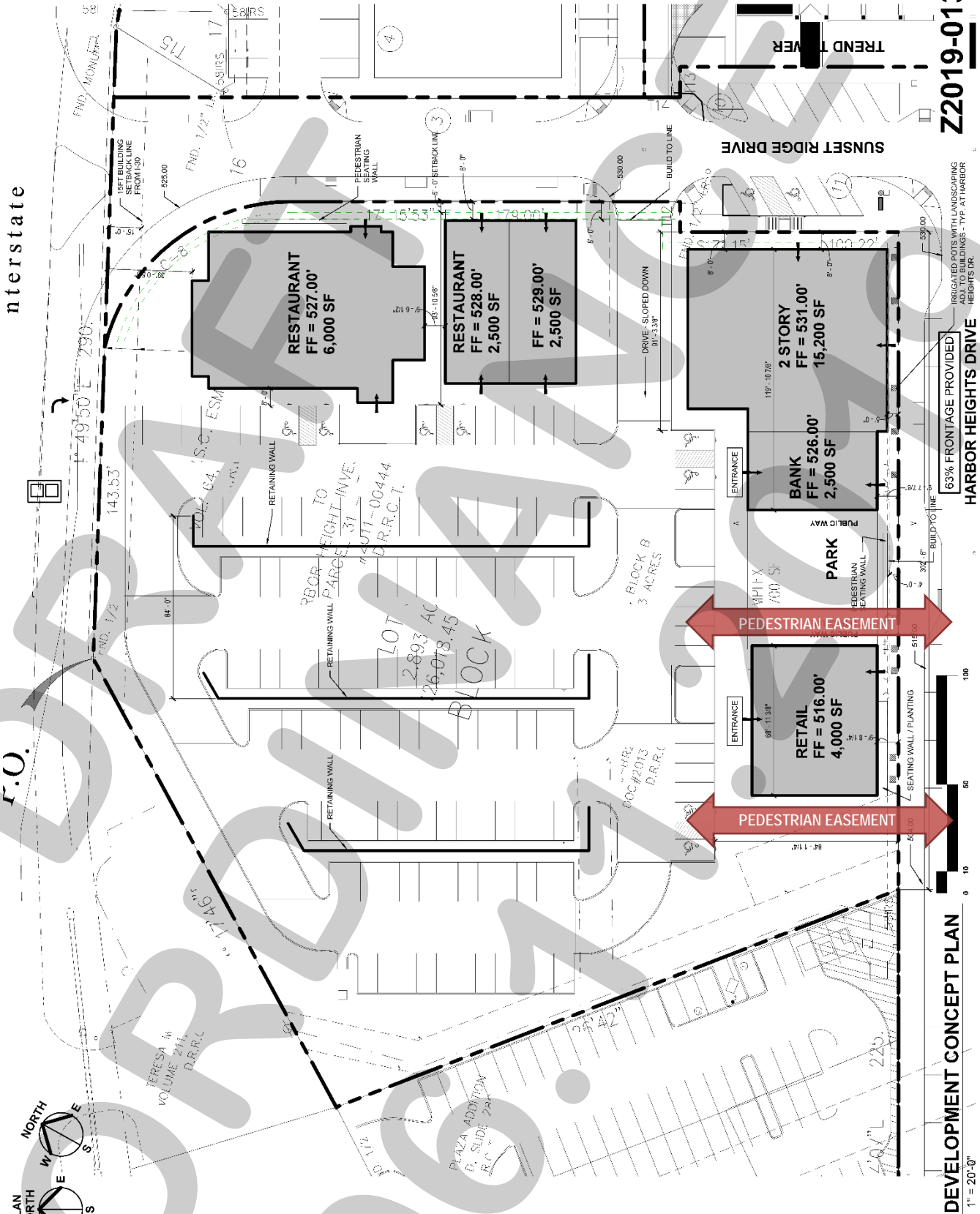
2nd Reading: July 1, 2019

**Exhibit 'A':
Legal Description
(Lot 1, Block B, Harbor District Addition)**



Exhibit 'B':
Concept Plan

Z2019-013

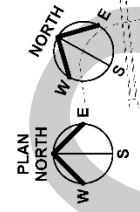


1 DEVELOPMENT CONCEPT PLAN
1" = 20'-0"

Interstate

SUNSET RIDGE DRIVE

HARBOR HEIGHTS DRIVE





CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: June 17, 2019
APPLICANT: Jimmy Strohmeyer, *Strohmeyer Architects, Inc.*
CASE NUMBER: Z2019-013; *Amended PD Development Plan for PD-32*

SUMMARY

Hold a public hearing to discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of Dan Bobst of J-BR2, LLC for the approval of a ordinance for a PD Development Plan within Planned Development District 32 (PD-32), on a 2.893-acre parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the *Hillside Sub-District* of Planned Development District 32 (PD-32), located within the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of the intersection of the IH-30 frontage road and Sunset Ridge Drive, and take any action necessary.

BACKGROUND

On September 20, 2010, the City Council passed *Ordinance No. 10-21 [Planned Development District 32 (PD-32)]*, which established a concept plan and development standards for the approximate 78.89-acre tract of land commonly referred to as *PD-32* or the *Harbor District*. Within the approved concept plan, *PD-32* was divided into ten (10) subdistricts that contained individual development and land use standards. On November 17, 2014, the City Council adopted *Ordinance No. 14-51*, which contained a PD Development Plan for a 2.893-acre tract of land located in the *Hillside Subdistrict*. This PD Development Plan showed a series of buildings would be constructed along Harbor Heights Drive in conformance to the requirements of *Ordinance No. 10-21*. With the approval of *Ordinance No. 14-51*, the City Council also approved waivers to the building placement requirements and pedestrian access requirements to allow retaining walls ranging from seven (7) to nine (9) feet in height to be established along Harbor Heights Drive. The approval of these walls were tied to building elevations submitted by the applicant and which were tied down as apart of the City Council's approval. On May 1, 2017, the City Council adopted *Ordinance No. 17-22*, which amended *Ordinance No. 10-21* to update various exhibits in the ordinance; however, no changes were made to the requirements of the *Hillside Subdistrict* or for the subject property.

PURPOSE

On May 15, 2019, the applicant -- *Jimmy Strohmeyer of Strohmeyer Architects, Inc.* -- submitted an application requesting to amend *Ordinance No. 14-51* to change the *PD Concept Plan* approved for the subject property. According to *Ordinance No. 17-22 [the regulating ordinance for Planned Development District 32 (PD-32)]*, the purpose of a PD Development Plan is to ensure that a proposed development meets the intent of the subdistrict and/or to address any waivers required by the development. *Ordinance No. 17-22* goes on to state that the *Hillside Subdistrict*, in which the subject property is located, is intended "... to provide a cluster of restaurant anchors that can contribute to the creation of a vibrant, pedestrian oriented character within the Harbor District." In this case, the applicants proposed development meets this intent of the *Hillside Subdistrict*; however, the submitted *PD Concept Plan* will require waivers to the building placement and parking requirements stipulated in *Ordinance No. 17-22*.

ADJACENT LAND USES AND ACCESS

The subject property is located at the southwest corner of the intersection of the IH-30 frontage road and Sunset Ridge Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 0.293-acre tract of land zoned Planned Development District 32 (PD-32), which is located within the *Hillside Subdistrict*. Currently situated on this property is a ~3,743 SF multi-tenant office building. Beyond this are the frontage roads and main lanes of IH-30.

South: Directly south of the subject property is Harbor Heights Drive, which is classified as a *Street Type 'D'* according to Planned Development District 32 (PD-32) [*Ordinance No. 17-22*]. Beyond this is a 6.1978-acre tract of land owned by the City of Rockwall, and which currently has a parking lot that serves the greater *Harbor District*. This property is zoned Planned Development District 32 (PD-32) and is located within the *Hillside Mixed-Use Subdistrict*.

East: Directly east of the subject property is Sunset Ridge Drive, which is identified as a *Street Type 'B'* and *'E'* according to Planned Development District 32 (PD-32) [*Ordinance No. 17-22*]. East of this roadway is a seven (7) story office building (*i.e. Trend Tower*), which is situated on a 2.0617-acre parcel of land that is located within the *Summit Office Subdistrict*.

West: Directly east of the subject property is a restaurant (*i.e. Culpepper Steakhouse*), which is situated on a 1.40-acre parcel of land that is located within the *Hillside Subdistrict*. Beyond this is Shoreline Trail, which is identified as a *Street Type 'A'* according to Planned Development District 32 (PD-32) [*Ordinance No. 17-22*]. Beyond this is a restaurant (*i.e. the Oar House*), which is situated on a 0.65-acre parcel of land that is located within the *Freeway Frontage Subdistrict*.

All property within these areas are zoned Planned Development District 32 (PD-32) and are subject to the requirements of *Ordinance No. 17-22*.

