



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # Z2019-080 P&Z DATE 9/10/19 CC DATE 9/16/19 APPROVED/DENIED
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

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

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

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

| |
|--|
| <input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____) |
| <input checked="" type="checkbox"/> APPLICATIONS |
| <input checked="" type="checkbox"/> RECEIPT |
| <input checked="" type="checkbox"/> LOCATION MAP |
| <input checked="" type="checkbox"/> HOA MAP |
| <input 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. _____

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

DIRECTOR OF PLANNING: *[Signature]*

CITY ENGINEER: *[Signature]*

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

Platting Application Fees:

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

- Tree Removal (\$75.00)

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address

Green Circle

Subdivision

Lot

Block

General Location

South of TX-276, due south of Southern Junction Live.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning

Agricultural

Current Use

Undeveloped, vacant lot

Proposed Zoning

Commercial

Proposed Use

Acreage

11.85

Lots [Current]

Lots [Proposed]

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

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

Owner

Todd, Heather and Shannon Panzner

Applicant

Todd Panzner

Contact Person

Todd Panzner

Contact Person

Todd Panzner

Address

1600 Eldridge Pkwy
APT 1204

Address

1600 Eldridge Pkwy
APT 1204

City, State & Zip

Houston TX 77077

City, State & Zip

Houston TX 77077

Phone

631-838-9871

Phone

631-838-9871

E-Mail

toddrichardpanzner@yahoo.com

E-Mail

toddrichardpanzner@yahoo.com

NOTARY VERIFICATION [REQUIRED]

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

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 20 _____. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the _____ day of _____, 20 ____.

Owner's/Applicant's Signature

Notary Public in and for the State of Texas

My Commission Expires



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

Phone: (972) 771-7745

Email: Planning@Rockwall.com

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

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

From: Planning & Zoning Department

Date: 8/20/2019

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 08/23/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 8/27/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 8/27/2019 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number: Z2019-020
Project Name: Zoning Change AG to C
Project Type: ZONING
Applicant Name: TODD PANZNER
Owner Name: PEOPLES, DAVID
Project Description:



RECEIPT

Project Number: Z2019-020
Job Address: 5651 GREEN CIR
ROCKWALL, TX 75032

Receipt Number: B86358

Printed: 8/20/2019 9:21 am

| Fee Description | Account Number | Fee Amount |
|----------------------------|----------------|------------|
| CREDIT CARD PROCESSING FEE | 01-4015 | \$ 7.75 |
| ZONING | 01-4280 | \$ 370.00 |

Total Fees Paid:

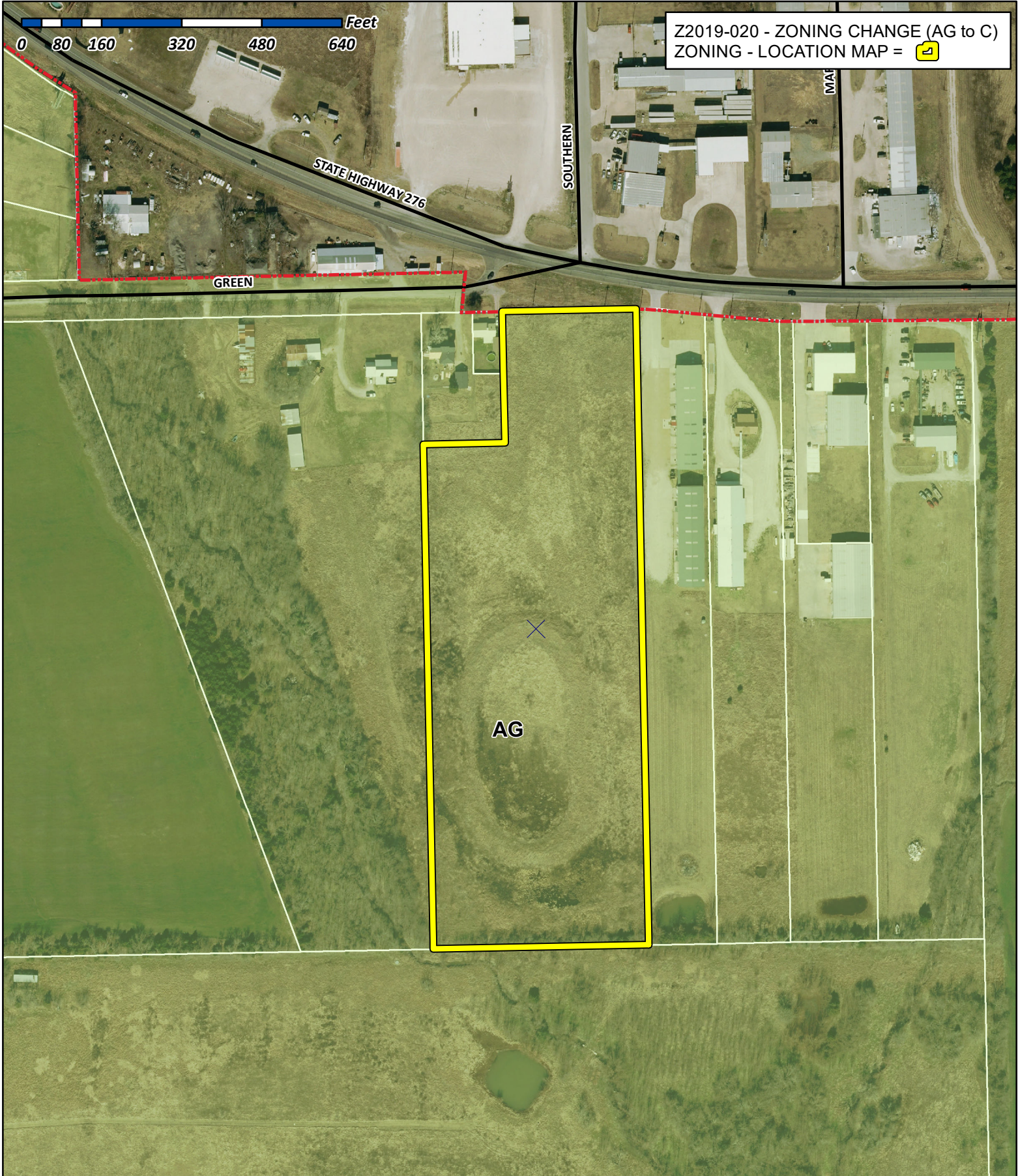
\$ 377.75

Date Paid: 8/20/2019 12:00:00AM

Paid By: TODD PANZNER

Pay Method: VISA

Received By: LM



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.

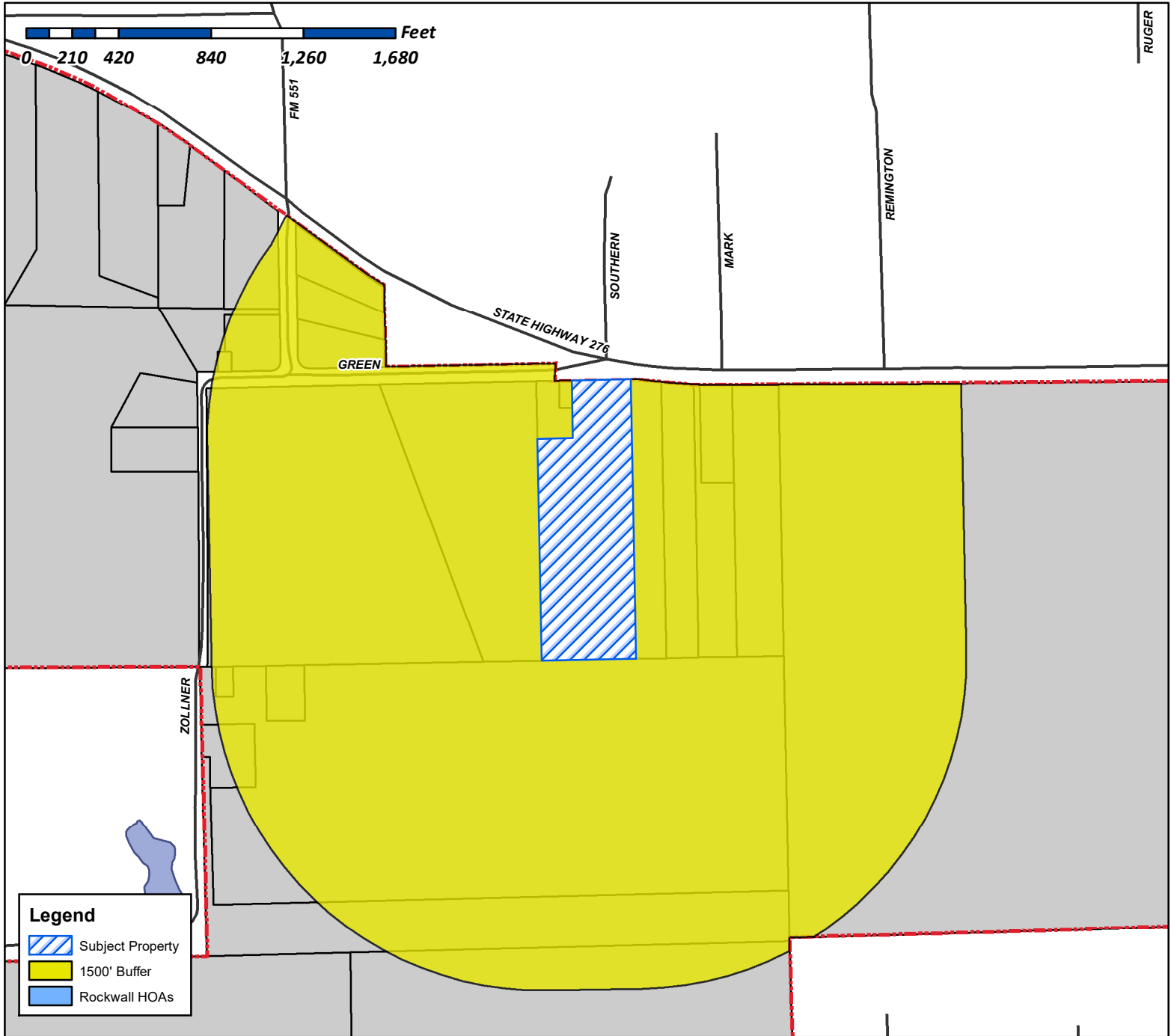




City of Rockwall

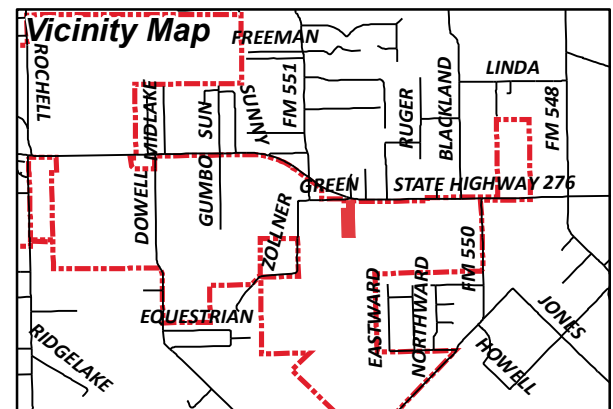
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Case Number: Z2019-020
Case Name: Zoning Change (AG to C)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: South of the Intersection of Green Circle and SH-276

Date Created: 8/20/2019
 For Questions on this Case Call (972) 771-7745

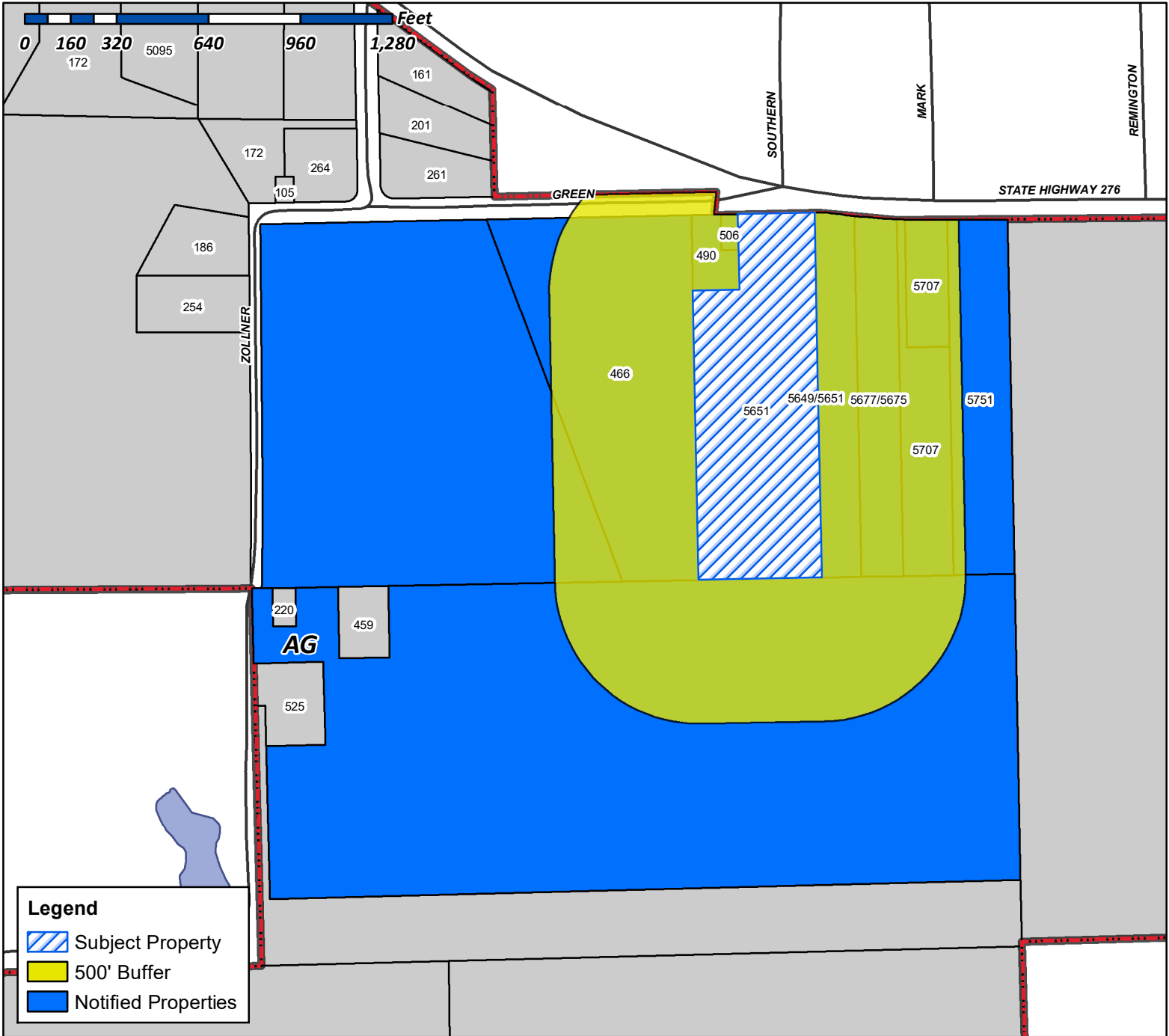
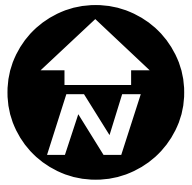