CHARACTERISTICS OF THE REQUEST AND STAFF ANALYSIS

The concept plan for the *Hillside Subdistrict* contained in *Ordinance No. 17-22* calls for existing slopes between 8-12% with the incorporation of two (2) pedestrian opportunities extending perpendicular to Harbor Heights Drive at not more than 2% slope. Harbor Heights Drive -- *which is intended to serve as the "...primary connector to the existing Harbor Development and is a primary street frontage for retail, residential and mix use development within [the] adjacent subdistricts..."* -- is designated as a *Street Type 'D'*, and was constructed by the City with slopes of 10.3% with one (1) pedestrian crossing, situated in the center of the roadway, constructed at a 1% slope in accordance to the concept plan. Additionally, the original concept plan contained in *Ordinance No. 17-22* depicted smaller pad sites that stepped down to adjust for the slope of the street, which allowed for storefronts and patios to be *at or closer to grade*. The PD Concept Plan approved with *Ordinance No. 14-51* incorporated larger pad sites, which made it more difficult to step the buildings down to a pedestrian level. As a result, the ordinance was approved allowing the use of retaining walls, ranging in size from seven (7) to nine (9) feet adjacent to Harbor Heights Drive. A major consideration in allowing the retaining walls was the incorporation of building elevations showing how the retaining walls would be incorporated into the development. In this case, the amended PD Concept Plan reduces the number of buildings adjacent to Harbor Heights Drive, but continues to incorporate larger pad sites that may require retaining walls. Since the applicant has not submitted building elevations with the revised PD Development Plan, staff has included a condition of approval allowing retaining walls -- *not to exceed seven (7) feet in height* -- that will require discretionary approval by the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

In addition, the submitted PD Concept Plan shows that the continuous row of buildings adjacent to Harbor Heights Drive, approved with *Ordinance No. 14-51*, will be broken up to incorporate a park/central green space. The removed building square footage will be increased and relocated adjacent to Sunset Ridge Drive. While this does deviate from the concept plan approved with *Ordinance No. 17-22*, it does not appear to have a negative impact on the adjacent properties, the *Hillside Subdistrict* as a whole, or the greater Harbor District.

CONFORMANCE WITH PLANNED DEVELOPMENT DISTRICT 32 (PD-32)

According to *Ordinance No. 17-22*, “(i)n order to provide flexibility and create high quality projects, an applicant for development within the PD District [PD-32] may request a waiver of the following District or Subdistrict standards: (1) Building Placement Requirements, (2) Landscape Standards, (3) Parking Requirements, (4) Parking Garage Design Standards, and (5) Increased Building Height in any Subdistrict.” Based on the applicant’s submittal staff has identified the following waivers to the requirements of *Ordinance No. 17-22*:

(1) *Building Placement.*

(a) *Building Form.* According to *Exhibit ‘E-2’* of *Ordinance No. 17-22*, a minimum of 85% of the block face along Harbor Heights Drive must be defined by a building façade. In this case the applicant is showing that only 63% of the block face along Harbor Heights Drive is defined by a building façade. As a compensatory measure staff has suggested to the applicant that the incorporation of a seat wall adjacent to the park/central green space would help off-set the requested waiver. The applicant has agreed to incorporate this design element in accordance with the design guidelines contained in *Resolution No. 10-40*.

(b) *Setbacks.* According to *Exhibit ‘E-2’* of *Ordinance No. 17-22*, the minimum building setback from the right-of-way line adjacent to IH-30 is 250-feet. The submitted PD Concept Plan shows that the buildings adjacent to Sunset Ridge Drive will be situated within this setback. Staff should note that the existing restaurant (*i.e. Culpepper Steakhouse*) and adjacent office building located at Shoreline Trail and the IH-30 frontage road is currently are both within this setback, and that this waiver would not set a precedence within the *Hillside Subdistrict*.

(2) *Parking.*

(a) *Surface Parking Setbacks.* According to *Exhibit ‘E-2’* of *Ordinance No. 17-22*, the minimum parking setback from the IH-30 frontage road right-of-way line is 20-feet. The submitted PD Concept Plan shows that one (1) parking space will be located approximately 15-feet from the right-of-way line. Staff should point out that both the existing restaurant (*i.e. Culpepper Steakhouse*) and the adjacent office building have parking that does not conform to this requirement. In addition, staff has examined this waiver request and determined that it should not pose a negative impact on the remainder of the *Hillside Subdistrict*. As a compensatory measure, staff has included a condition of approval that the applicant incorporate additional landscape screening in this area.

With regard to granting waivers, *Ordinance No. 17-22* states that “... (w)aiuers may only be approved by the City Council following a recommendation by the Planning and Zoning Commission ... [and] In order to approve a waiver, the City Council must find that the waiver:

- (1) Meets the general intent of the PD District or Subdistrict in which the property is located; and,
- (2) Will result in an improved project which will be an attractive contribution to the PD District or Subdistrict; and,
- (3) Will not prevent the implementation of the intent of this PD District.”

In this case, the proposed project does appear to meet the general intent of the *Hillside Subdistrict*, which according to *Ordinance No. 17-22* is "...to provide a cluster of restaurant anchors that can contribute to the creation of a vibrant, pedestrian oriented character within the Harbor District". Staff should also point out, that the applicant and staff have proposed several compensatory measures that may help to off-set the requested waivers; however, granting any waivers to the requirements of *Ordinance No. 17-22* is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

INFRASTRUCTURE

There are no infrastructure requirements associated with the proposed PD Development Plan beyond the standard requirements stipulated by the Municipal Code of Ordinances, the Unified Development Code (UDC), and the Engineering Department's *Standards of Design and Construction* manual.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

By virtue of being in Planned Development District 32 (PD-32) and generally conforming to *Ordinance No. 17-22*, the proposed PD Development Plan conforms to the majority of the district strategies intended for properties in the *Harbor District* of the *Land Use Plan* as stipulated by the OURHometown Vision 2040 Comprehensive Plan. Looking at the specific goals and policies identified for *Mix-Use Developments* contained in Chapter 1, *Land Use and Growth Management*, of the OURHometown Vision 2040 Comprehensive Plan, the proposed PD Development Plan conforms to all the policies with the exception of *Policy #4* of *Goal # 1*, which states that developments should, "(r)educe barriers (e.g. walls, parking lots, solid landscaping, fences, etc.) between land uses to encourage pedestrian connectivity." In this case, retaining walls may be necessary to accommodate larger pad sites. As a result, staff will work with the applicant through the site planning process to try and reduce the impact of these walls on the pedestrian frontage.

Staff should also point out that the incorporation of the park/central green space -- *while not conforming to the building form requirements* -- does conform to the goals and policies contained in Chapter 3, *Parks, Open Space, and Trails*, of the OURHometown Vision 2040 Comprehensive Plan. Specifically, this section states that staff should, "(e)ncourage the creation of small, private greens and common areas in new neighborhoods, commercial shopping centers, and industrial developments for the purpose of enhancing the character, desirability and quality of social interaction in the city." The programing and layout of the proposed park/central green space will require a recommendation from the Parks & Recreation Board as part of site plan approval. This has been added as a condition of approval of this case memo.

NOTIFICATIONS

On May 24, 2019, staff mailed 25 notices to property owners and residents within 500 feet of the *Hillside Subdistrict*. Staff also emailed notices to the Lakeside Village and Lago Vista Homeowner's Associations (HOA), which are the only HOA's located within 1,500 feet of the subject property. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted no responses were received by staff.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request to amend *Ordinance No. 14-51* by approving the proposed PD Development Plan and requested waivers, then staff would propose the following conditions of approval:

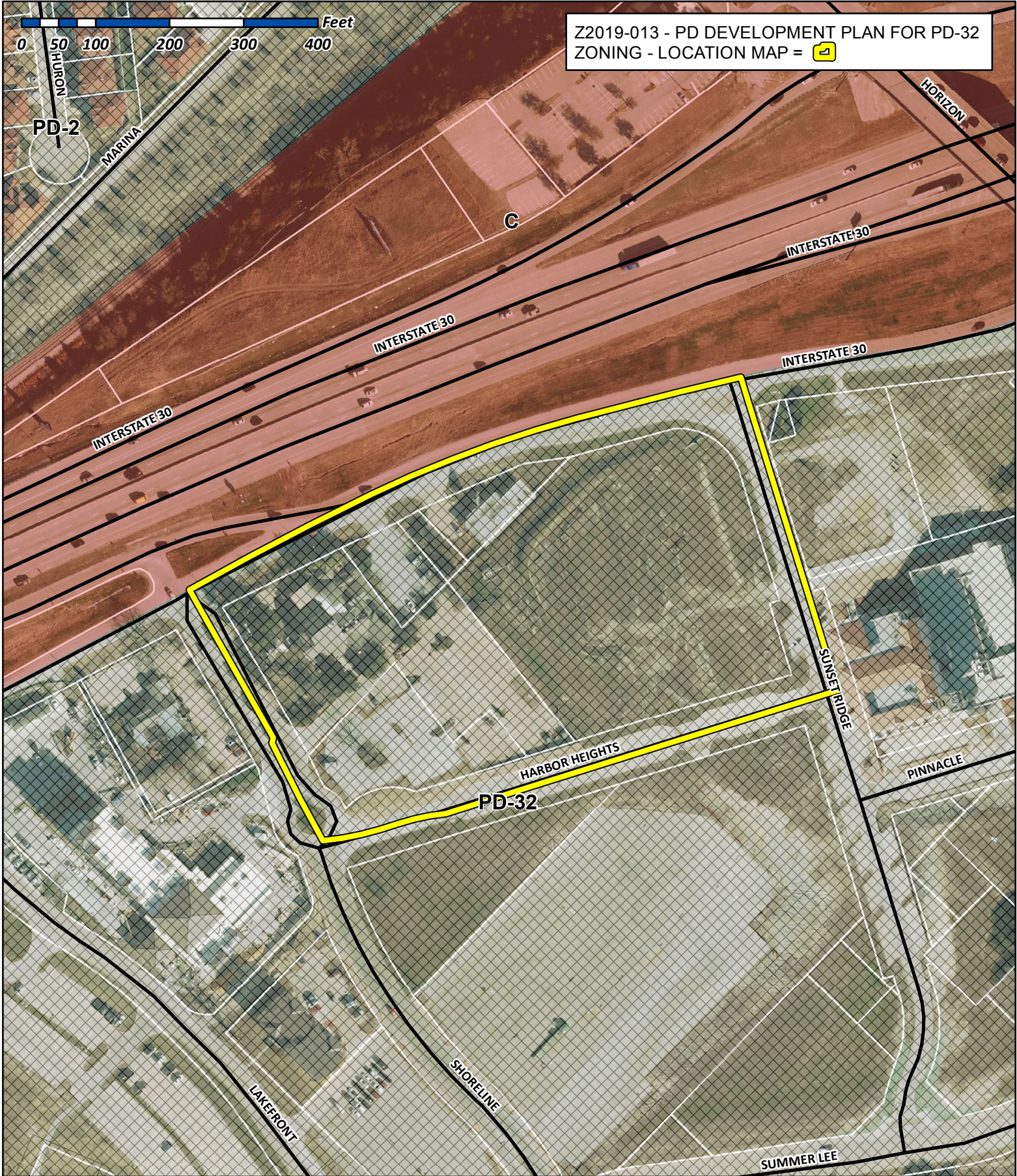
- (1) The applicant shall be responsible for maintaining compliance with the conditions contained within the PD Development Plan ordinance and which are summarized as follows:

- (a) Development of this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of the attached PD Development Plan ordinance;
 - (b) All buildings shall be developed with consideration to the pedestrian access easements/pedestrian ways perpendicular to Harbor Heights Drive, and a seat wall shall be incorporated into the area identified as *Park* in the *Concept Plan* depicted in *Exhibit 'B'* of the attached PD Development Plan ordinance. The pedestrian access easements/pedestrian ways shall be consistent with the design guidelines contained in *Resolution No. 10-40*;
 - (c) All pedestrian access easements/pedestrian ways shall be required to be dedicated as easements at the time the property is replatted;
 - (d) All building materials and color schemes proposed for this development should conform to the requirements stipulated by Planned Development District 32 (PD-32) [*as amended*];
 - (e) Prior to the issuance of a building permit the applicant shall submit and seek approval for a detailed *PD Site Plan* that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and with the requirements approved in this ordinance;
 - (f) All buildings throughout the development shall be constructed with a consistent design scheme, incorporate four (4) sided architecture that creates a dual entry appearance, and be approved by the Architectural Review Board (ARB) at the time of the *PD Site Plan*;
 - (g) Prior to the issuance of a building permit the applicant shall submit and seek approval for a replat that indicates all necessary easements; and,
 - (h) The proposed uses for this development shall be required to demonstrate that they have access to a sufficient number of parking spaces within the development itself to support the use.
- (2) An Open Space/Master Plan for the park/central green space shall be submitted at the time of site plan, and will require a recommendation from the Parks & Recreation Board concerning its conformance to *Resolution No. 10-40* as part of the approval process;
 - (3) Screening, in the form of trees and bushes, should be incorporated adjacent to the parking areas -- *specifically adjacent to the parking space that is situated approximately 15-feet from the IH-30 frontage road and for which a waiver is request* -- to reduce the visibility of these areas;
 - (4) A maximum of a seven (7) foot retaining wall will be permitted adjacent to Harbor Heights Drive; however, every effort should be made to reduce or remove retaining walls adjacent to pedestrian frontages. All retaining walls adjacent to pedestrian frontages will be reviewed at the time of site plan and the Planning and Zoning Commission will retain discretion with regard to proposed retaining walls between three (3) and seven (7) feet in height pending a recommendation from the Architectural Review Board (ARB);
 - (5) A seat wall shall be incorporated into the design of the proposed park/central green space adjacent to Harbor Heights Drive. The seat wall shall be designed in accordance with the design guidelines contained in *Resolution No. 10-40*;
 - (6) Pedestrian landscaping elements should be incorporated into the landscape plan submitted with the site plan. Specifically, irrigated pots should be incorporated adjacent to the seat wall along Harbor Heights Drive and throughout the development in accordance with the design guidelines contained in *Resolution No. 10-40*; and,

(7) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On June 11, 2019, the Planning and Zoning Commission approved a motion to recommend approval per staff's conditions of approval by a vote of 6-0, with Commissioner Lyons absent.