City of Rockwall

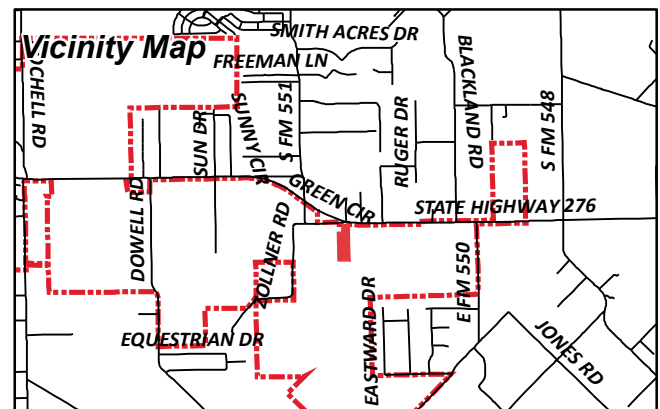
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Case Number: Z2019-020
Case Name: Zoning Change (AG to C)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: South of the Intersection of SH-276 and Dowell Road

Date Created: 8/20/2019
 For Questions on this Case Call (972) 771-7745



ENRIQUEZ MARIA AND UBALDO
1225 LOST VIEW
ROYSE CITY, TX 75189

LIMON LORENZO & MARIANA
2305 STANFORD ST
GREENVILLE, TX 75401

THOMPSON JAMES
459 ZOLLNER RD
ROYSE CITY, TX 75189

CURRENT RESIDENT
466 GREEN LOOP
ROCKWALL, TX 75087

CURRENT RESIDENT
490 GREEN CR
ROCKWALL, TX 75087

PANZNER TODD R AND
HEATHER PANZNER AND SHANNON PANZNER
500 HOFFMAN LN
HAUPPAUGE, NY 11788

PEARSON KYLE & JENNIFER
506 GREEN CIRCLE
ROYSE CITY, TX 75189

CURRENT RESIDENT
5649/5651 HWY276
ROCKWALL, TX 75087

CURRENT RESIDENT
5651 GREEN CIR
ROCKWALL, TX 75087

MULLEN ADVENTURES LLC
5677 STATE HIGHWAY 276
ROYSE CITY, TX 75189

JAY & PAM PROPERTIES LLC
5707 STATE HIGHWAY 276
ROYSE CITY, TX 75189

SIGN OF QUALITY LLC
5707 STATE HIGHWAY 276
ROYSE CITY, TX 75189

HASHERT TERRY
5751 STATE HIGHWAY 276
ROYSE CITY, TX 75189

KENNEDY RICK
9912 COUNTY ROAD 2426
TERRELL, TX 75160

ASBURY MICHAEL & LEAANN
PO BOX 1012
ROCKWALL, TX 75087

Zoning Application Letter

From: Todd Richard Panzner (toddrichardpanzner@yahoo.com)

To: kbrooks@rockwall.com

Date: Friday, August 16, 2019, 12:50 PM CDT

To Mr. Korey Brooks and the planners at the City of Rockwall,

I, Todd Richard Panzner, on this day of Friday, August 16th, 2019, am making a formal, written request to make a zone change for the undeveloped and vacant 11.85 acre parcel of land located at 5651 Green Circle, which is due south of Southern Junction Live. I am requesting and applying to change the zoning from agricultural, which it is currently zoned as, to commercial, which is what it is designated as on the City of Rockwall's "Future Land Use Map." I, along with my two sisters, Heather Panzner and Shannon Panzner, are the current owners of this property.

Attached to this letter you will find a PDF copy of the existing survey for the above-referenced property.

Thank you for consideration in this matter.

Respectfully,

Todd Richard Panzner



98729-6 (1) - Survey - 5651 Green Cir.PDF
279.1kB

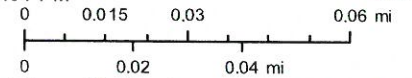
Web Map



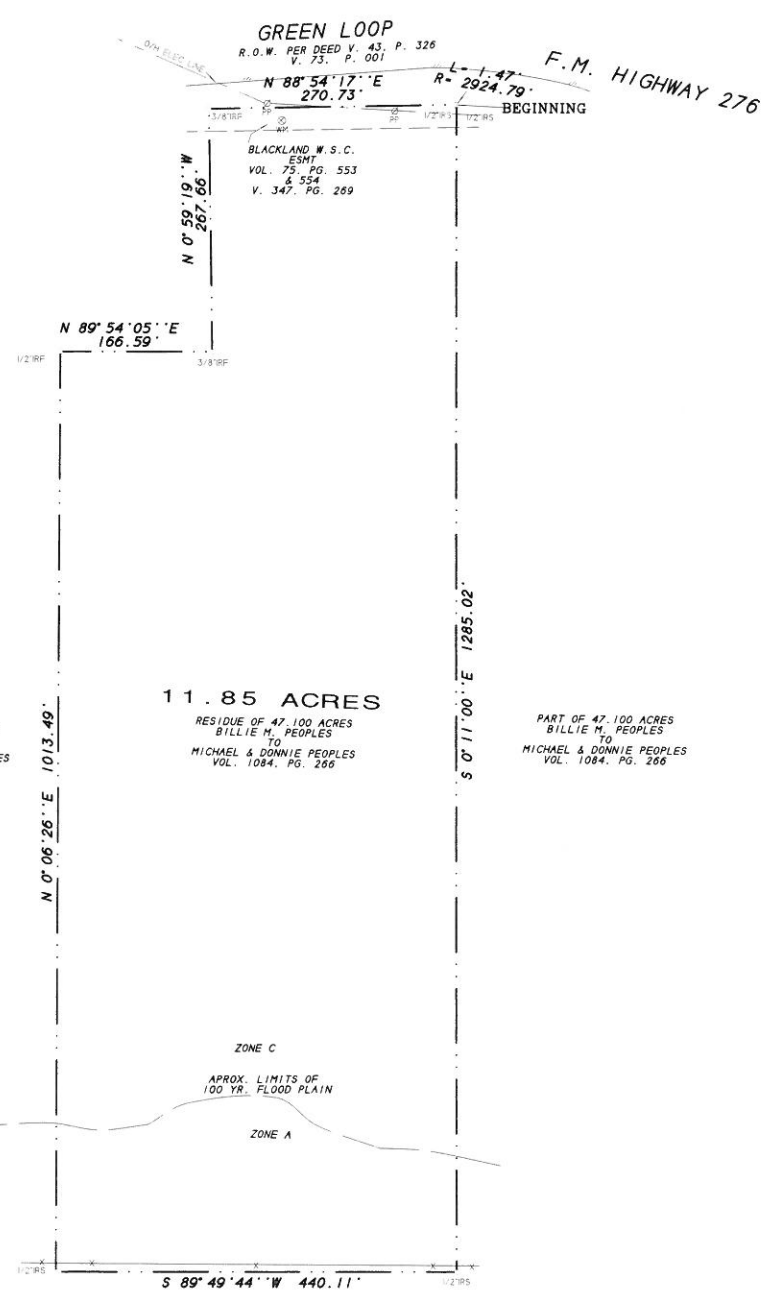
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7/23/2019, 1:35:31 PM

1.2,257



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GREEN LOOP
R.O.W. PER DEED V. 43, P. 326
V. 73

F.M. HIGHWAY 276
L-1.47'
R-2924.79'
BEGINNING

BLACKLAND W.S.C.
ESHT
VOL. 75, PG. 553
& 554
V. 347, PG. 269

11.85 ACRES

14.3 ACRES
PART OF 47.100 ACRES
BILLIE M. PEOPLES
TO
MICHAEL & DONNIE PEOPLES
VOL. 1084, PG. 266

RESIDUE OF 47.100 ACRES
BILLIE M. PEOPLES
TO
MICHAEL & DONNIE PEOPLES
VOL. 1084, PG. 266

PART OF 47.100 ACRES
BILLIE M. PEOPLES
TO
MICHAEL & DONNIE PEOPLES
VOL. 1084, PG. 266

ZONE C

APROX. LIMITS OF
100 YR. FLOOD PLAIN

ZONE A

DESCRIPTION

All that certain lot, tract or parcel of land situated in the J.H. BAILEY SURVEY, ABSTRACT NO. 22, Rockwall County, Texas, and being a part of that 47.10 acres tract of land as described in a Warranty deed from Billie Marie Peoples to Michael L. Peoples and Donnie B. Peoples, dated February 2, 1996 and being recorded in Volume 1084, Page 266 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner, said point being N. 89 deg. 50 min. 18 sec. W. 223.09 feet and along a curve to the right having a central angle of 09 deg. 14 min. 53 sec., a radius of 2924.79 feet, a chord of N. 85 deg. 12 min. 51 sec. W. 471.58 feet, and an arc distance of 472.08 feet from a 3/8" iron rod found at the Northeast corner of the above cited tract, said point being in the South right-of-way line of State Highway 276;

THENCE S. 00 deg. 11 min. 00 sec. E. (Controlling bearing line) parallel to the East line of said tract, a distance of 1285.02 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner in the South line of said tract;

THENCE S. 89 deg. 49 min. 44 sec. W. along the South line of said tract, a distance of 440.11 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner;

THENCE N. 00 deg. 06 min. 26 sec. E. a distance of 1013.49 feet to a 1/2" iron rod found for corner;

THENCE N. 89 deg. 54 min. 05 sec. E. a distance of 166.59 feet to a 3/8" iron rod found for corner;

THENCE N. 00 deg. 59 min. 19 sec. W. a distance of 267.66 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner in the South right-of-way line of Green Loop and in the North boundary line of said 47.10 acres tract;

THENCE N. 88 deg. 54 min. 17 sec. E. along Green Loop a distance of 270.73 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner in the Southwest right-of-way line of State Highway 276;

THENCE in a Southeasterly direction along a curve to the left having a central angle of 00 deg. 01 min. 44 sec., a radius of 2924.79 feet, a chord of S. 80 deg. 34 min. 33 sec. E. 1.47 feet, along said right-of-way line an arc distance of 1.47 feet to the POINT OF BEGINNING and containing 11.85 acres of land.

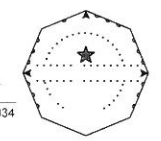
NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480543 0075 B dated Sept 17, 1980, this property lies in Zone A & C. This property does appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED DEED IN VOL. 1084, PG. 266, R.P.R.C.T.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for BILLIE M. PEOPLES, et al F.M. HIGHWAY 276, ROCKWALL COUNTY, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 8th day of February, 2000.

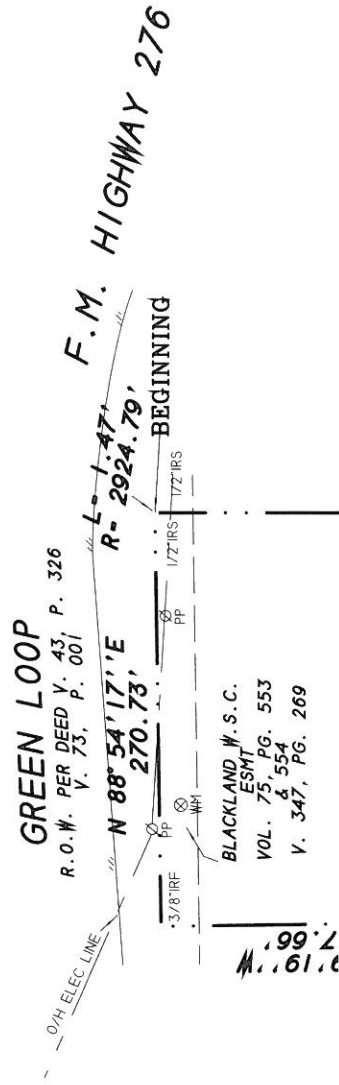
Harold D. Fetty III, R.P.L.S. No. 5034



ROCKWALL SURVEYING COMPANY, INC.

306 E. WASHINGTON, SUITE C, ROCKWALL, TEXAS 75087 PHONE (972) 772-5434 FAX (972) 772-5443

SURVEY DATE FEB. 8, 2000
SCALE 1" = 100' FILE # 3829-S
CLIENT PEOPLES, et al NONE



DESCRIPTION

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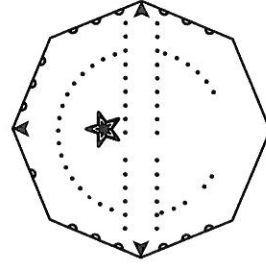
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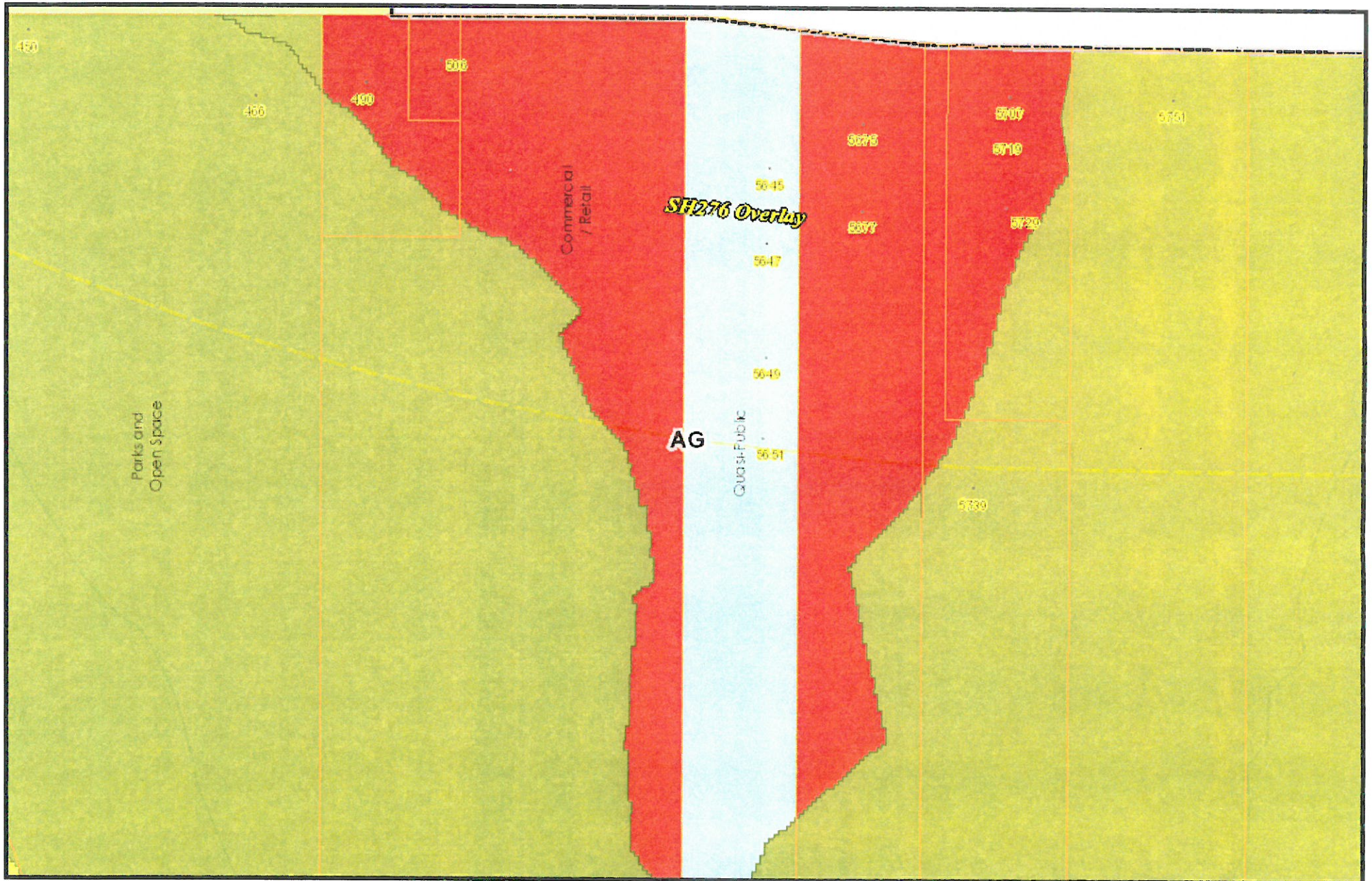
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Harold D. Fetty III, R.P.L.S. No. 5034

Web Map



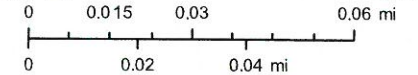
Thank you for using the

City of Rockwall

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7/23/2019, 1:36:40 PM



1:2,257

City of Rockwall Project Plan Review History



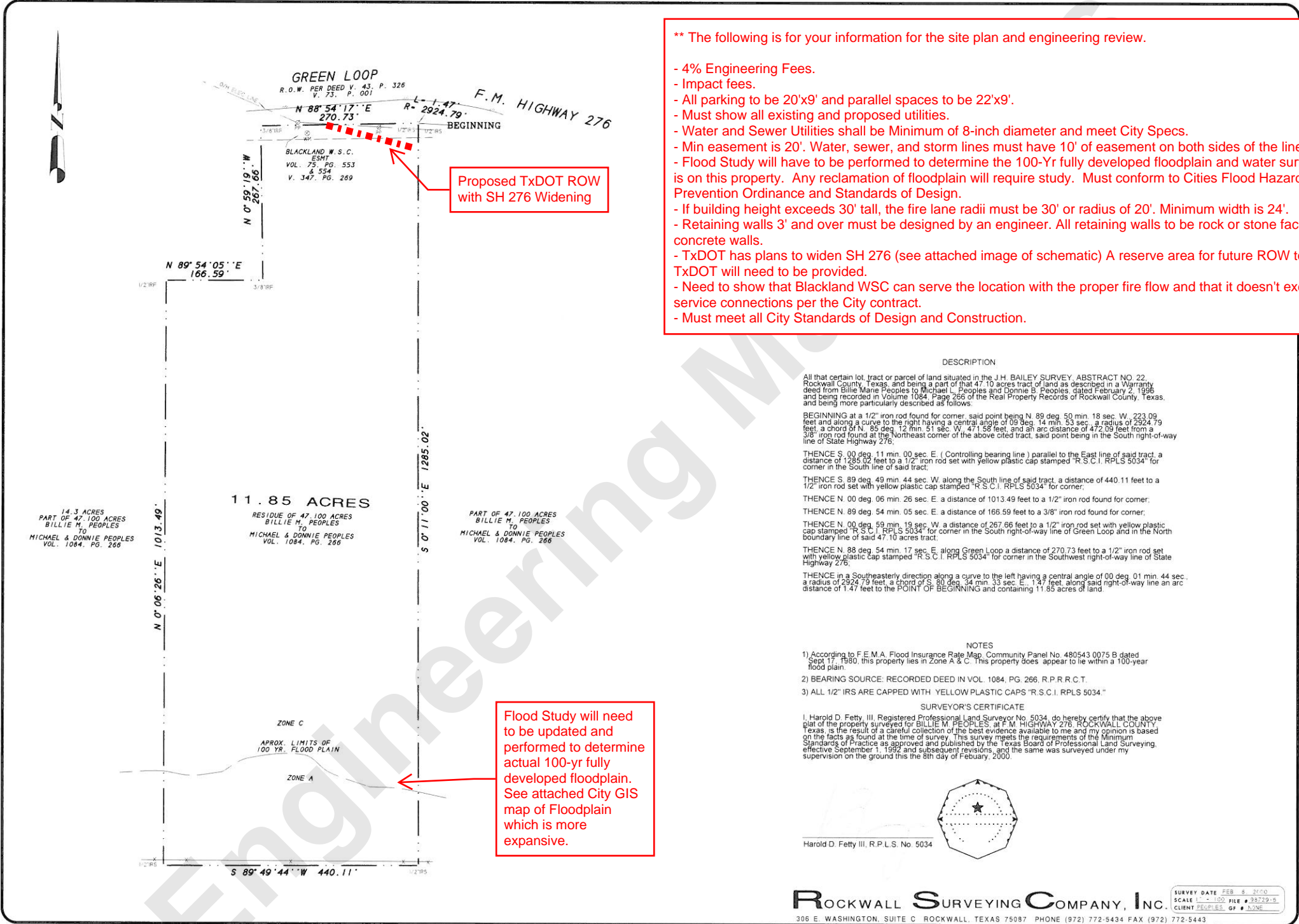
| | | |
|---|-------------------------------|-----------------------------|
| Project Number Z2019-020 | Owner PEOPLES, DAVID | Applied 8/20/2019 LM |
| Project Name Zoning Change AG to C | Applicant TODD PANZNER | Approved |
| Type ZONING | | Closed |
| Subtype REZONE | | Expired |
| Status Staff Review | | Status |

| | | |
|---------------------|------------------------|--------|
| Site Address | City, State Zip | |
| 5651 GREEN CIR | ROCKWALL, TX 75032 | Zoning |

| | | | | | |
|--------------------|--------------|--------------|---------------|----------------------|---------------------|
| Subdivision | Tract | Block | Lot No | Parcel No | General Plan |
| | 1-1 | | 1-1 | 0022-0000-0001-01-OR | |

| Type of Review / Notes | Contact | Sent | Due | Received | Elapsed | Status | Remarks |
|--|------------------|-----------|-----------|-----------|---------|----------|--------------|
| Building Inspections Di | Russell McDowell | 8/20/2019 | 8/20/2019 | 8/20/2019 | | APPROVED | |
| ENGINEERING (8/21/2019 12:54 PM JMW) ** The following is for your information for the site plan and engineering review. | JEREMY WHITE | 8/20/2019 | 8/27/2019 | 8/21/2019 | 1 | COMMENTS | See Comments |
| <ul style="list-style-type: none"> - 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. - Water and Sewer Utilities shall be Minimum of 8-inch diameter and meet City Specs. - Min easement is 20'. Water, sewer, and storm lines must have 10' of easement on both sides of the line. - Flood Study will have to be performed to determine the 100-Yr fully developed floodplain and water surface elevations that is on this property. Any reclamation of floodplain will require study. Must conform to Cities Flood Hazard Damage and Prevention Ordinance and Standards of Design. - 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. - TxDOT has plans to widen SH 276 (see attached image of schematic) A reserve area for future ROW to be acquired by TxDOT will need to be provided. - Must meet all City Standards of Design and Construction. | | | | | | | |
| (8/22/2019 1:46 PM JMW) | | | | | | | |
| - Need to show that Blackland WSC can serve the location with the proper fire flow and that it doesn't exceed their allotted service connections per the City contract. | | | | | | | |
| FIRE | Kevin Clark | 8/20/2019 | 8/27/2019 | 8/22/2019 | 2 | APPROVED | |
| PLANNING | David Gonzales | 8/20/2019 | 8/27/2019 | 8/21/2019 | 1 | COMMENTS | See comments |

| Type of Review / Notes | Contact | Sent | Due | Received | Elapsed Status | Remarks |
|--|---------|------|-----|----------|----------------|---------|
| (8/21/2019 4:21 PM DG) | | | | | | |
| Z2019-020: Zoning Change from AG to C– Green Circle | | | | | | |
| Please address the following comments (M= Mandatory Comments; I = Informational Comments). | | | | | | |
| I.1 This is a request for the approval of a zoning change from an Agricultural(AG) District to a Commercial (C) District for a 11.85-acre tract of land identified as Tract 1-1 of the J. H. Bailey Survey, Abstract No. 22, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located south of the intersection of Green Circle and SH276. | | | | | | |
| I.2 For questions or comments concerning this case, please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com. | | | | | | |
| M.3 For reference, include the case number (Z2019-020) in the lower right hand corner of all pages on future submittals | | | | | | |
| I.4 The proposed zoning change shall conform to all standards and requirements of the Unified Development Code(UDC), staff comments provided by the Planning Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document | | | | | | |
| M.5 If approved, the proposed zoning shall conform to all standards and requirements of Article V, of the Unified Development Code (UDC); including the SH-276 Overlay (SH-276 OV) District, General Commercial District standards, and the District Development Standards. | | | | | | |
| I.6 According to the OURHometown Vision 2040 Comprehensive Plan the subject property is located within the South Central Estates District, and according to the Future Land Use Map contained within this document the subject property is designated for Commercial/Retail & Parks and Open Space land uses. The proposed zoning request does conform to this designation and appears to conform to the district strategies for the South Central Estates District however, zoning does remain a discretionary decision for the City Council. | | | | | | |
| I.7 Please review the attached draft ordinance prior to the August 27, 2019 Planning & Zoning Commission meeting, and provide staff with your markups by September 4, 2019. | | | | | | |
| I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on September 4, 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 September 10, 2019 Planning & Zoning Meeting. The Planning & Zoning Work Session meeting will be held on August 27, 2019. | | | | | | |
| I.9 The projected City Council meeting dates for this case will be September 16, 2019 [1st Reading] & October 7, 2019 [2nd Reading]. | | | | | | |
| I.10 Staff recommends that a representative be present for the meetings as scheduled above. The meetings will be held in the City's Council Chambers and begin at 6:00 p.m. | | | | | | |



- ** 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.
 - Water and Sewer Utilities shall be Minimum of 8-inch diameter and meet City Specs.
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 - 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.
 - TxDOT has plans to widen SH 276 (see attached image of schematic) A reserve area for future ROW to be acquired by TxDOT will need to be provided.
 - Need to show that Blackland WSC can serve the location with the proper fire flow and that it doesn't exceed their allotted service connections per the City contract.
 - Must meet all City Standards of Design and Construction.

Flood Study will need to be updated and performed to determine actual 100-yr fully developed floodplain. See attached City GIS map of Floodplain which is more expansive.

DESCRIPTION

All that certain lot, tract or parcel of land situated in the J.H. BAILEY SURVEY, ABSTRACT NO. 22, Rockwall County, Texas, and being a part of that 47.10 acres tract of land as described in a Warranty deed from Billie M. Peoples, Michael B. Peoples and Donnie B. Peoples, dated February 2, 1996 and being recorded in Volume 1084, Page 266 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner, said point being N. 89 deg. 50 min. 18 sec. W. 223.09 feet and along a curve to the right having a central angle of 09 deg. 14 min. 53 sec., a radius of 2924.79 feet, a chord of N. 89 deg. 12 min. 51 sec. W. 471.58 feet, and an arc distance of 472.03 feet from a 3/8" iron rod found at the Northeast corner of the above cited tract, said point being in the South right-of-way line of State Highway 276;

THENCE S. 00 deg. 11 min. 00 sec. E. (Controlling bearing line) parallel to the East line of said tract, a distance of 1285.02 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner in the South line of said tract;

THENCE S. 89 deg. 49 min. 44 sec. W. along the South line of said tract, a distance of 440.11 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner;

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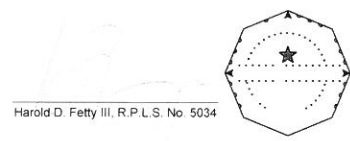
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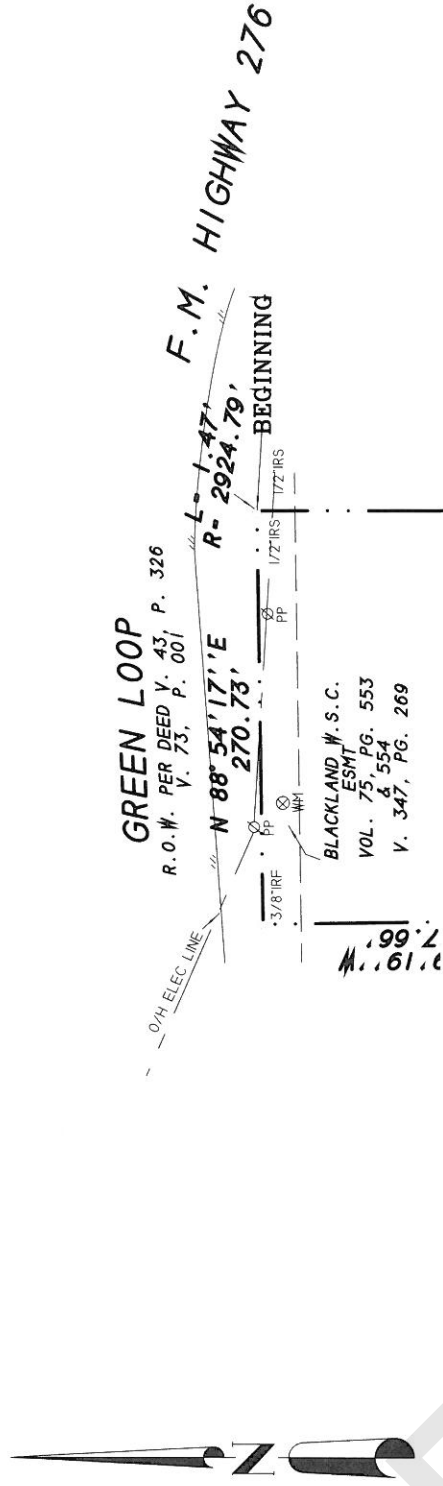
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- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480543 0075 B dated Sept 17, 1980, this property lies in Zone A & C. This property does appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: RECORDED DEED IN VOL. 1084, PG. 266, R.P.R.C.T.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for BILLIE M. PEOPLES, et al, F.M. HIGHWAY 276, ROCKWALL COUNTY, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this 5th day of February, 2000.