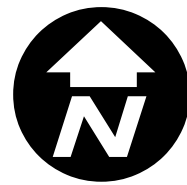
Z2019-013 - PD DEVELOPMENT PLAN FOR PD-32
 ZONING - LOCATION MAP =



City of Rockwall

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

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

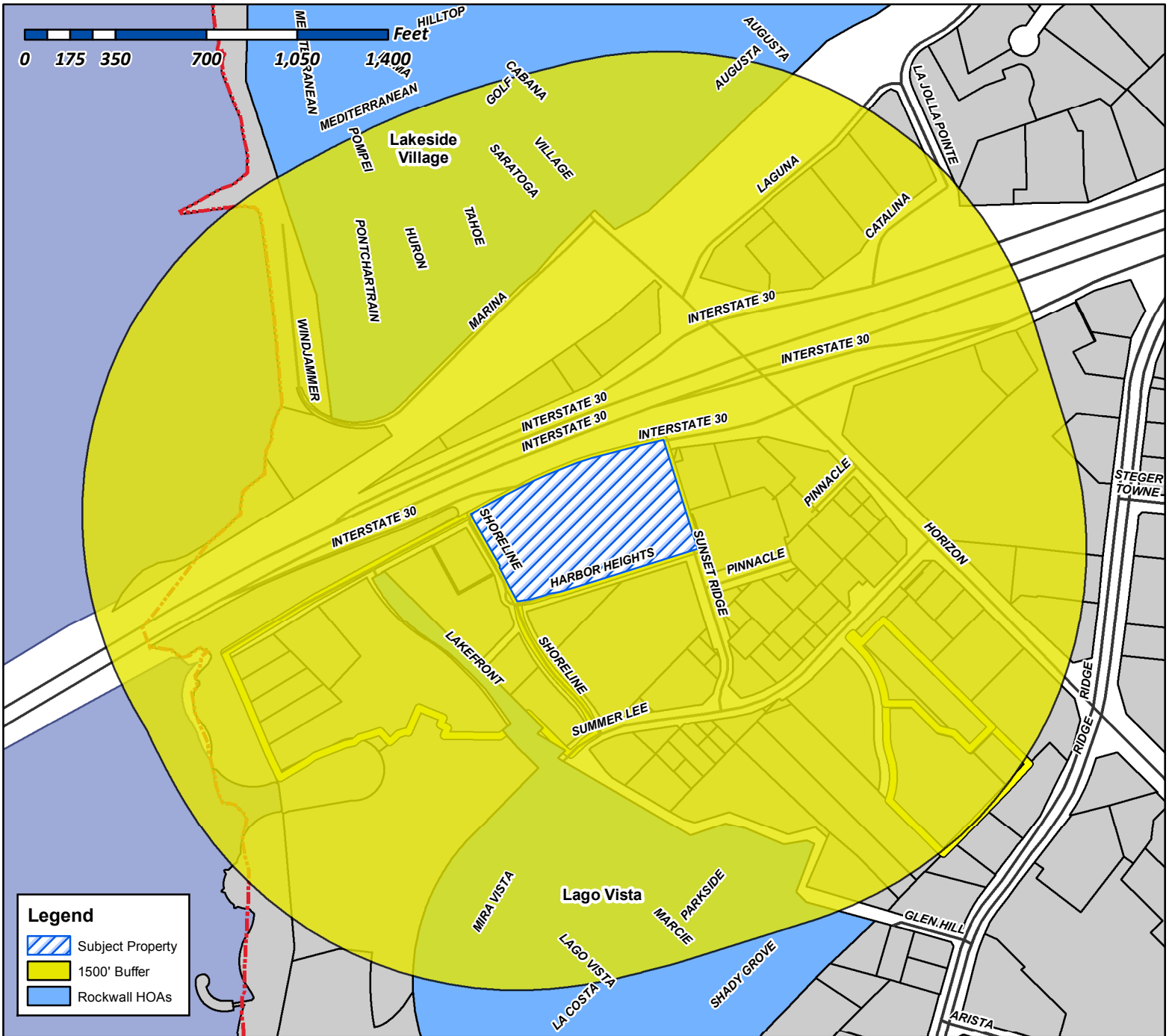




City of Rockwall

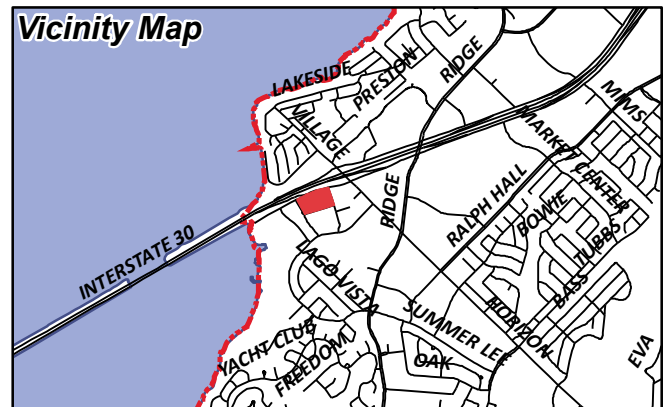
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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



Case Number: Z2019-013
Case Name: PD Development Plan for PD-32
Case Type: Zoning
Zoning: PD-32
Case Address: Sunset Ridge Dr

Date Created: 5/21/2019
For Questions on this Case Call (972) 771-7745



From: [Morales, Laura](#)
To: [REDACTED]
Cc: [Miller, Ryan](#); [Gonzales, David](#); [Brooks, Corey](#)
Subject: Neighborhood Notification Program: Notice of zoning request
Date: Friday, May 24, 2019 9:34:21 AM
Attachments: [Z2019-013_HOA_Map.pdf](#)
[PUBLIC NOTICE.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 will be published in the Rockwall Herald Banner **May 24, 2019**. The Planning and Zoning Commission will hold a public hearing on **Tuesday 6/11/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday 6/17/2019 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>

Z2019-013- Hold a public hearing to discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of Dan Bobst of J-BR2, LLC for the approval of a PD Development Plan within Planned Development District 32 (PD-32), on a 2.893-acre parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Sub-District of Planned Development District 32 (PD-32), located within the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of the intersection of the IH-30 frontage road and Sunset Ridge Drive, 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

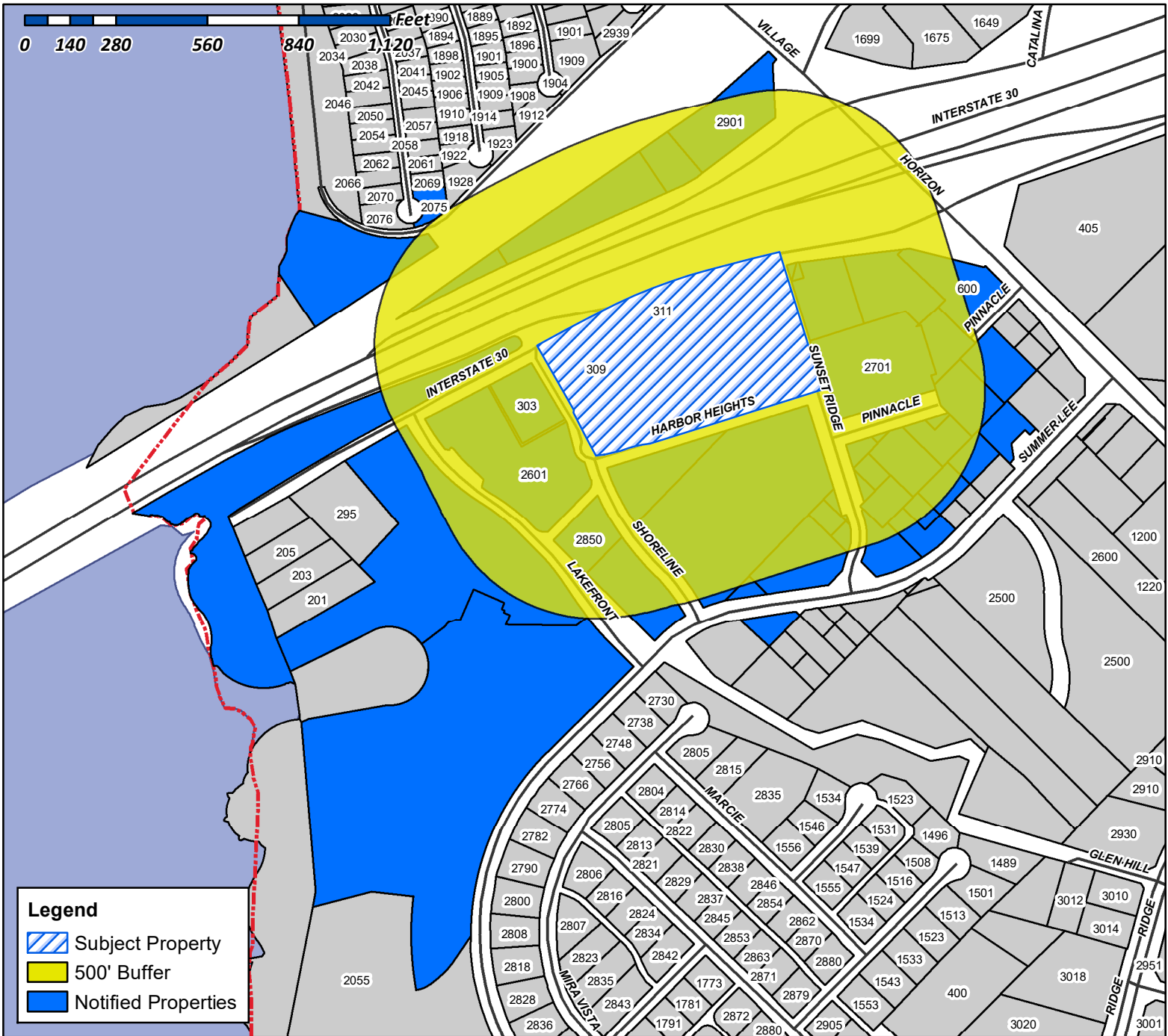
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | <http://www.rockwall.com/planning/>



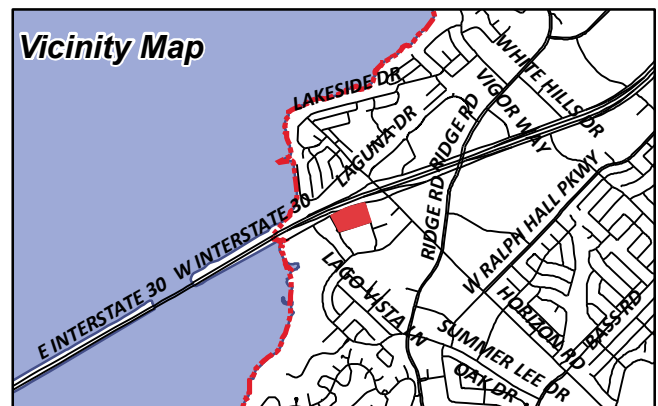
City of Rockwall

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

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Case Number: Z2019-013
Case Name: PD Development Plan for PD-32
Case Type: Zoning
Zoning: PD-32
Case Address: Sunset Ridge Dr



Date Created: 5/20/2019
For Questions on this Case Call (972) 771-7745

ANDERSON ALLEN D ETUX
1208 S LAKESHORE DR
ROCKWALL, TX 75087

CN ROCKWALL INVESTORS LLC
12720 HILLCREST ROAD SUITE 650
DALLAS, TX 75230

TRITON I-30 ROCKWALL LLC
1845 WOODALL ROGERS FREEWAY, SUITE 1100
DALLAS, TX 75201

MANDARI JEMA
2075 PONTCHARTRAIN DR
ROCKWALL, TX 75087

WHITE MICHAEL AND
MARION E WILSON AND DIMENSIONS REAL
ESTATE SERVICES LLC
2304 W WHEATLAND RD
DALLAS, TX 75232

CURRENT RESIDENT
2601 LAKEFRONT TR SUITE 401
ROCKWALL, TX 75032

101 HUBBARD DR LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

HARBOR HEIGHTS INVESTORS LP
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