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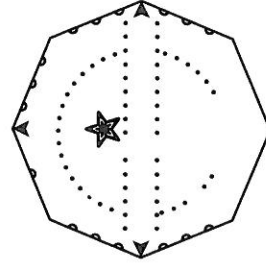
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NOTES

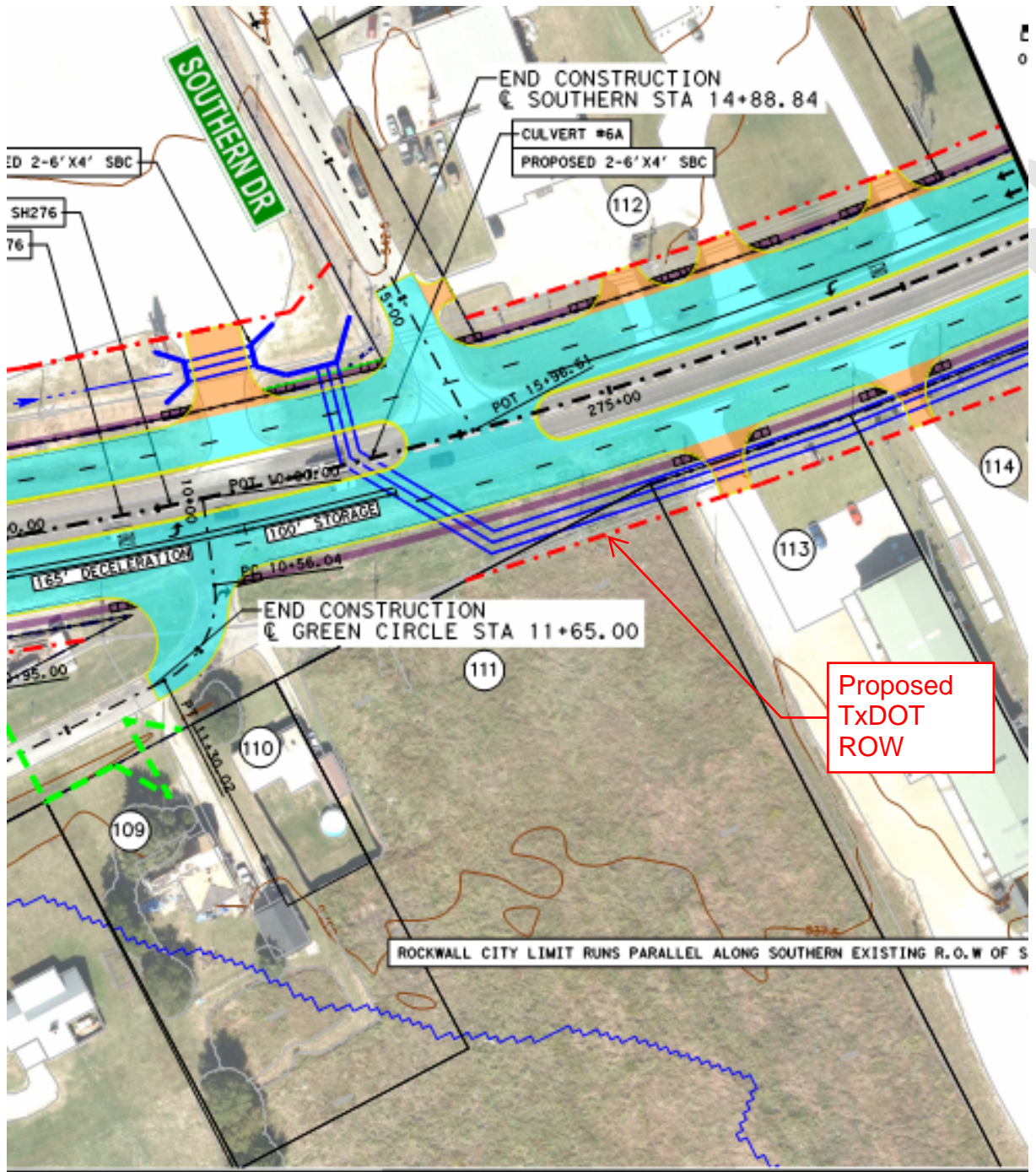
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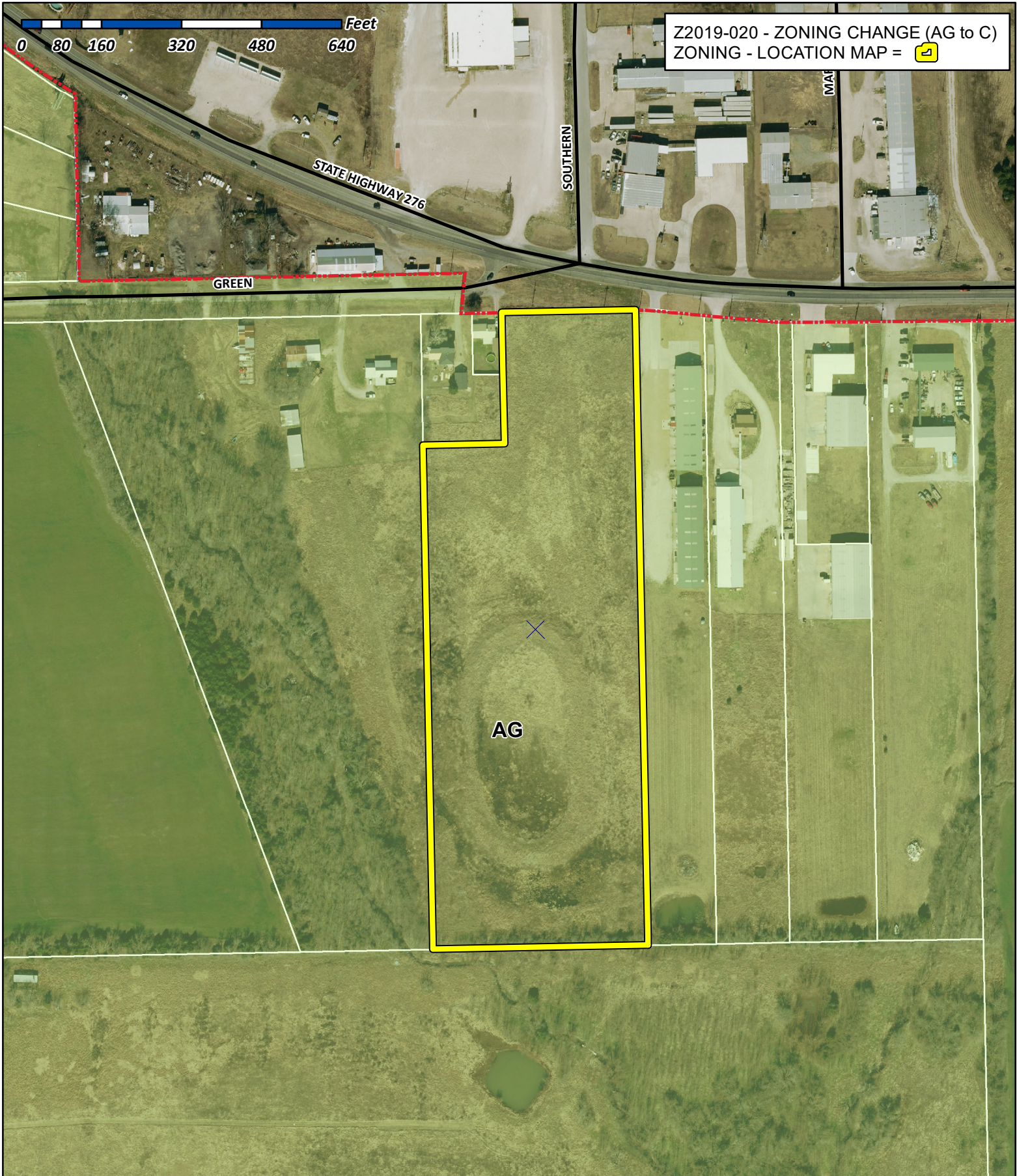
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Harold D. Fetty III, R.P.L.S. No. 5034





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.

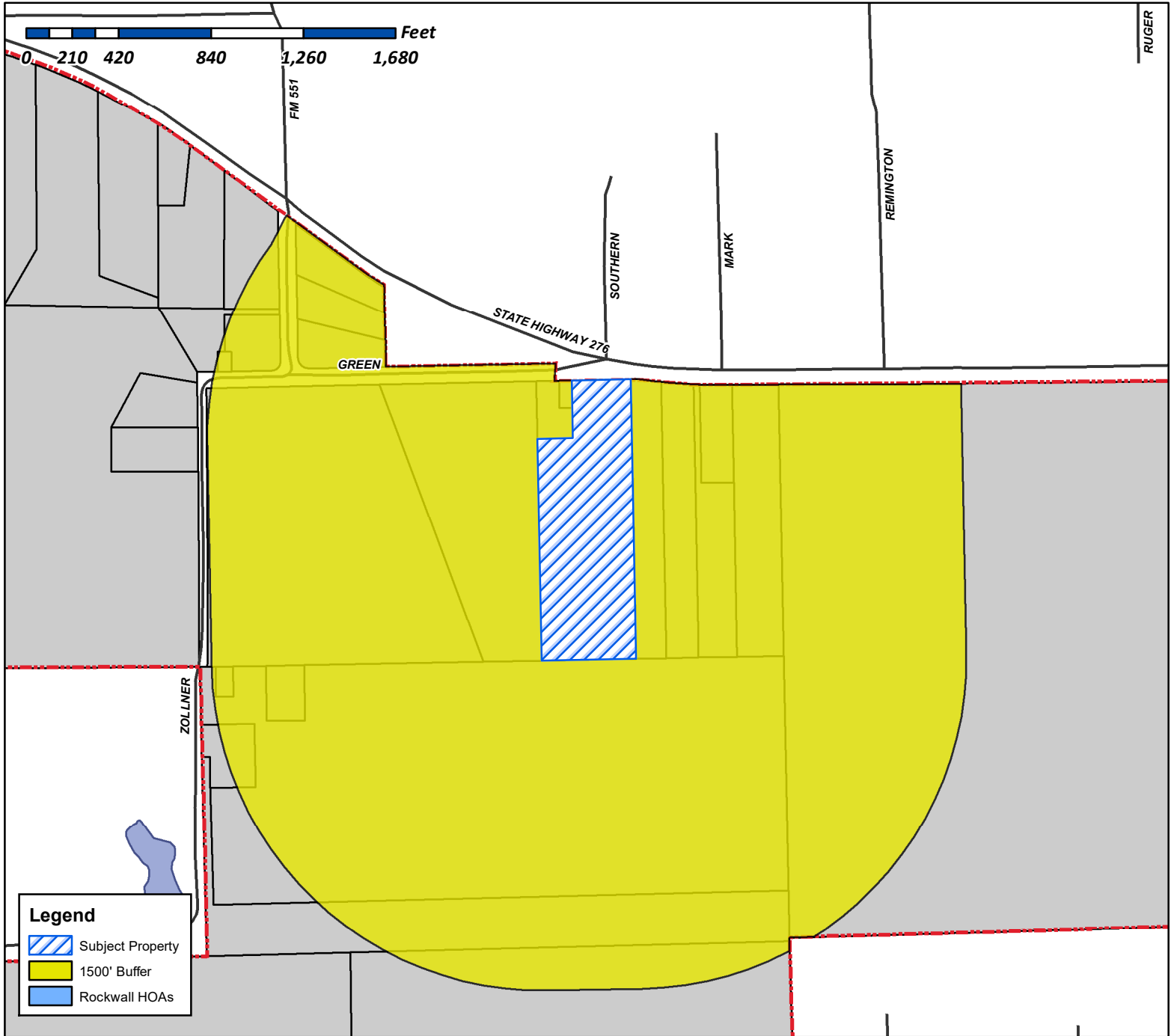




City of Rockwall

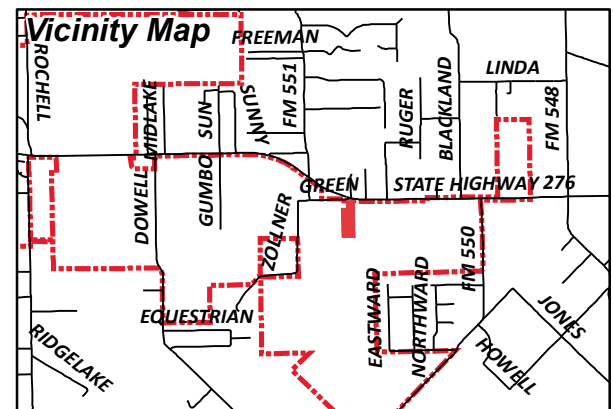
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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Case Number: Z2019-020
Case Name: Zoning Change (AG to C)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: South of the Intersection of Green Circle and SH-276

Date Created: 8/20/2019
 For Questions on this Case Call (972) 771-7745

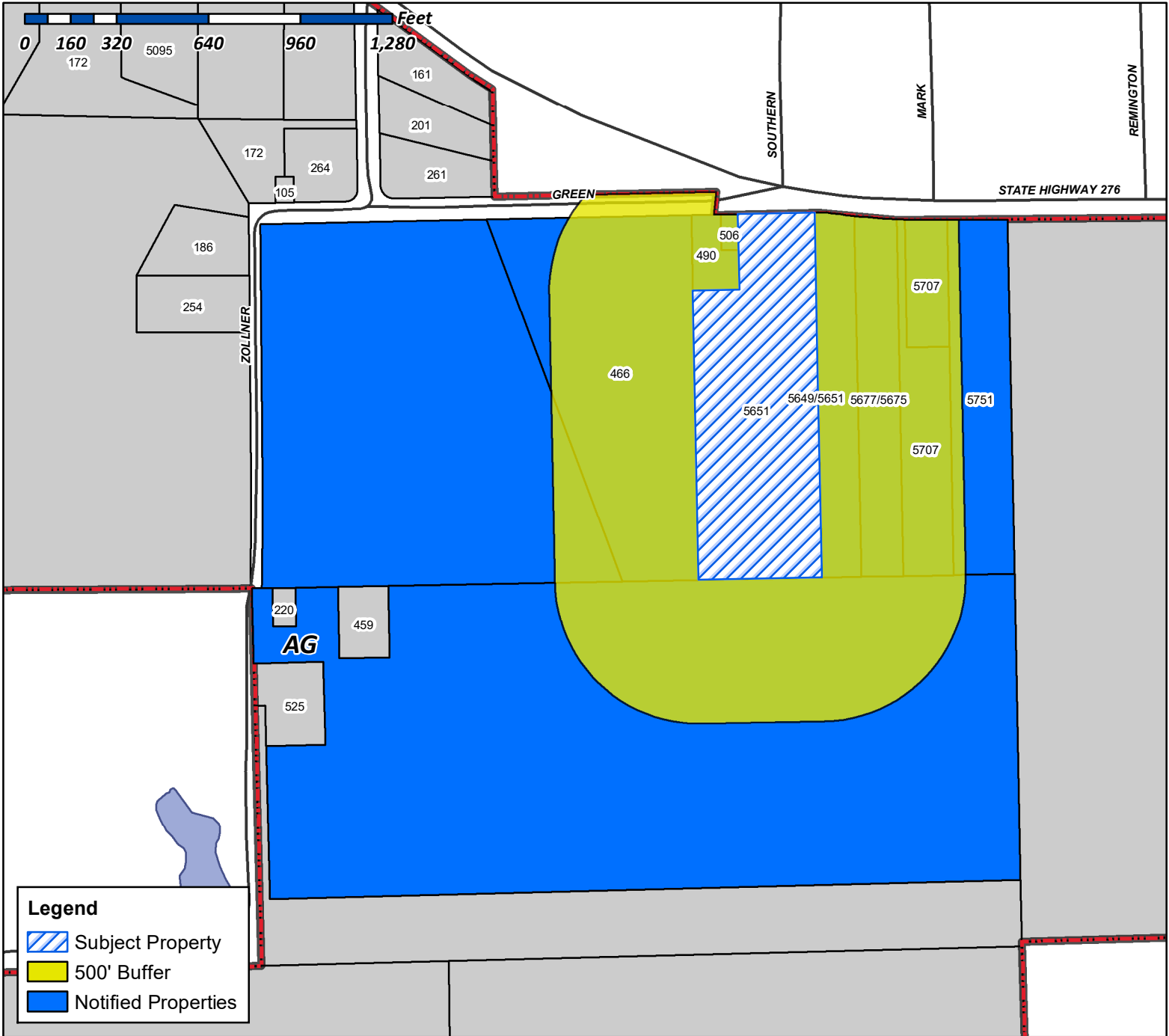




City of Rockwall

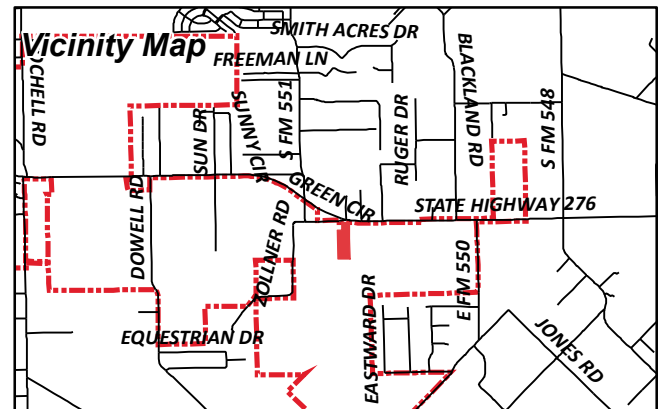
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Case Number: Z2019-020
Case Name: Zoning Change (AG to C)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: South of the Intersection of SH-276 and Dowell Road