LAKEFRONT TRAIL ROCKWALL HOTEL LP
c/o OLDHAM GOODWIN GROUP LLC
2800 S. TEXAS AVE. SUITE 401
BRYAN, TX 77802

LAKE FRONT TRAIL LP
2850 SHORELINE TR SUITE 200
ROCKWALL, TX 75032

CURRENT RESIDENT
2901 VILLAGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
303 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
309 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
311 E I30
ROCKWALL, TX 75087

FAULKNER INVESTMENT CO. LTD
3401 MAIN ST
ROWLETT, TX 75088

LAKESIDE VILLAGE HOMEOWNERS
4100 VILLAGE DR
ROCKWALL, TX 75087

BRIDGE VALHALLA INC
519 E I 30 #157
ROCKWALL, TX 75087

ATTICUS REAL ESTATE SERVICES INC
5339 ALPHA RD STE 300
DALLAS, TX 75240

EIGHTYTWO REAL ESTATE HOLDINGS LLC
5740 PROSPECT AVE SUITE 2001
DALLAS, TX 75206

CURRENT RESIDENT
600 HORIZON DR SUITE 650
ROCKWALL, TX 75032

CARSON MARK R
701 N MUNSON RD
ROYSE CITY, TX 75189

PA HARBOR RETAIL LLC
8222 DOUGLAS AVENUE SUITE 390
DALLAS, TX 75201

CLEMENTS BOB L
PO BOX 1850
MCKINNEY, TX 75070

CULPEPPER/SPATEX JV
%GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

ROCKWALL RENTAL PROPERTIES LP
PO BOX 818
TERRELL, TX 75160



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. Z2019-013: PD Development Plan for PD-32

Hold a public hearing to discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of Dan Bobst of J-BR2, LLC for the approval of a PD Development Plan within Planned Development District 32 (PD-32), on a 2.893-acre parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Sub-District of Planned Development District 32 (PD-32), located within the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of the intersection of the IH-30 frontage road and Sunset Ridge Drive, 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, 6/11/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 6/17/2019 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:

Ryan Miller
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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **6/17/2019** 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. Z2019-013: PD Development Plan for PD-32

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:

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

CITY OF ROCKWALL

ORDINANCE NO. 14-51

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING *ORDINANCE NO. 10-21* OF PLANNED DEVELOPMENT DISTRICT 32 (PD-32) AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A DEVELOPMENT PLAN FOR RETAIL/RESTAURANT PAD SITES ON A 2.893-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK B, HARBOR DISTRICT ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; 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 Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of D. W. Bobst of J-BR2, LLC for an amendment to *Ordinance No. 10-21* of Planned Development District 32 (PD-32) and the Unified Development Code [*Ordinance No. 04-38*] for the purpose of establishing a PD Development Plan for retail/restaurant pad sites within the *Hillside Subdistrict*, on a 2.893-acre parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter 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, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] and the Unified Development Code [*Ordinance No. 04-38*], as heretofore amended, shall be further amended by adopting this PD Development Plan and amending the official zoning map of the City of Rockwall for the *Subject Property*; and,

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the PD Development Plan, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the Concept Building Elevations, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

SECTION 4. That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 10-21*], the Unified Development Code [*Ordinance No. 04-38*], and in compliance with the following conditions and requirements:

- 1) Development of this property shall generally conform to the *PD Development Plan* depicted in *Exhibit 'B'* of this ordinance;
- 2) Development of this property shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance;
- 3) All buildings shall be developed with consideration to the pedestrian access adjacent to Harbor Heights Drive. Additionally, the design of the buildings shall include four (4) sided architecture that creates a dual entry appearance, with buildings fronting on to IH-30 and Harbor Heights Drive;
- 4) Building façades must be situated no greater than 27-feet from the build-to-line adjacent to Harbor Heights Drive;
- 5) All building materials and color schemes proposed for this development should conform to the requirements stipulated by Planned Development District 32 (PD-32);
- 6) Prior to the issuance of a Building Permit the applicant shall submit and seek approval for a detailed *PD Site Plan* that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and with the requirements approved in this ordinance;
- 7) All buildings throughout the development shall be constructed with a consistent design scheme, and be approved by the Architectural Review Board (ARB) at the time of the *PD Site Plan*;
- 8) Prior to the issuance of a Building Permit the applicant shall submit and seek approval for a replat that indicates all necessary easements; and,
- 9) The proposed uses for this development shall be required to demonstrate that they have access to a sufficient number of parking spaces within the development itself to support the use.

SECTION 5. That 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 offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

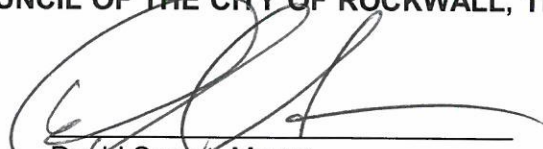
SECTION 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, 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 for this ordinance are declared to be severable;

SECTION 7. The standards in this ordinance shall control in the event of a conflict between this

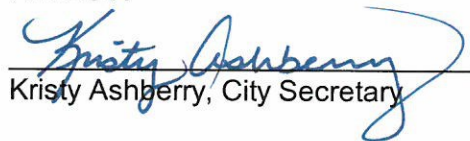
ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 8. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

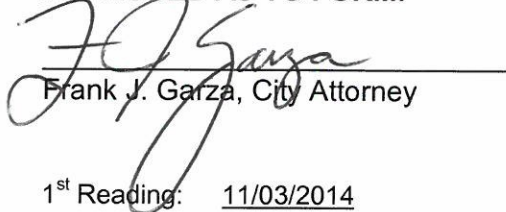
**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 17TH DAY OF NOVEMBER, 2014.**


David Sweet, Mayor

ATTEST:


Kristy Ashberry, City Secretary

APPROVED AS TO FORM:

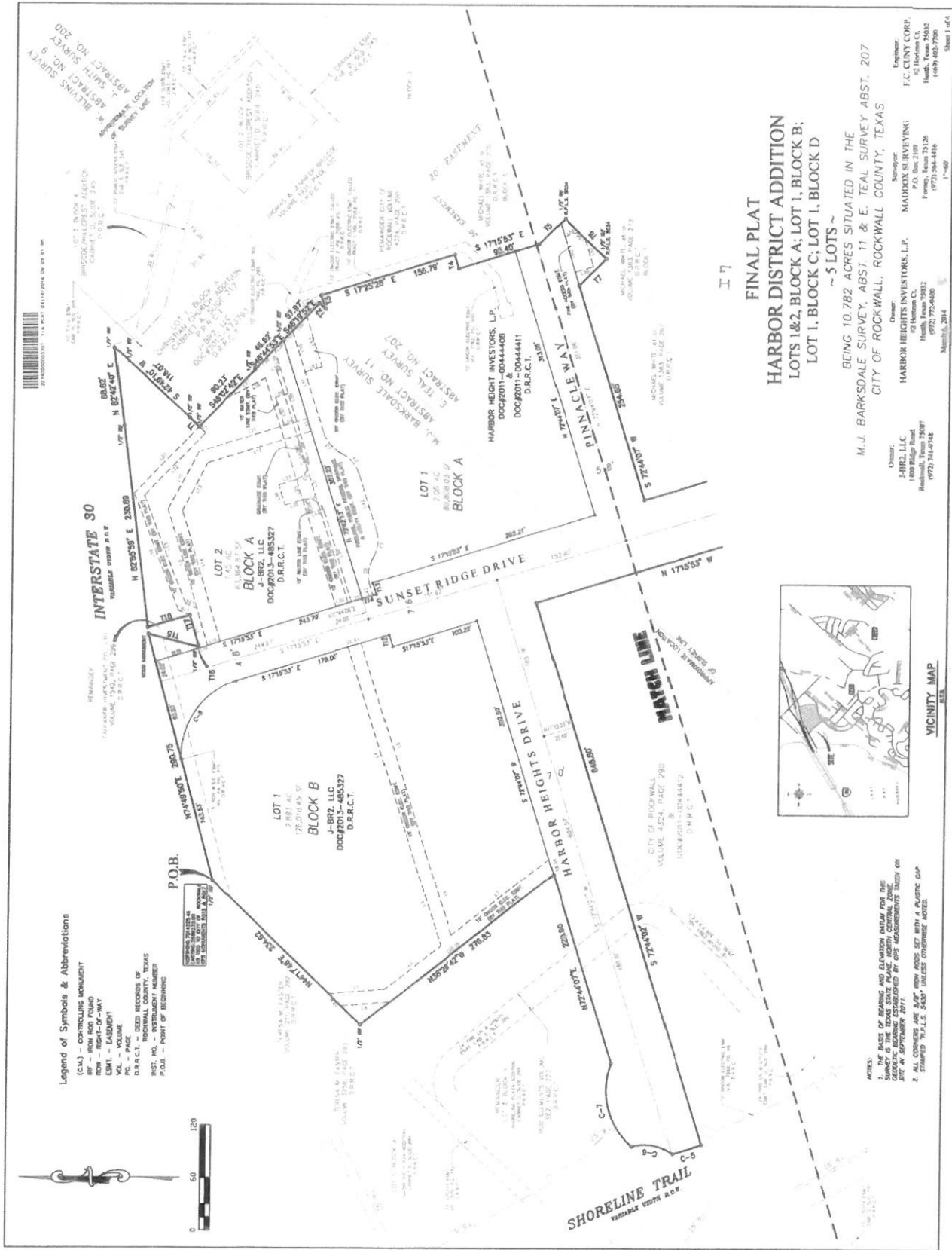

Frank J. Garza, City Attorney

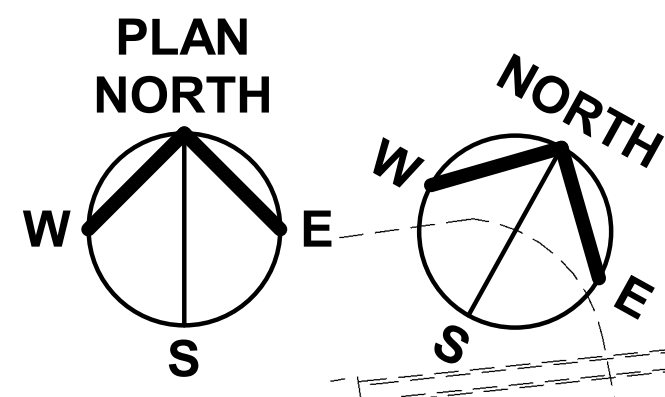


1st Reading: 11/03/2014

2nd Reading: 11/17/2014

**Exhibit 'A':
Legal Description
(Lot 1, Block B, Harbor District Addition)**





P.O.

Interstate

PRELIMINARY - NOT FOR CONSTRUCTION, PERMITTING OR REGULATORY APPROVAL



CIVIL
FC CUNY CORPORATION
#2 HORIZON COURT
SUITE 500
HEATH, TEXAS 75032

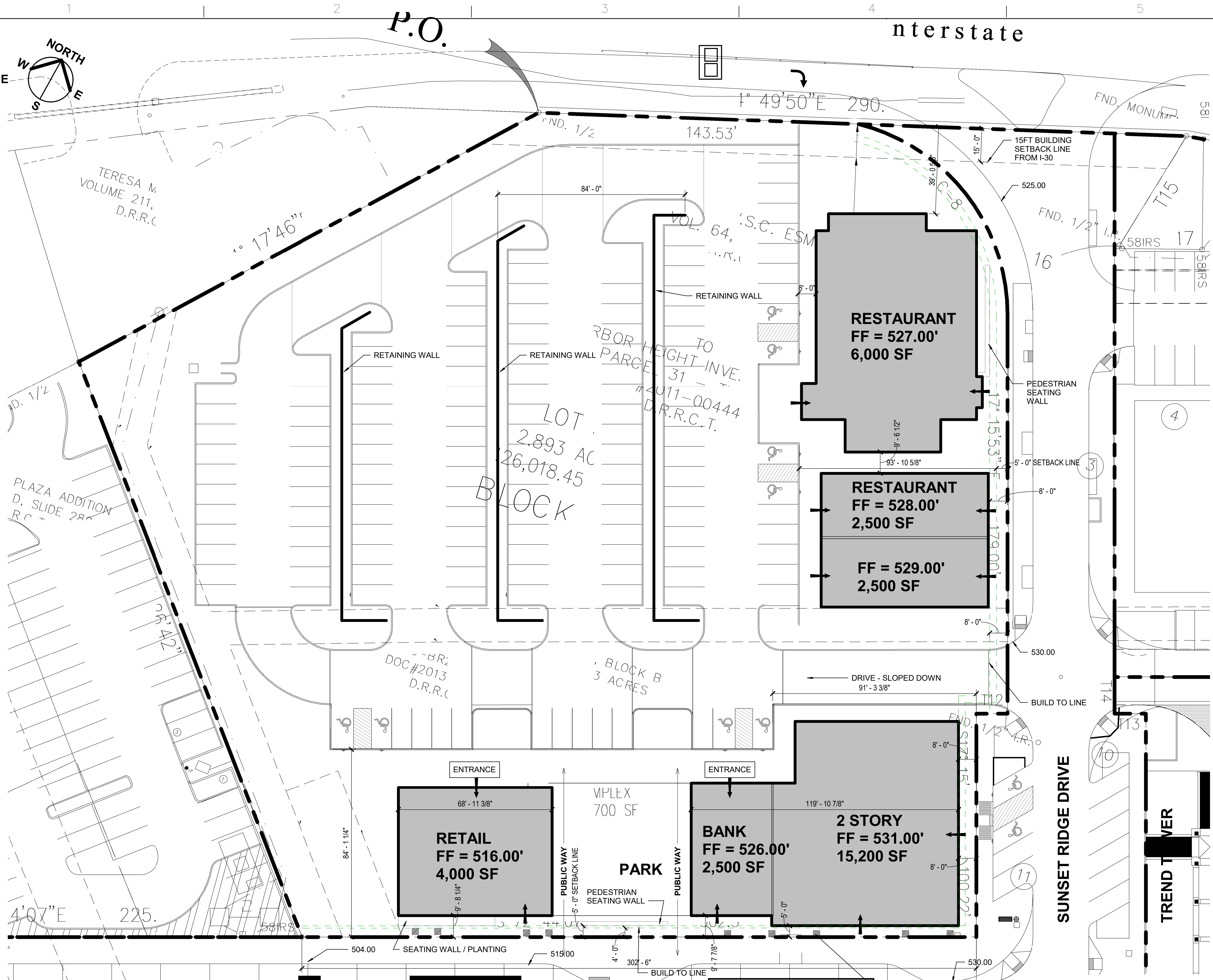
Project Number:
Drawing Date: 5.16.2019
Drawn: PC
Checked: JS
Scale: 1" = 20'-0"

© 2018 Strohmeier Architects, Inc.

Revisions:

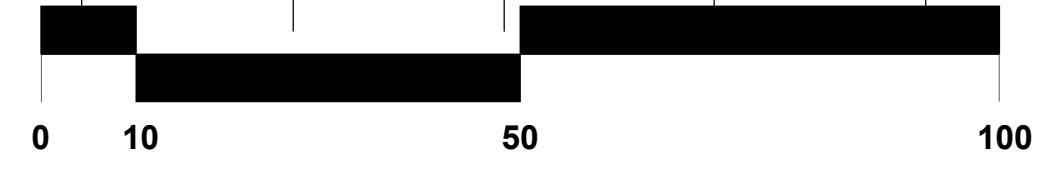
#	Revision Date	Revision Description

Sheet Title:
DEVELOPMENT CONCEPT PLAN



DEVELOPMENT CONCEPT PLAN

1" = 20'-0"



HARBOR HEIGHTS DRIVE

SUNSET RIDGE DRIVE

Z2019-013

A100

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6/3/2019 12:22:52 PM

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING *ORDINANCE NO. 14-51 & 17-22* OF PLANNED DEVELOPMENT DISTRICT 32 (PD-32) AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR RETAIL/RESTAURANT PAD SITES ON A 2.893-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK B, HARBOR DISTRICT ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; 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 Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of D. W. Bobst of J-BR2, LLC for an amendment to *Ordinance No. 14-51* of Planned Development District 32 (PD-32) [*Ordinance No. 14-51*] and the Unified Development Code [*Ordinance No. 04-38*] for the purpose of establishing a PD Development Plan for retail/restaurant pad sites within the *Hillside Subdistrict*, on a 2.893-acre parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter 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, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 32 (PD-32) [*Ordinance No.'s 14-51 & 17-22*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 14-51*;

SECTION 2. That Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] and the Unified Development Code [*Ordinance No. 04-38*], as heretofore amended, shall be further amended by adopting this PD Development Plan and amending the official zoning map of the City of Rockwall for the *Subject Property*; and,

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the PD Development Plan, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

SECTION 4. That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], the Unified Development Code [*Ordinance No. 04-38*], and in compliance with the following conditions and requirements:

- 1) Development of this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance;
- 2) All buildings shall be developed with consideration to the pedestrian access easements/pedestrian ways perpendicular to Harbor Heights Drive, and a seat wall shall be incorporated into the area identified as *Park* in the *Concept Plan* depicted in *Exhibit 'B'*. The pedestrian access easements/pedestrian ways shall be consistent with the design guidelines contained in *Resolution No. 10-40*;
- 3) All pedestrian access easements/pedestrian ways shall be required to be dedicated as easements at the time the property is replatted;
- 4) All building materials and color schemes proposed for this development should conform to the requirements stipulated by Planned Development District 32 (PD-32) [*as amended*];
- 5) Prior to the issuance of a building permit the applicant shall submit and seek approval for a detailed *PD Site Plan* that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and with the requirements approved in this ordinance;
- 6) All buildings throughout the development shall be constructed with a consistent design scheme, incorporate four (4) sided architecture that creates a dual entry appearance, and be approved by the Architectural Review Board (ARB) at the time of the *PD Site Plan*;
- 7) Prior to the issuance of a building permit the applicant shall submit and seek approval for a replat that indicates all necessary easements; and,
- 8) The proposed uses for this development shall be required to demonstrate that they have access to a sufficient number of parking spaces within the development itself to support the use.