Date Created: 8/20/2019
 For Questions on this Case Call (972) 771-7745





NOTICE OF PUBLIC HEARING

CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

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

Case No. Z2019-020: Zoning Change AG to C

Hold a public hearing to discuss and consider a request by Todd Panzner for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 11.85-acre tract of land identified as Tract 1-1 of the J. H. Bailey Survey, Abstract No. 22, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located south of the intersection of Green Circle and SH-276, 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, 9/10/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 9/16/2019 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:

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

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

Your comments must be received by **9/16/2019** 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. Z2019-020: Zoning Change AG to C

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

ENRIQUEZ MARIA AND UBALDO
1225 LOST VIEW
ROYSE CITY, TX 75189

LIMON LORENZO & MARIANA
2305 STANFORD ST
GREENVILLE, TX 75401

THOMPSON JAMES
459 ZOLLNER RD
ROYSE CITY, TX 75189

CURRENT RESIDENT
466 GREEN LOOP
ROCKWALL, TX 75087

CURRENT RESIDENT
490 GREEN CR
ROCKWALL, TX 75087

PANZNER TODD R AND
HEATHER PANZNER AND SHANNON PANZNER
500 HOFFMAN LN
HAUPPAUGE, NY 11788

PEARSON KYLE & JENNIFER
506 GREEN CIRCLE
ROYSE CITY, TX 75189

CURRENT RESIDENT
5649/5651 HWY276
ROCKWALL, TX 75087

CURRENT RESIDENT
5651 GREEN CIR
ROCKWALL, TX 75087

MULLEN ADVENTURES LLC
5677 STATE HIGHWAY 276
ROYSE CITY, TX 75189

JAY & PAM PROPERTIES LLC
5707 STATE HIGHWAY 276
ROYSE CITY, TX 75189

SIGN OF QUALITY LLC
5707 STATE HIGHWAY 276
ROYSE CITY, TX 75189

HASHERT TERRY
5751 STATE HIGHWAY 276
ROYSE CITY, TX 75189

KENNEDY RICK
9912 COUNTY ROAD 2426
TERRELL, TX 75160

ASBURY MICHAEL & LEANN
PO BOX 1012
ROCKWALL, TX 75087

Zoning Application Letter

From: Todd Richard Panzner (toddrichardpanzner@yahoo.com)

To: kbrooks@rockwall.com

Date: Friday, August 16, 2019, 12:50 PM CDT

To Mr. Korey Brooks and the planners at the City of Rockwall,

I, Todd Richard Panzner, on this day of Friday, August 16th, 2019, am making a formal, written request to make a zone change for the undeveloped and vacant 11.85 acre parcel of land located at 5651 Green Circle, which is due south of Southern Junction Live. I am requesting and applying to change the zoning from agricultural, which it is currently zoned as, to commercial, which is what it is designated as on the City of Rockwall's "Future Land Use Map." I, along with my two sisters, Heather Panzner and Shannon Panzner, are the current owners of this property.

Attached to this letter you will find a PDF copy of the existing survey for the above-referenced property.

Thank you for consideration in this matter.

Respectfully,

Todd Richard Panzner



98729-6 (1) - Survey - 5651 Green Cir.PDF
279.1kB

DESCRIPTION

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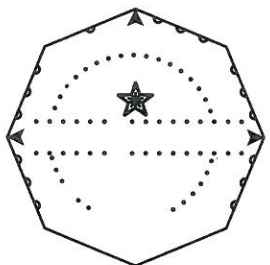
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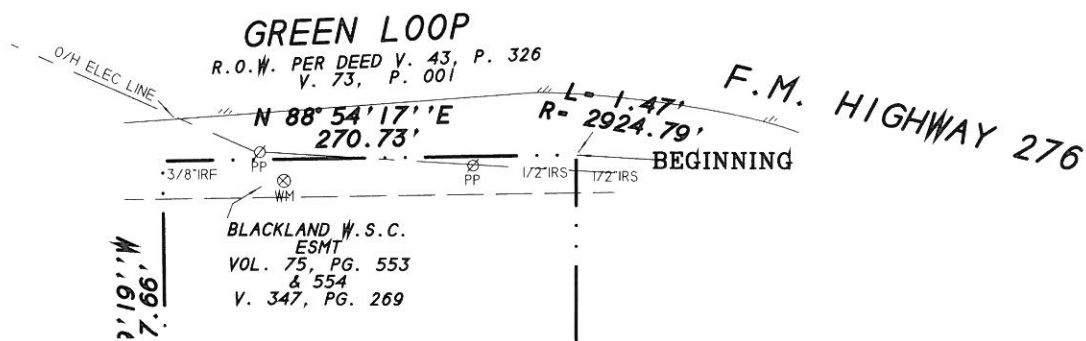
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Harold D. Fetty III, R.P.L.S. No. 5034





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THENCE S. 00 deg. 11 min. 00 sec. E. (Controlling bearing line) parallel to the East line of said tract, a distance of 1285.02 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner in the South line of said tract;

THENCE S. 89 deg. 49 min. 44 sec. W. along the South line of said tract, a distance of 440.11 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner;

THENCE N. 00 deg. 06 min. 26 sec. E. a distance of 1013.49 feet to a 1/2" iron rod found for corner;

THENCE N. 89 deg. 54 min. 05 sec. E. a distance of 166.59 feet to a 3/8" iron rod found for corner;

THENCE N. 00 deg. 59 min. 19 sec. W. a distance of 267.66 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner in the South right-of-way line of Green Loop and in the North boundary line of said 47.10 acres tract;

THENCE N. 88 deg. 54 min. 17 sec. E. along Green Loop a distance of 270.73 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner in the Southwest right-of-way line of State Highway 276;

THENCE in a Southeasterly direction along a curve to the left having a central angle of 00 deg. 01 min. 44 sec., a radius of 2924.79 feet, a chord of S. 80 deg. 34 min. 33 sec. E., 1.47 feet, along said right-of-way line an arc distance of 1.47 feet to the POINT OF BEGINNING and containing 11.85 acres of land.

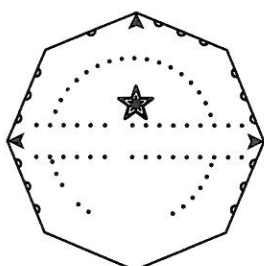
NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480543 0075 B dated Sept 17, 1980, this property lies in Zone A & C. This property does appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED DEED IN VOL. 1084, PG. 266, R.P.R.C.T.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for BILLIE M. PEOPLES, at F.M. HIGHWAY 276, ROCKWALL COUNTY, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 8th day of February, 2000.

Harold D. Fetty III, R.P.L.S. No. 5034



CITY OF ROCKWALL

ORDINANCE NO. 19-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A COMMERCIAL (C) DISTRICT FOR AN 11.85-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1-1 OF THE J. H. BAILEY SURVEY, ABSTRACT NO. 22, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Todd Panzner for the approval of a change in zoning from an Agricultural (AG) District to a Commercial (C) District for an 11.85-acre tract of land identified as Tract 1-1, of the J. H. Bailey Survey, Abstract No. 22, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located south of the intersection of Green Circle and SH-276, and more specifically depicted 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 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 Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Commercial (C) District; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes provided for a *Commercial (C) District* as stipulated by Subsection 1.1, *Use of Land and Buildings*, of Article IV, *Permissible Uses*, and Subsection 4.05, *Commercial (C) District*, of Section 4, *Commercial Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future;

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the

zoning described herein.

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. 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 of the City of Rockwall, Texas, 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 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
ON THIS THE 7TH DAY OF OCTOBER, 2019.**

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: September 16, 2019

2nd Reading: October 7, 2019

Exhibit 'A'
Legal Description

All that certain lot, tract or parcel of land situated in the J.H. BAILEY SURVEY, ABSTRACT NO. 22, Rockwall County Texas, and being a part of that 47.10 acres tract of land as described in a Warranty deed from Billie Marie Peoples to Michael L. Peoples and Donnie B. Peoples, dated February 2, 1996 and being recorded in Volume 1084, Page 266 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner, said point being N. 89 deg. 50 min. 18 sec. W., 223.09 feet and along a curve to the right having a central angle of 09 deg. 14 min. 53 sec., a radius of 2924.79 feet, a chord of N. 85 deg. 12 min. 51 sec. W., 471.58 feet, and an arc distance of 472.09 feet from a 3/8" iron rod found at the Northeast corner of the above cited tract, said point being in the South right-of-way line of State Highway 276;

THENCE S. 00 deg. 11 min. 00 sec. E. (Controlling bearing line) parallel to the East line of said tract, a distance of 1285.02 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner in the South line of said tract;

THENCE S. 89 deg. 49 min. 44 sec. W. along the South line of said tract, a distance of 440.11 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner;

THENCE N. 00 deg. 06 min. 26 sec. E. a distance of 1013.49 feet to a 1/2" iron rod found for corner;
THENCE N. 89 deg. 54 min. 05 sec. E. a distance of 166.59 feet to a 3/8" iron rod found for corner;

THENCE N. 00 deg. 59 min. 19 sec. W. a distance of 267.66 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner in the South right-of-way line of Green Loop and in the North boundary line of said 47.10 acres tract;

THENCE N. 88 deg. 54 min. 17 sec. E. along Green Loop a distance of 270.73 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner in the Southwest right-of-way line of State Highway 276;

THENCE in a Southeasterly direction along a curve to the left having a central angle of 00 deg. 01 min. 44 sec., a radius of 2924.79 feet, a chord of S. 80 deg. 34 min. 33 sec. E., 147 feet, along said right-of-way line an arc distance of 1.47 feet to the *POINT OF BEGINING* and containing 11.85 acres of land.



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: September 10, 2019
APPLICANT: Todd Panzner
CASE NUMBER: Z2019-020.; *Zoning Change from AG to C*

SUMMARY

Hold a public hearing to discuss and consider a request by Todd Panzner for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 11.85-acre tract of land identified as Tract 1-1 of the J. H. Bailey Survey, Abstract No. 22, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located south of the intersection of Green Circle and SH-276, and take any action necessary.

BACKGROUND

The subject property was annexed on December 22, 2008 by *Ordinance No. 08-65*. At the time of annexation, the subject property was zoned Agricultural (AG) District, which is considered to be a designation used for land that is reserved for future growth, agricultural purposes, or for areas where development is premature due to the lack of utilities, capacity, and/or service.

PURPOSE

On August 15, 2019, the applicant -- *Todd Panzner* -- submitted an application requesting to change the zoning from an Agricultural (AG) District to a Commercial (C) District for the 11.85-acre subject property.

ADJACENT LAND USES AND ACCESS

The subject property is situated within the SH-276 Overlay (SH-276 OV) District, and is generally located south of the intersection of Green Circle and SH-276. The land uses adjacent to the subject property are as follows:

North: Directly north of the *subject property* is SH-276, which is identified as a TXDOT6D (Texas Department of Transportation, six [6] lane, divided roadway) according to the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is an unincorporated area of the City's Extraterritorial Jurisdiction (ETJ) that contains a mix of both residential and non-residential land uses.

South: Directly south of the *subject property* are several large tracts of vacant land zoned Agricultural (AG) District.

East: Directly east of the *subject property* are several tracts of land zoned Agricultural (AG) District that contain a mix of non-residential land uses, and that were annexed at the same time as the *subject property*.

West: Directly west of the *subject property* are two (2) large tracts of vacant land and a two (2) smaller tracts of land with single family homes situated on them. These properties were annexed at the same time as the *subject property* and are zoned Agricultural (AG) District.

CHARACTERISTICS OF THE REQUEST AND STAFF ANALYSIS

The applicant is requesting to rezone the subject property from an Agricultural (AG) District to a Commercial (C) District for the purpose of facilitating the sale or future development of the property. Currently, the subject property is vacant, and consists of 11.85-acres. The majority of this tract of land is situated within the 100-year floodplain, which will limit the development this property in the future. When development occurs on this property adequate public services (*i.e. infrastructure*) necessary to serve the property will be required.

INFRASTRUCTURE

Based on the applicant's request to rezone the subject property, the following infrastructure will be required to be constructed in order to provide adequate public services to the subject property:

Water: The Master Water Plan indicates that the subject property is located within Water Service Area 780 which is not currently serviced by the City of Rockwall. This service area is currently being served by the Blackland WSC. As a result, the applicant will be required to contact Blackland WSC in order to determine if the property can be serviced, and if sufficient flow can be provided for fire service.

Wastewater: The Master Wastewater Plan indicates that there is no wastewater infrastructure in the vicinity. There are no immediate plans for the City to install infrastructure in the area. As a result, the applicant will need to provide an On-site Sewage Facility (OSSF) meeting Rockwall County's standards.

Stormwater: On-site detention will be required to accommodate increases in stormwater runoff if development occurs.

Roadways: According to the Master Thoroughfare Plan, SH-276 is indicated as a TXDOT6D (*Texas Department of Transportation, six [6] lane, divided roadway*) which requires a minimum of 120-foot right-of-way and no on-street parking. The applicant is required to dedicate all portions of the subject property that is within 60-feet of the centerline of SH-276 at the time the subject property is platted.

All proposed infrastructure improvements must meet the Engineering Department's *Standards of Design and Construction*.

CONFORMANCE WITH THE CITY'S CODES

If developed the subject property will be required to conform to all requirements of the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan*, adopted with the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *South Central Estates District* and is designated for Commercial/Retail (*i.e. northern portion of property*) and Parks and Open Space land uses (*i.e. southern portion of property that is located in the 100-year floodplain*). The applicant's request to change the zoning of the subject property to a Commercial (C) District is in conformance with the Commercial/Retail designation. In addition, the OURHometown Vision 2040 Comprehensive Plan

seeks to “...(p)reserve the City’s current residential to non-residential land use ratio (*i.e.* 80% Residential; 20% Commercial) in order to maintain a balance mix of land uses for fiscal sustainability ...” [Section 02.01; CH. 1; Page 1-1]. The *Land Use Plan* contained in the Comprehensive Plan was created to guide the City toward the desired 80% residential to 20% non-residential land use balance. Currently, the land use balance is at 75.90% residential to 24.10% non-residential. If the City Council chooses to approve this case -- *since this case is proposing zoning in conformance to the Land Use Plan* -- the ratio will remain virtually the same. A more detailed view of the current and proposed land use ratios has been included in the attached packet. With all this being said, zoning requests are discretionary decisions for the City Council pending a recommendation from the Planning and Zoning Commission.

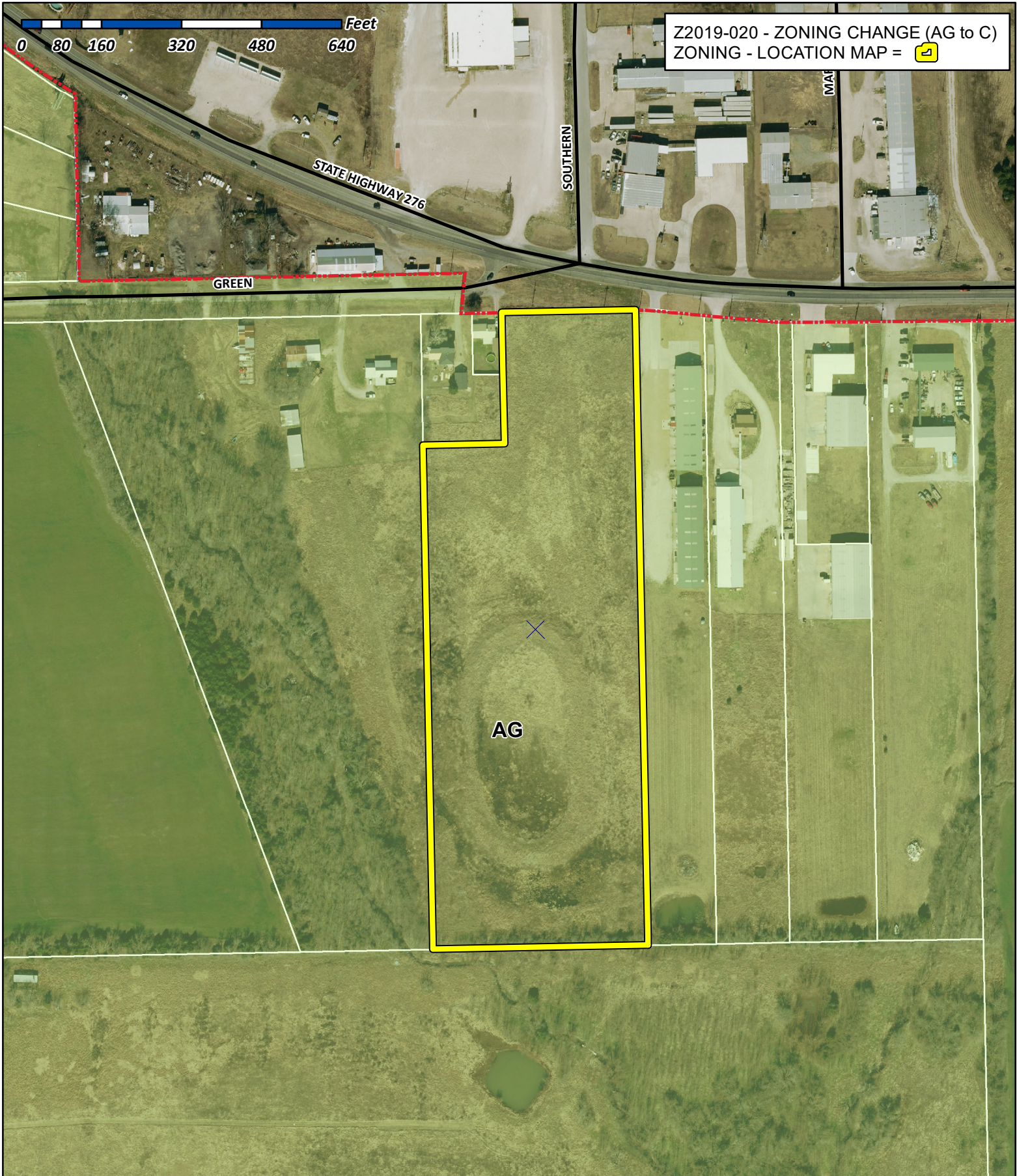
NOTIFICATIONS

On August 28, 2019, staff mailed 16 notices to property owners and residents within 500-feet of the subject property. Staff did not send a neighborhood notification as there are no Homeowners Associations (HOA’s) or neighborhood groups participating in the HOA/Neighborhood Notification Program 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 change the zoning from an Agricultural (AG) District to a Commercial (C) District, then staff would propose the following conditions of approval:

- (1) 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.



Z2019-020 - ZONING CHANGE (AG to C)
 ZONING - LOCATION MAP =



City of Rockwall

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

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

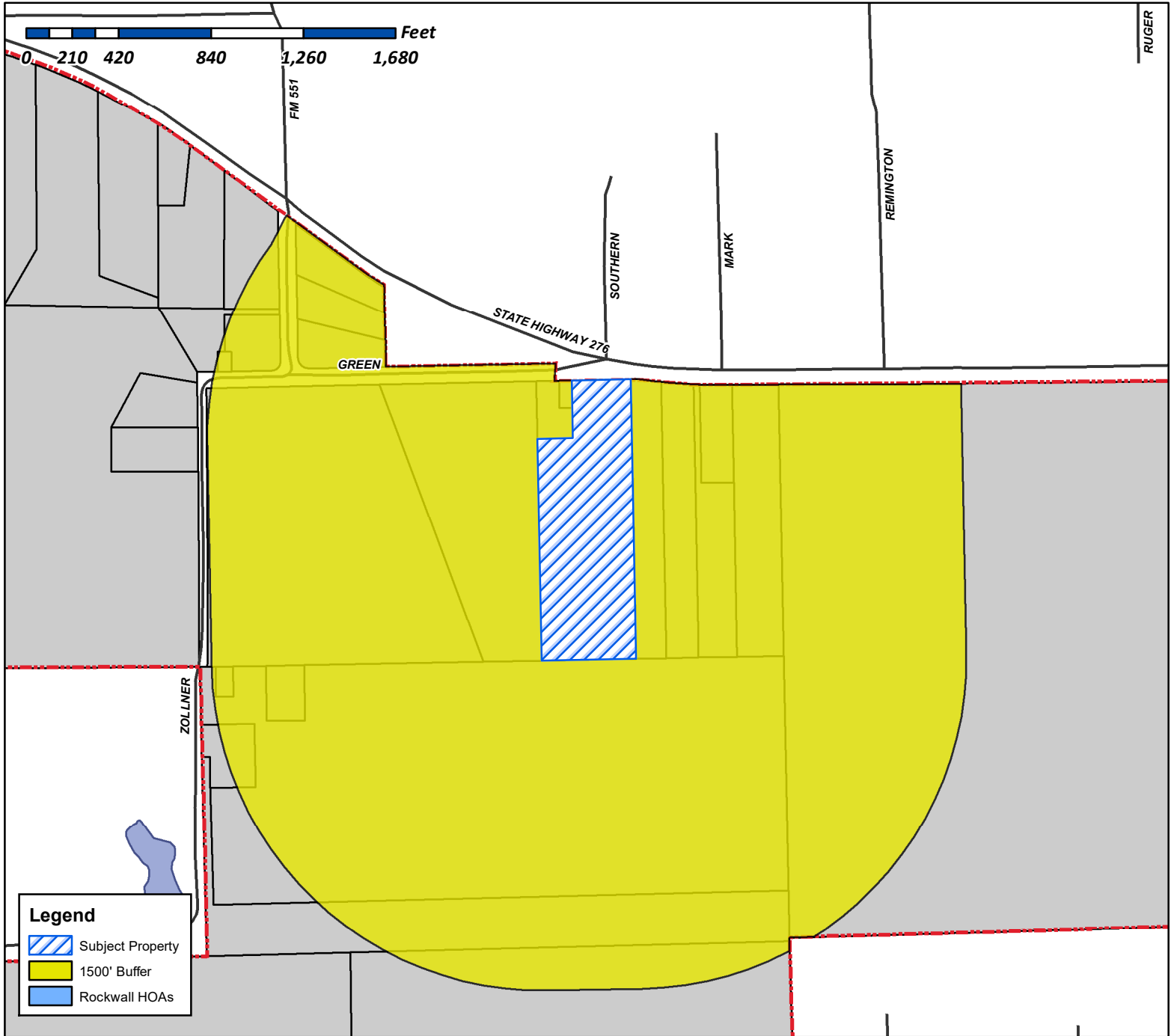




City of Rockwall

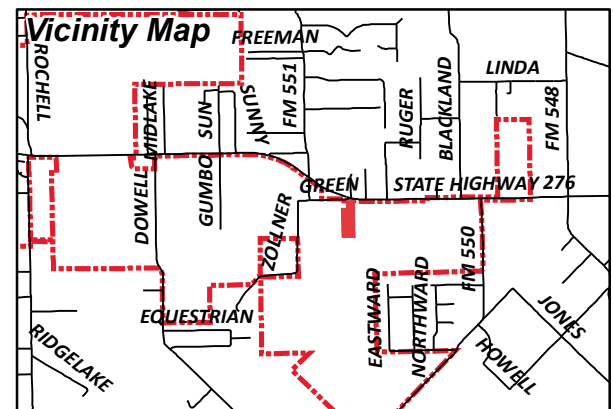
Planning & Zoning Department
385 S. Goliad Street
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Case Number: Z2019-020
Case Name: Zoning Change (AG to C)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: South of the Intersection of Green Circle and SH-276

Date Created: 8/20/2019
 For Questions on this Case Call (972) 771-7745





NOTICE OF PUBLIC HEARING

CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

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

Case No. Z2019-020: Zoning Change AG to C

Hold a public hearing to discuss and consider a request by Todd Panzner for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 11.85-acre tract of land identified as Tract 1-1 of the J. H. Bailey Survey, Abstract No. 22, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located south of the intersection of Green Circle and SH-276, 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, 9/10/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 9/16/2019 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:

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

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

Your comments must be received by **9/16/2019** 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. Z2019-020: Zoning Change AG to C

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

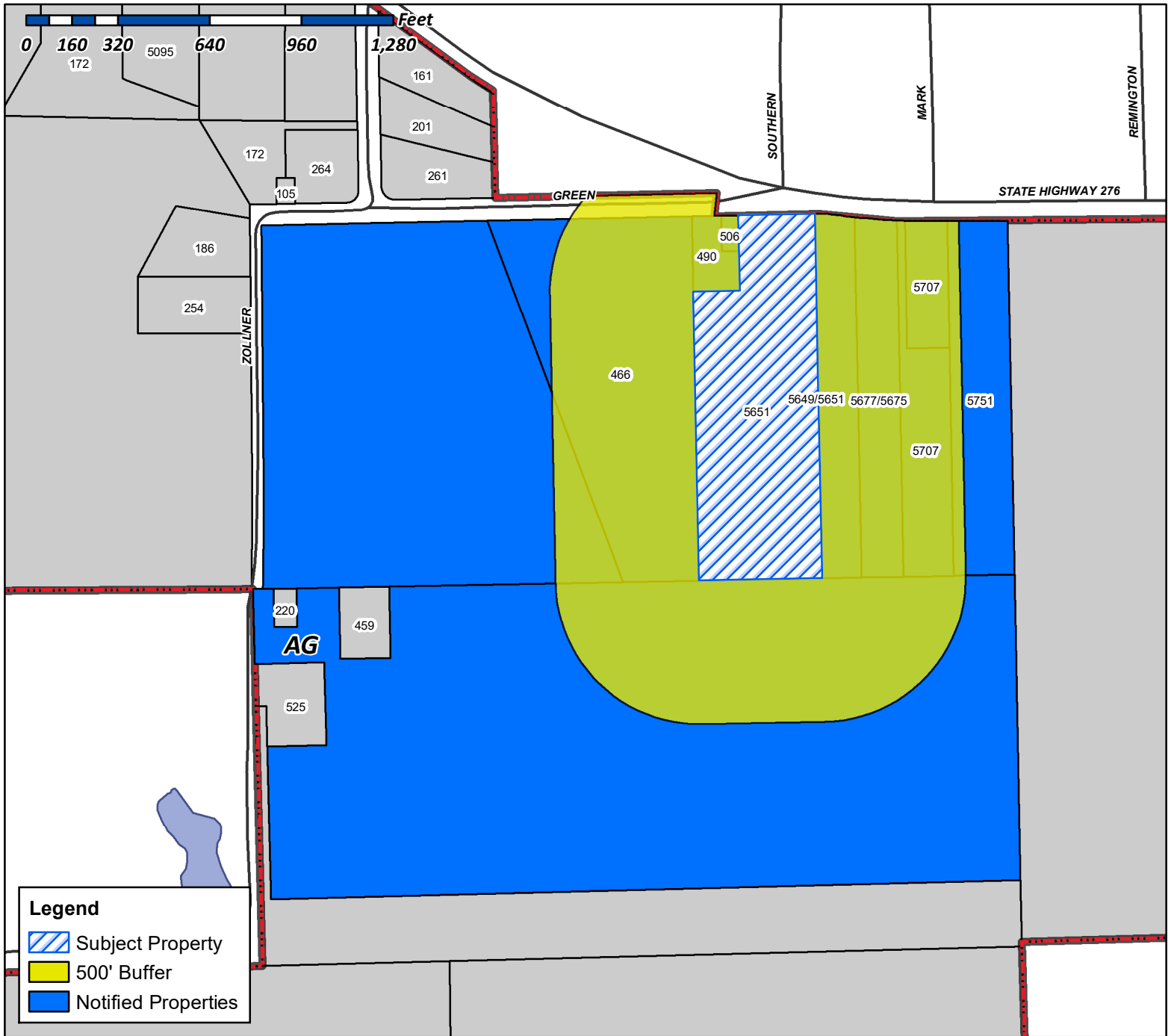
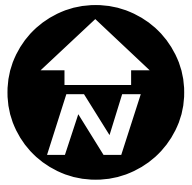
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE






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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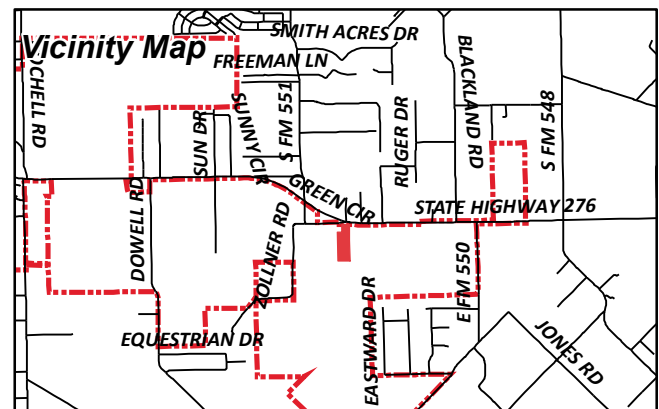


Legend

-  Subject Property
-  500' Buffer
-  Notified Properties

Case Number: Z2019-020
Case Name: Zoning Change (AG to C)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: Intersection of SH-276 and Green Circle