SECTION 5. That 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 offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, 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 for this ordinance are declared to be severable;

SECTION 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

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 1ST DAY OF JULY, 2019.**

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

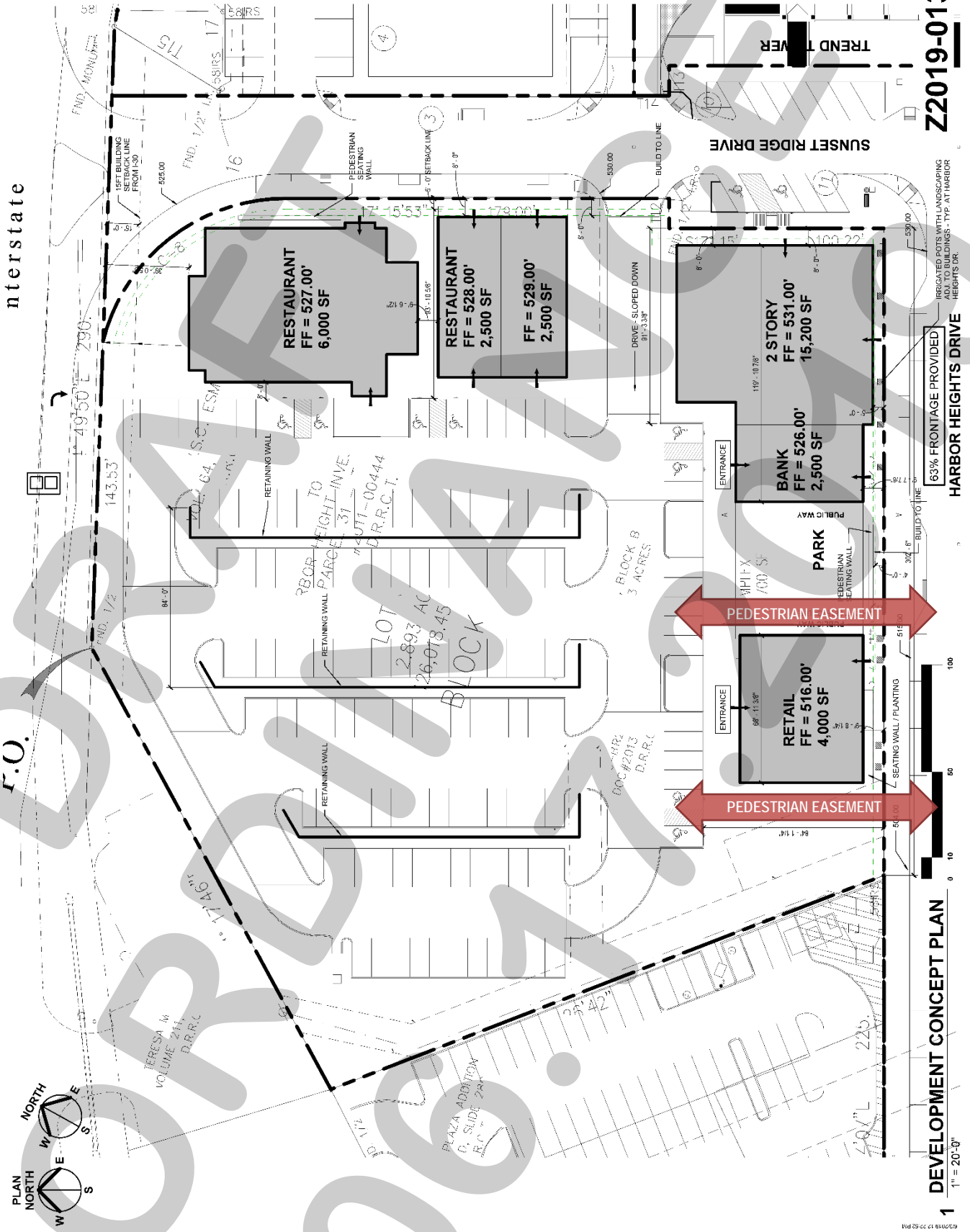
Frank J. Garza, *City Attorney*

1st Reading: June 17, 2019

2nd Reading: July 1, 2019

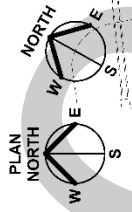
Exhibit 'B':
Concept Plan

Z2019-013



Interstate

r.o.



Rev 25-02-21 8:00:59

CITY OF ROCKWALL

ORDINANCE NO. 14-51

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING *ORDINANCE NO. 10-21* OF PLANNED DEVELOPMENT DISTRICT 32 (PD-32) AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A DEVELOPMENT PLAN FOR RETAIL/RESTAURANT PAD SITES ON A 2.893-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK B, HARBOR DISTRICT ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; 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 Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of D. W. Bobst of J-BR2, LLC for an amendment to *Ordinance No. 10-21* of Planned Development District 32 (PD-32) and the Unified Development Code [*Ordinance No. 04-38*] for the purpose of establishing a PD Development Plan for retail/restaurant pad sites within the *Hillside Subdistrict*, on a 2.893-acre parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter 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, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] and the Unified Development Code [*Ordinance No. 04-38*], as heretofore amended, shall be further amended by adopting this PD Development Plan and amending the official zoning map of the City of Rockwall for the *Subject Property*; and,

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the PD Development Plan, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the Concept Building Elevations, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

SECTION 4. That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 10-21*], the Unified Development Code [*Ordinance No. 04-38*], and in compliance with the following conditions and requirements:

- 1) Development of this property shall generally conform to the *PD Development Plan* depicted in *Exhibit 'B'* of this ordinance;
- 2) Development of this property shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance;
- 3) All buildings shall be developed with consideration to the pedestrian access adjacent to Harbor Heights Drive. Additionally, the design of the buildings shall include four (4) sided architecture that creates a dual entry appearance, with buildings fronting on to IH-30 and Harbor Heights Drive;
- 4) Building façades must be situated no greater than 27-feet from the build-to-line adjacent to Harbor Heights Drive;
- 5) All building materials and color schemes proposed for this development should conform to the requirements stipulated by Planned Development District 32 (PD-32);
- 6) Prior to the issuance of a Building Permit the applicant shall submit and seek approval for a detailed *PD Site Plan* that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and with the requirements approved in this ordinance;
- 7) All buildings throughout the development shall be constructed with a consistent design scheme, and be approved by the Architectural Review Board (ARB) at the time of the *PD Site Plan*;
- 8) Prior to the issuance of a Building Permit the applicant shall submit and seek approval for a replat that indicates all necessary easements; and,
- 9) The proposed uses for this development shall be required to demonstrate that they have access to a sufficient number of parking spaces within the development itself to support the use.

SECTION 5. That 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 offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

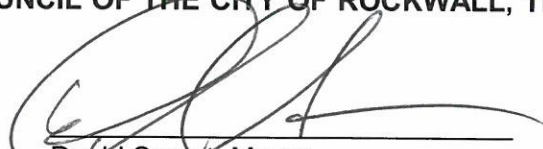
SECTION 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, 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 for this ordinance are declared to be severable;

SECTION 7. The standards in this ordinance shall control in the event of a conflict between this

ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

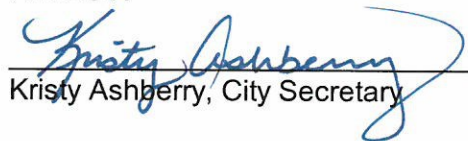
SECTION 8. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 17TH DAY OF NOVEMBER, 2014.**



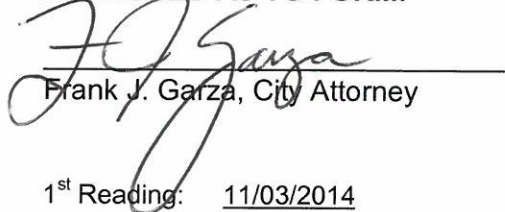
David Sweet, Mayor

ATTEST:



Kristy Ashberry, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney



1st Reading: 11/03/2014

2nd Reading: 11/17/2014

Exhibit 'C': Building Elevations



STROHMEYER
ARCHITECTS INC.

Consultants

CIVIL

STRUCTURAL

M/E/P

FOOD SERVICE

LANDSCAPING

ELEVATIONS

**NOT FOR
CONSTRUCTION**

OWNER
JHRZ, LLC
1400 RIDGE ROAD
ROCKWALL, TEXAS
75087

**HARBOR HEIGHTS
RESTAURANT &
RETAIL PADS 1-5**
ROCKWALL, TEXAS

Project Number: 081502
Drawing Date: 02/29/14
Drawn By: [Redacted]
Checked By: [Redacted]
Scale: AS SHOWN
ACAD File: HHRZ-20214-C1-C5A8.dwg
© 2014 Strohmeier Architects, Inc.