Date Created: 8/27/2019
 For Questions on this Case Call (972) 771-7745



ENRIQUEZ MARIA AND UBALDO
1225 LOST VIEW
ROYSE CITY, TX 75189

LIMON LORENZO & MARIANA
2305 STANFORD ST
GREENVILLE, TX 75401

THOMPSON JAMES
459 ZOLLNER RD
ROYSE CITY, TX 75189

CURRENT RESIDENT
466 GREEN LOOP
ROCKWALL, TX 75087

CURRENT RESIDENT
490 GREEN CR
ROCKWALL, TX 75087

PANZNER TODD R AND
HEATHER PANZNER AND SHANNON PANZNER
500 HOFFMAN LN
HAUPPAUGE, NY 11788

PEARSON KYLE & JENNIFER
506 GREEN CIRCLE
ROYSE CITY, TX 75189

CURRENT RESIDENT
5649/5651 HWY276
ROCKWALL, TX 75087

CURRENT RESIDENT
5651 GREEN CIR
ROCKWALL, TX 75087

MULLEN ADVENTURES LLC
5677 STATE HIGHWAY 276
ROYSE CITY, TX 75189

JAY & PAM PROPERTIES LLC
5707 STATE HIGHWAY 276
ROYSE CITY, TX 75189

SIGN OF QUALITY LLC
5707 STATE HIGHWAY 276
ROYSE CITY, TX 75189

HASHERT TERRY
5751 STATE HIGHWAY 276
ROYSE CITY, TX 75189

KENNEDY RICK
9912 COUNTY ROAD 2426
TERRELL, TX 75160

ASBURY MICHAEL & LEANN
PO BOX 1012
ROCKWALL, TX 75087

PANZNER TODD R AND
HEATHER PANZNER AND SHANNON PANZNER
500 HOFFMAN LN
HAUPPAUGE, NY 11788

FISCAL IMPACT ANALYSIS TOOL

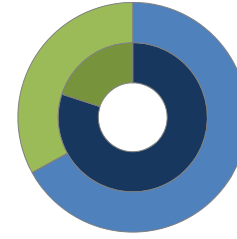
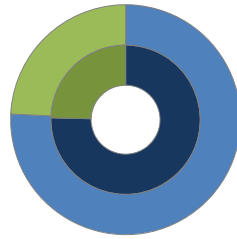
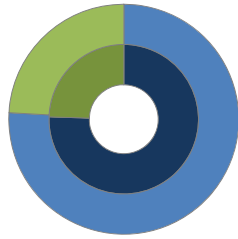
ASSUMPTIONS: (1) All values are based on the Appraised Value and not the Market Value; (2) All Agricultural (AG) District land is assumed to be residential under Current Zoning and zoned in accordance to the Future Land Use Map under Current Zoning at Build Out.

DISCLAIMER: The information provided below is not a reasonable basis for the approval or denial of any zoning case. This is a general tool that is meant to assist elected and appointed officials in the understanding the potential fiscal impacts of a zoning request, and to track conformance to the Comprehensive Plan's targeted land use ratios of 80% residential to 20% commercial land use, which is intended to yield a 67% residential value to 33% commercial value.

SUMMARY OF METHODOLOGY: The methods used in this study are based on a rough fiscal impact analysis, and involve reducing the City's land values down to a per square footage cost to estimate potential impact on existing property value. The cost of service model is constructed around the City's current fiscal year costs versus the percentage of land area that is currently residential and non-residential. A per capita multiplier and average cost method were used to estimate sales tax.

CASE NO.: Z2019-020
CASE NAME: Zoning Change (AG to C)

ZONING MAP

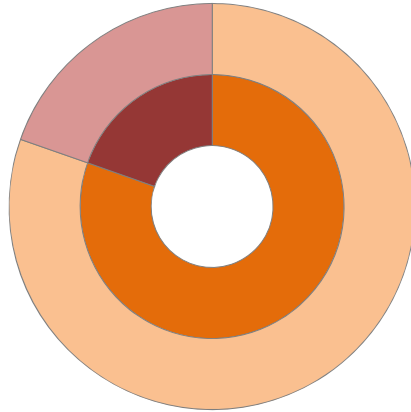


| | PRESENT | | | | PROPOSED | | | | CHANGE | | | | GOAL | | |
|-----------------|-----------|---------|---------------------|---------|-----------|---------|---------------------|---------|-----------|----------|-----------------|----------|---------|-------|------------|
| | LAND USE | | LAND VALUE | | LAND USE | | LAND VALUE | | LAND USE | | LAND VALUE | | ACREAGE | VALUE | DIFFERENCE |
| | ACRES | % | EST. PROP. VALUE | % | ACRES | % | EST. PROP. VALUE | % | CH. ACRES | % CHANGE | CHANGE IN VALUE | % CHANGE | | | |
| RESIDENTIAL | 10,932.42 | 75.48% | \$ 4,084,912,315.77 | 75.90% | 10,920.57 | 75.40% | 4,084,751,155.77 | 75.79% | (11.85) | -0.08% | (161,160.00) | 0.00% | 80% | 67% | -8.79% |
| NON-RESIDENTIAL | 3,552.00 | 24.52% | \$ 1,297,389,588.23 | 24.10% | 3,563.85 | 24.60% | 1,304,868,413.55 | 24.21% | 11.85 | 0.08% | 7,478,825.32 | 0.14% | 20% | 33% | -8.79% |
| | 14,484.42 | 100.00% | \$ 5,382,301,904.00 | 100.00% | 14,484.42 | 100.00% | 5,389,619,569.32 | 100.00% | | | 7,317,665.32 | 0.14% | 100% | 100% | |
| OPEN SPACE | 2,487.57 | | \$ 380,531,381.26 | | 2,487.57 | | \$ 381,558,120.00 | | | | | | | | |
| TOTAL | 16,971.99 | | \$ 5,762,833,285.26 | | 16,971.99 | | \$ 5,771,177,689.32 | | | | | | | | |

| PRESENT | | |
|-----------------|-----------|---------|
| | ACRES | % |
| RESIDENTIAL | 19,687.93 | 80.37% |
| NON-RESIDENTIAL | 4,809.14 | 19.63% |
| | 24,497.07 | 100.00% |
| OPEN SPACE | 6,114.49 | |
| TOTAL | 30,611.56 | |

| PROPOSED | | |
|-----------------|-----------|---------|
| | ACRES | % |
| RESIDENTIAL | 19,687.93 | 80.37% |
| NON-RESIDENTIAL | 4,809.14 | 19.63% |
| | 24,497.07 | 100.00% |
| OPEN SPACE | 6,114.49 | |
| TOTAL | 30,611.56 | |

| CHANGE | | |
|-----------------|-------|-------|
| | ACRES | % |
| RESIDENTIAL | - | 0.00% |
| NON-RESIDENTIAL | - | 0.00% |



FUTURE LAND USE MAP

ESTIMATED COST/REVENUES

BENCHMARKS

| | [A] Current Zoning | [B] Current Zoning Potential @ BO | [C] Proposed Zoning @ BO | [B] - [C] Difference of Proposed vs. Current |
|-------------------------|-----------------------|--------------------------------------|-----------------------------|---|
| Residential Value | \$ - | \$ - | \$ - | \$ - |
| Non-Residential Value | \$ 161,160.00 | \$ 2,107,955.83 | \$ 2,107,955.83 | \$ - |
| Residential Acreage | - | - | - | - |
| Non-Residential Acreage | 11.85 | 11.85 | 11.85 | - |

ANNUAL REVENUES

| | [A] Current Zoning | [B] Current Zoning Potential @ BO | [C] Proposed Zoning @ BO | [B] - [C] Difference of Proposed vs. Current |
|-----------------------------|-----------------------|--------------------------------------|-----------------------------|---|
| Residential Revenues | \$ - | \$ - | \$ - | \$ - |
| Non-Residential Revenues | \$ 648.02 | \$ 12,504.06 | \$ 12,504.06 | \$ - |
| Direct Sales Tax Increase | \$ - | \$ 43,906.51 | \$ 43,906.51 | \$ - |
| Indirect Sales Tax Increase | \$ - | \$ - | \$ - | \$ - |
| Total Revenues | \$ 648.02 | \$ 56,410.57 | \$ 56,410.57 | \$ - |

ANNUAL EXPENDITURES

| | [A] Current Zoning | [B] Current Zoning Potential @ BO | [C] Proposed Zoning @ BO | [B] - [C] Difference of Proposed vs. Current |
|---|-----------------------|--------------------------------------|-----------------------------|---|
| Cost of Community Service for Residential | \$ - | \$ - | \$ - | \$ - |
| Cost of Community Service for Non-Residential | \$ - | \$ (17,438.62) | \$ (17,438.62) | \$ - |
| Total Estimated Expenditures | \$ - | \$ (17,438.62) | \$ (17,438.62) | \$ - |

EST. ANN. COST/REVENUES

| | [A] Current Zoning | [B] Current Zoning Potential @ BO | [C] Proposed Zoning @ BO | [B] - [C] Difference of Proposed vs. Current |
|-------------------------|-----------------------|--------------------------------------|-----------------------------|---|
| EST. ANN. COST/REVENUES | \$ 648.02 | \$ 38,971.95 | \$ 38,971.95 | \$ - |

| OTHER BENCHMARKS | | | | |
|--|-----------------------|--------------------------------------|-----------------------------|---|
| | [A] Current Zoning | [B] Current Zoning Potential @ BO | [C] Proposed Zoning @ BO | [B] - [C] Difference of Proposed vs. Current |
| Additional Citizens Added to Population | - | - | - | - |
| Estimated Non-Resident Consumers in City | 30 | 107 | 77 | |

17 SOUTH CENTRAL ESTATES DISTRICT

DISTRICT DESCRIPTION

The *South Central Estates District* has the potential to have a mixture of land uses, but is currently relatively undeveloped. The district does have a low density (i.e. *Equestrian Meadows*) and a medium density (i.e. *West View*) subdivision situated within the southern portions of the district. Along SH-276, there are currently some transitional commercial land uses and residential homes situated on long narrow lots. This district is projected to transition to more intense commercial land uses along SH-276, but still maintain estate and rural residential land uses south of SH-276. Much of the areas along SH-276 will depend on the viability and alignment of the future Outer Loop.

POINTS OF REFERENCE

- A. Equestrian Meadows Subdivision
- B. Westhaven Subdivision

LAND USE PALETTES

- Current Land Use
- Future Land Use



2 Future Suburban Residential



4 Future Business Center

↑ TECHNOLOGY DISTRICT (PAGE 1-31)

↑ EMPLOYMENT DISTRICT (PAGE 1-15)

← SOUTH CENTRAL RESIDENTIAL DISTRICT (PAGE 1-28)

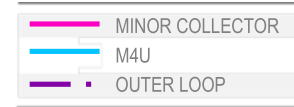
↑ INNOVATION DISTRICT (PAGE 1-19)

↓ CITY OF McLENDON-CHISHOLM

↓ SOUTHEAST ESTATES DISTRICT (PAGE 1-32)

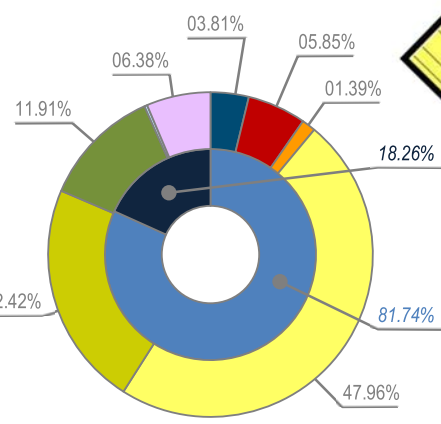


2 Future Suburban Residential



| | | |
|---|-------------|--------|
| ■ | COMMERCIAL | 18.26% |
| ■ | RESIDENTIAL | 81.74% |
| ■ | MIXED USE | 0.00% |

| | | |
|---------------|---|--------|
| % OF ROCKWALL | 🏠 | 1.30% |
| | 🏢 | 2.70% |
| | 🌳 | 1.42% |
| CURRENT | 🏠 | 259 |
| | 🏢 | 49 |
| | 🌳 | 847 |
| BUILD OUT | 🏠 | 3,293 |
| | 🌳 | 10,768 |

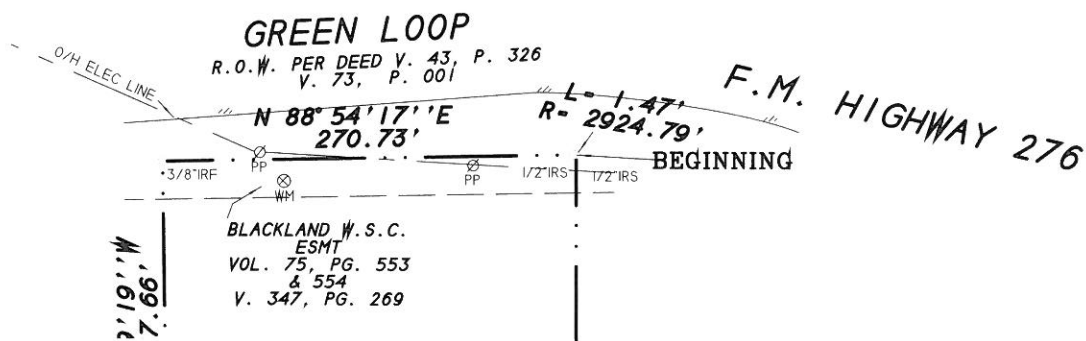


| | | |
|---|------------------------------------|----------------|
| ■ | BUSINESS CENTER | 106.13-ACRES |
| ■ | COMMERCIAL/RETAIL (CR) | 162.92-ACRES |
| ■ | HIGH DENSITY RESIDENTIAL (HDR) | 38.71-ACRES |
| ■ | LOW DENSITY RESIDENTIAL (LDR) | 1,336.88-ACRES |
| ■ | MEDIUM DENSITY RESIDENTIAL (MDR) | 624.93-ACRES |
| ■ | PARKS AND OPEN SPACE (OS) | 332.01-ACRES |
| ■ | QUASI-PUBLIC (QP) | 7.79-ACRES |
| ■ | TECHNOLOGY/EMPLOYMENT CENTER (TEC) | 177.95-ACRES |

DISTRICT STRATEGIES

Taking into account that the *South Central Estates District* has a large amount of mostly vacant or raw land with limited access to infrastructure (i.e. *water and wastewater facilities*), the following are the recommended strategies for this district:

- 1 **Opportunity Zone** (*Intersection of SH-276 & FM-548*). When constructed this intersection will be a major land use node in the district and have the potential to provide employment and professional campus land uses mixed with entertainment, restaurant and retail land uses that can create an “18-Hour” environment (i.e. *an environment that provides the ability to live, work, shop and dine*).
- 2 **Suburban Residential**. The district has several large tracts of land that can support highly amenitized master planned communities. Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (e.g. *larger lots or a large landscape buffer*) adjacent to the existing subdivision. Due to the availability of infrastructure residential in this area may also be suitable for 1½-acre lots with septic systems.
- 3 **Commercial/Retail Centers**. Due to the anticipated alignment of the Outer Loop (i.e. *current alignment of FM-548*), the commercial/retail centers along SH-276 are ideal for larger scale retail businesses and restaurants that could support any office or residential development in the area. These areas could also provide neighborhood service uses intended to allow smaller commercial uses that can support adjacent residential land uses. All commercial developments should incorporate appropriate screening (e.g. *berms, landscaping and large buffers*) to transition uses.
- 4 **Business Center**. The areas designated as *Business Center* are intended to provide space for larger office facilities and combination manufacturing/warehouse and office facilities (e.g. *corporate headquarters*). This area is also suitable for mixed office/commercial land uses.