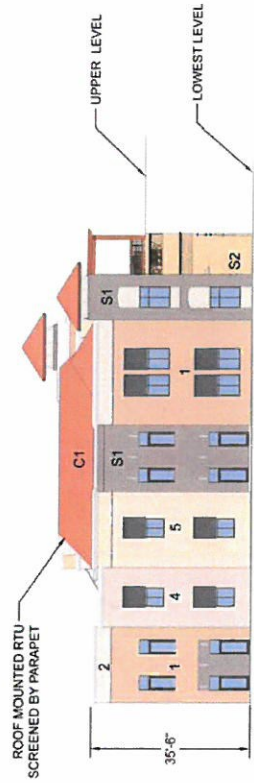
Revisions

Sheet Title

A-201

MATERIAL SCHEDULE

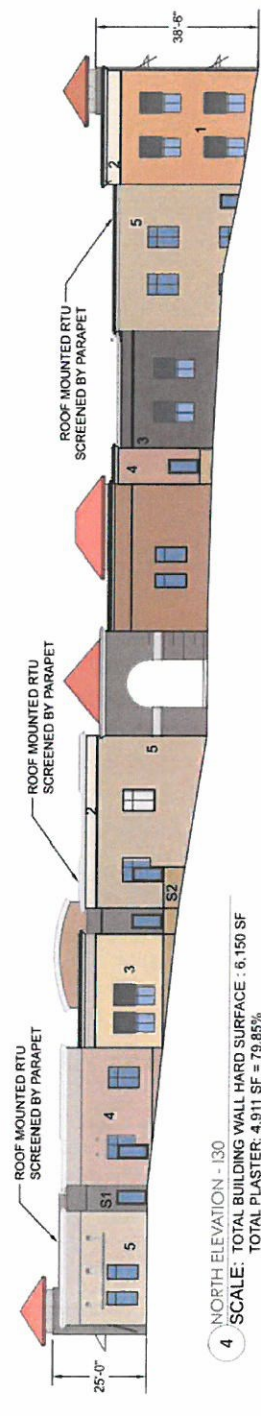
- PLASTER COLOR 1 - [Color swatch]
- PLASTER COLOR 2 - [Color swatch]
- PLASTER COLOR 3 - [Color swatch]
- PLASTER COLOR 4 - [Color swatch]
- PLASTER COLOR 5 - [Color swatch]
- BUILDING STONE (S1) - CORONADO ITALIAN VILLA
- STONE - PORTABELLA TO MATCH TREND TOWER.
- RETAINING WALL - (S2) - AUSTIN STONE
- CLAY TILE ROOFING (C1) - MATCH TREND TOWER



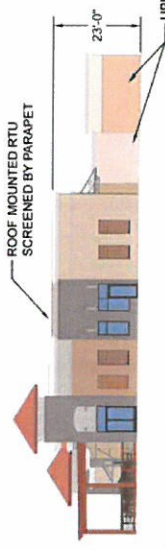
3 WEST ELEVATION
TOTAL BUILDING WALL HARD SURFACE : 3,616 SF
TOTAL PLASTER : 2,857 SF = 79%
TOTAL BUILDING STONE : 759 SF = 21%
SCALE:



2 SOUTH ELEVATION - HARBOR HEIGHTS DRIVE
TOTAL BUILDING WALL HARD SURFACE : 6,350 SF
TOTAL PLASTER : 4,584 SF = 72.18%
TOTAL BUILDING STONE : 1,766 SF = 27.82%
SCALE:



4 NORTH ELEVATION - 130
SCALE: TOTAL BUILDING WALL HARD SURFACE : 6,150 SF
TOTAL PLASTER : 4,911 SF = 79.85%
TOTAL BUILDING STONE : 1,239 SF = 20.15%



1 EAST ELEVATION
TOTAL BUILDING WALL HARD SURFACE : 1,426 SF
TOTAL PLASTER : 1,096 SF = 76.86%
TOTAL BUILDING STONE : 330 SF = 23.14%
SCALE:

APPLICANT: HARBOR HEIGHTS RESTAURANT & RETAIL PADS 1-5
STROHMEYER ARCHITECTS INC.
1400 RIDGE ROAD
ROCKWALL, TEXAS 75087
PHONE: 972.967.1111
WWW.STROHMEYERARCHITECTS.COM

OWNER: JHRZ, LLC
1400 RIDGE ROAD
ROCKWALL, TEXAS 75087

PROJECT: HARBOR HEIGHTS RESTAURANT & RETAIL PADS 1-5

DATE: 2/29/14



July 17, 2019

ATTN: Jimmy Strohmeyer
Strohmeyer Architects INC
2701 SUNSET RIDGE,
ROCKWALL, TX 75087

RE: PD ZONING (Z2019-013), PD Development Plan for PD-32

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 July 3, 2019 via Ordinance No. 19-25. The following is a record of all recommendations, voting records and conditions of approval:

- **CONDITIONS OF APPROVAL**

✓ *If the City Council chooses to approve the applicant's request to amend Ordinance No. 14-51 by approving the proposed PD Development Plan and requested waivers, then staff would propose the following conditions of approval:*

1) *The applicant shall be responsible for maintaining compliance with the conditions contained within the PD Development Plan ordinance and which are summarized as follows:*

a) Development of this property shall generally conform to the Concept Plan depicted in Exhibit 'B' of the attached PD Development Plan ordinance;

(b) All buildings shall be developed with consideration to the pedestrian access easements/pedestrian ways perpendicular to Harbor Heights Drive, and a seat wall shall be incorporated into the area identified as Park in the Concept Plan depicted in Exhibit 'B' of the attached PD Development Plan ordinance. The pedestrian access easements/pedestrian ways shall be consistent with the design guidelines contained in Resolution No. 10-40;

(c) All pedestrian access easements/pedestrian ways shall be required to be dedicated as easements at the time the property is replatted;

(d) All building materials and color schemes proposed for this development should conform to the requirements stipulated by Planned Development District 32 (PD-32) [as amended];

(e) Prior to the issuance of a building permit the applicant shall submit and seek approval for a detailed PD Site Plan that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [as amended] and with the requirements approved in this ordinance;

(f) All buildings throughout the development shall be constructed with a consistent design scheme, incorporate four (4) sided architecture that creates a dual entry appearance, and be approved by the Architectural Review Board (ARB) at the time of the PD Site Plan;

(g) Prior to the issuance of a building permit the applicant shall submit and seek approval for a replat that indicates all necessary easements; and,

(h) The proposed uses for this development shall be required to demonstrate that they have access to a sufficient number of parking spaces within the development itself to support the use.

2) *An Open Space/Master Plan for the park/central green space shall be submitted at the time of site plan, and will require a recommendation from the Parks & Recreation Board concerning its conformance to Resolution No. 10-40 as part of the approval process;*

3) *Screening, in the form of trees and bushes, should be incorporated adjacent to the parking areas -- specifically adjacent to the parking space that is situated approximately 15-feet from the IH-30 frontage road and for which a waiver is request -- to reduce the visibility of these areas;*



- 4) *A maximum of a seven (7) foot retaining wall will be permitted adjacent to Harbor Heights Drive; however, every effort should be made to reduce or remove retaining walls adjacent to pedestrian frontages. All retaining walls adjacent to pedestrian frontages will be reviewed at the time of site plan and the Planning and Zoning Commission will retain discretion with regard to proposed retaining walls between three (3) and seven (7) feet in height pending a recommendation from the Architectural Review Board (ARB);*
 - 5) *A seat wall shall be incorporated into the design of the proposed park/central green space adjacent to Harbor Heights Drive. The seat wall shall be designed in accordance with the design guidelines contained in Resolution No. 10-40;*
 - 6) *Pedestrian landscaping elements should be incorporated into the landscape plan submitted with the site plan. Specifically, irrigated pots should be incorporated adjacent to the seat wall along Harbor Heights Drive and throughout the development in accordance with the design guidelines contained in Resolution No. 10-40; and,*
 - 7) *Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.*
- *PLANNING AND ZONING COMMISSION*
 - ✓ *On June 11, 2019, the Planning and Zoning Commission approved a motion to recommend approval per staff's conditions of approval by a vote of 6-0, with Commissioner Lyons absent.*
 - *CITY COUNCIL:*
 - ✓ *On June 17, 2019, the City Council approved the applicant's request to amend the PD Development Plan for property situated within Planned Development District 32 (PD-32) by a vote of 6-0, with Council Member Hohenshelt absent [1st Reading].*
 - ✓ *On July 3, 2019, the City Council approved the applicant's request to amend the PD Development Plan for property situated within Planned Development District 32 (PD-32) by a vote of 7-0, with Council Member Hohenshelt absent [2nd Reading].*

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

Sincerely,

Ryan Miller, AICP
Planning Supervisor
Planning & Zoning Department
City of Rockwall, TX