DESCRIPTION

All that certain lot, tract or parcel of land situated in the J.H. BAILEY SURVEY, ABSTRACT NO. 22, Rockwall County, Texas, and being a part of that 47.10 acres tract of land as described in a Warranty deed from Billie Marie Peoples to Michael L. Peoples and Donnie B. Peoples, dated February 2, 1996 and being recorded in Volume 1084, Page 266 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner, said point being N. 89 deg. 50 min. 18 sec. W., 223.09 feet and along a curve to the right having a central angle of 09 deg. 14 min. 53 sec., a radius of 2924.79 feet, a chord of N. 85 deg. 12 min. 51 sec. W., 471.58 feet, and an arc distance of 472.09 feet from a 3/8" iron rod found at the Northeast corner of the above cited tract, said point being in the South right-of-way line of State Highway 276;

THENCE S. 00 deg. 11 min. 00 sec. E. (Controlling bearing line) parallel to the East line of said tract, a distance of 1285.02 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner in the South line of said tract;

THENCE S. 89 deg. 49 min. 44 sec. W. along the South line of said tract, a distance of 440.11 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner;

THENCE N. 00 deg. 06 min. 26 sec. E. a distance of 1013.49 feet to a 1/2" iron rod found for corner;

THENCE N. 89 deg. 54 min. 05 sec. E. a distance of 166.59 feet to a 3/8" iron rod found for corner;

THENCE N. 00 deg. 59 min. 19 sec. W. a distance of 267.66 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner in the South right-of-way line of Green Loop and in the North boundary line of said 47.10 acres tract;

THENCE N. 88 deg. 54 min. 17 sec. E. along Green Loop a distance of 270.73 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner in the Southwest right-of-way line of State Highway 276;

THENCE in a Southeasterly direction along a curve to the left having a central angle of 00 deg. 01 min. 44 sec., a radius of 2924.79 feet, a chord of S. 80 deg. 34 min. 33 sec. E., 1.47 feet, along said right-of-way line an arc distance of 1.47 feet to the POINT OF BEGINNING and containing 11.85 acres of land.

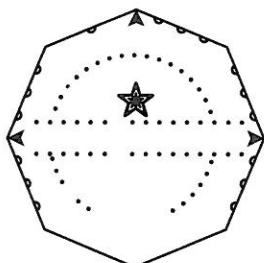
NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480543 0075 B dated Sept 17, 1980, this property lies in Zone A & C. This property does appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED DEED IN VOL. 1084, PG. 266, R.P.R.R.C.T.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for BILLIE M. PEOPLES, at F.M. HIGHWAY 276, ROCKWALL COUNTY, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 8th day of February, 2000.

Harold D. Fetty III, R.P.L.S. No. 5034



CITY OF ROCKWALL

ORDINANCE NO. 19-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A COMMERCIAL (C) DISTRICT FOR AN 11.85-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1-1 OF THE J. H. BAILEY SURVEY, ABSTRACT NO. 22, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Todd Panzner for the approval of a change in zoning from an Agricultural (AG) District to a Commercial (C) District for an 11.85-acre tract of land identified as Tract 1-1, of the J. H. Bailey Survey, Abstract No. 22, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located south of the intersection of Green Circle and SH-276, and more specifically depicted 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 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 Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Commercial (C) District; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes provided for a *Commercial (C) District* as stipulated by Subsection 1.1, *Use of Land and Buildings*, of Article IV, *Permissible Uses*, and Subsection 4.05, *Commercial (C) District*, of Section 4, *Commercial Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future;

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the

zoning described herein.

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. 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 of the City of Rockwall, Texas, 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 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ON THIS THE 7TH DAY OF OCTOBER, 2019.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: September 16, 2019

2nd Reading: October 7, 2019

Exhibit 'A'
Legal Description

All that certain lot, tract or parcel of land situated in the J.H. BAILEY SURVEY, ABSTRACT NO. 22, Rockwall County Texas, and being a part of that 47.10 acres tract of land as described in a Warranty deed from Billie Marie Peoples to Michael L. Peoples and Donnie B. Peoples, dated February 2, 1996 and being recorded in Volume 1084, Page 266 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner, said point being N. 89 deg. 50 min. 18 sec. W., 223.09 feet and along a curve to the right having a central angle of 09 deg. 14 min. 53 sec., a radius of 2924.79 feet, a chord of N. 85 deg. 12 min. 51 sec. W., 471.58 feet, and an arc distance of 472.09 feet from a 3/8" iron rod found at the Northeast corner of the above cited tract, said point being in the South right-of-way line of State Highway 276;

THENCE S. 00 deg. 11 min. 00 sec. E. (Controlling bearing line) parallel to the East line of said tract, a distance of 1285.02 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner in the South line of said tract;

THENCE S. 89 deg. 49 min. 44 sec. W. along the South line of said tract, a distance of 440.11 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner;

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THENCE N. 00 deg. 59 min. 19 sec. W. a distance of 267.66 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner in the South right-of-way line of Green Loop and in the North boundary line of said 47.10 acres tract;

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THENCE in a Southeasterly direction along a curve to the left having a central angle of 00 deg. 01 min. 44 sec., a radius of 2924.79 feet, a chord of S. 80 deg. 34 min. 33 sec. E., 147 feet, along said right-of-way line an arc distance of 1.47 feet to the *POINT OF BEGINING* and containing 11.85 acres of land.

Exhibit 'B'
Survey





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: Mayor and City Council
DATE: September 16, 2019
APPLICANT: Todd Panzner
CASE NUMBER: Z2019-020.; *Zoning Change from AG to C*

SUMMARY

Hold a public hearing to discuss and consider a request by Todd Panzner for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 11.85-acre tract of land identified as Tract 1-1 of the J. H. Bailey Survey, Abstract No. 22, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located south of the intersection of Green Circle and SH-276, and take any action necessary.

BACKGROUND

The subject property was annexed on December 22, 2008 by *Ordinance No. 08-65*. At the time of annexation, the subject property was zoned Agricultural (AG) District, which is considered to be a designation used for land that is reserved for future growth, agricultural purposes, or for areas where development is premature due to the lack of utilities, capacity, and/or service.

PURPOSE

On August 15, 2019, the applicant -- *Todd Panzner* -- submitted an application requesting to change the zoning from an Agricultural (AG) District to a Commercial (C) District for the 11.85-acre subject property.

ADJACENT LAND USES AND ACCESS

The subject property is situated within the SH-276 Overlay (SH-276 OV) District, and is generally located south of the intersection of Green Circle and SH-276. The land uses adjacent to the subject property are as follows:

North: Directly north of the *subject property* is SH-276, which is identified as a TXDOT6D (Texas Department of Transportation, six [6] lane, divided roadway) according to the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is an unincorporated area of the City's Extraterritorial Jurisdiction (ETJ) that contains a mix of both residential and non-residential land uses.

South: Directly south of the *subject property* are several large tracts of vacant land zoned Agricultural (AG) District.

East: Directly east of the *subject property* are several tracts of land zoned Agricultural (AG) District that contain a mix of non-residential land uses, and that were annexed at the same time as the *subject property*.

West: Directly west of the *subject property* are two (2) large tracts of vacant land and a two (2) smaller tracts of land with single family homes situated on them. These properties were annexed at the same time as the *subject property* and are zoned Agricultural (AG) District.

CHARACTERISTICS OF THE REQUEST AND STAFF ANALYSIS

The applicant is requesting to rezone the subject property from an Agricultural (AG) District to a Commercial (C) District for the purpose of facilitating the sale or future development of the property. Currently, the subject property is vacant, and consists of 11.85-acres. The majority of this tract of land is situated within the 100-year floodplain, which will limit the development this property in the future. When development occurs on this property adequate public services (*i.e. infrastructure*) necessary to serve the property will be required.

INFRASTRUCTURE

Based on the applicant's request to rezone the subject property, the following infrastructure will be required to be constructed in order to provide adequate public services to the subject property:

Water: The Master Water Plan indicates that the subject property is located within Water Service Area 780 which is not currently serviced by the City of Rockwall. This service area is currently being served by the Blackland WSC. As a result, the applicant will be required to contact Blackland WSC in order to determine if the property can be serviced, and if sufficient flow can be provided for fire service.

Wastewater: The Master Wastewater Plan indicates that there is no wastewater infrastructure in the vicinity. There are no immediate plans for the City to install infrastructure in the area. As a result, the applicant will need to provide an On-site Sewage Facility (OSSF) meeting Rockwall County's standards.

Stormwater: On-site detention will be required to accommodate increases in stormwater runoff if development occurs.

Roadways: According to the Master Thoroughfare Plan, SH-276 is indicated as a TXDOT6D (*Texas Department of Transportation, six [6] lane, divided roadway*) which requires a minimum of 120-foot right-of-way and no on-street parking. The applicant is required to dedicate all portions of the subject property that is within 60-feet of the centerline of SH-276 at the time the subject property is platted.

All proposed infrastructure improvements must meet the Engineering Department's *Standards of Design and Construction*.

CONFORMANCE WITH THE CITY'S CODES

If developed the subject property will be required to conform to all requirements of the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan*, adopted with the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *South Central Estates District* and is designated for Commercial/Retail (*i.e. northern portion of property*) and Parks and Open Space land uses (*i.e. southern portion of property that is located in the 100-year floodplain*). The applicant's request to change the zoning of the subject property to a Commercial (C) District is in conformance with the Commercial/Retail designation. In addition, the OURHometown Vision 2040 Comprehensive Plan

seeks to “...(p)reserve the City’s current residential to non-residential land use ratio (*i.e.* 80% Residential; 20% Commercial) in order to maintain a balance mix of land uses for fiscal sustainability ...” [Section 02.01; CH. 1; Page 1-1]. The *Land Use Plan* contained in the Comprehensive Plan was created to guide the City toward the desired 80% residential to 20% non-residential land use balance. Currently, the land use balance is at 75.90% residential to 24.10% non-residential. If the City Council chooses to approve this case -- *since this case is proposing zoning in conformance to the Land Use Plan* -- the ratio will remain virtually the same. A more detailed view of the current and proposed land use ratios has been included in the attached packet. With all this being said, zoning requests are discretionary decisions for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On August 28, 2019, staff mailed 16 notices to property owners and residents within 500-feet of the subject property. Staff did not send a neighborhood notification as there are no Homeowners Associations (HOA’s) or neighborhood groups participating in the HOA/Neighborhood Notification Program 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 staff had received one (1) notice in favor of the applicant’s request.

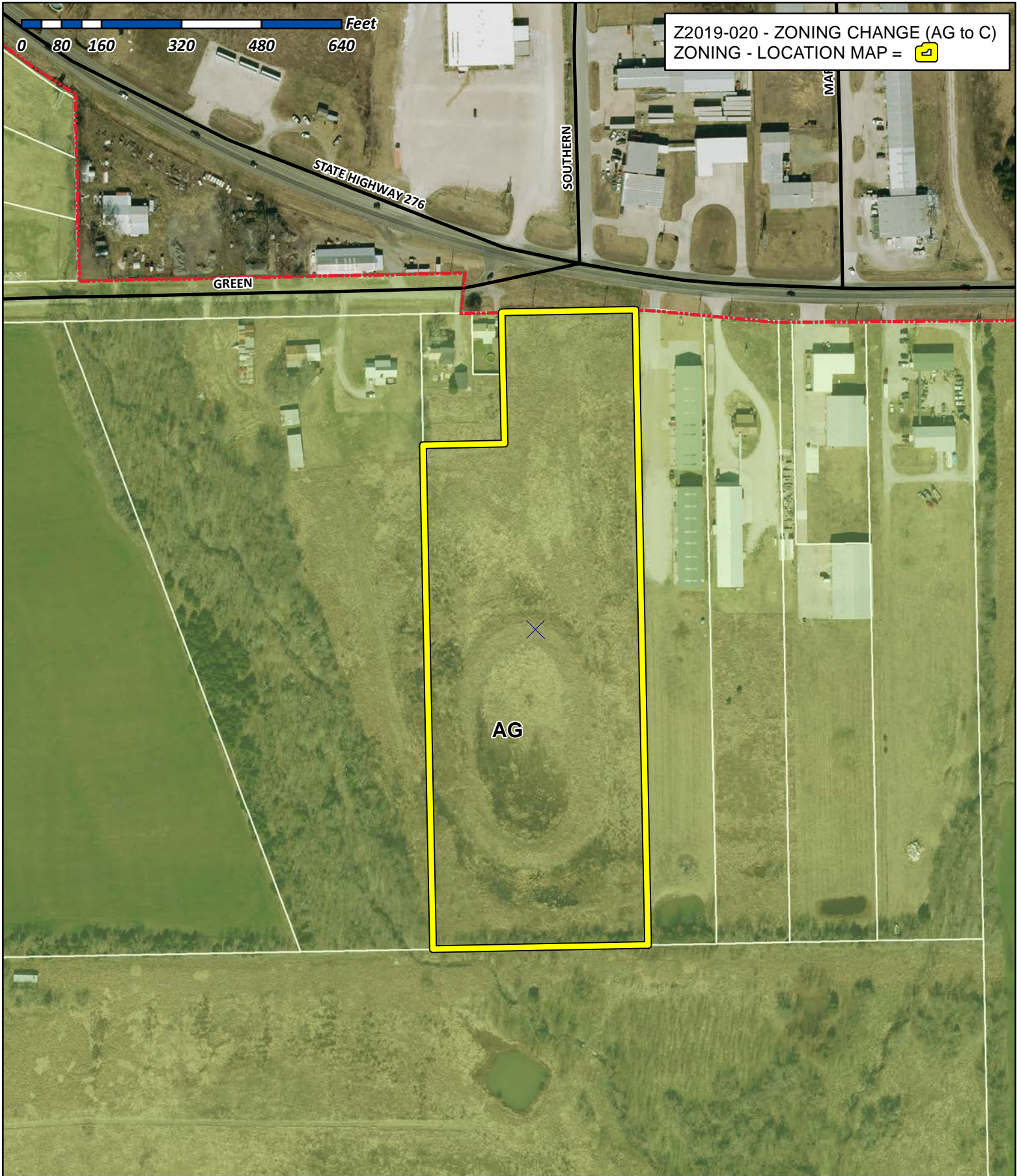
CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant’s request to change the zoning from an Agricultural (AG) District to a Commercial (C) District, then staff would propose the following conditions of approval:

- (1) 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

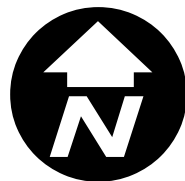
On September 10, 2019, the Planning and Zoning Commission’s motion to recommend approval of the zoning change from an Agricultural (AG) District to a Commercial (C) District passed by a vote of 6-0, with Commissioner Moeller absent.



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.

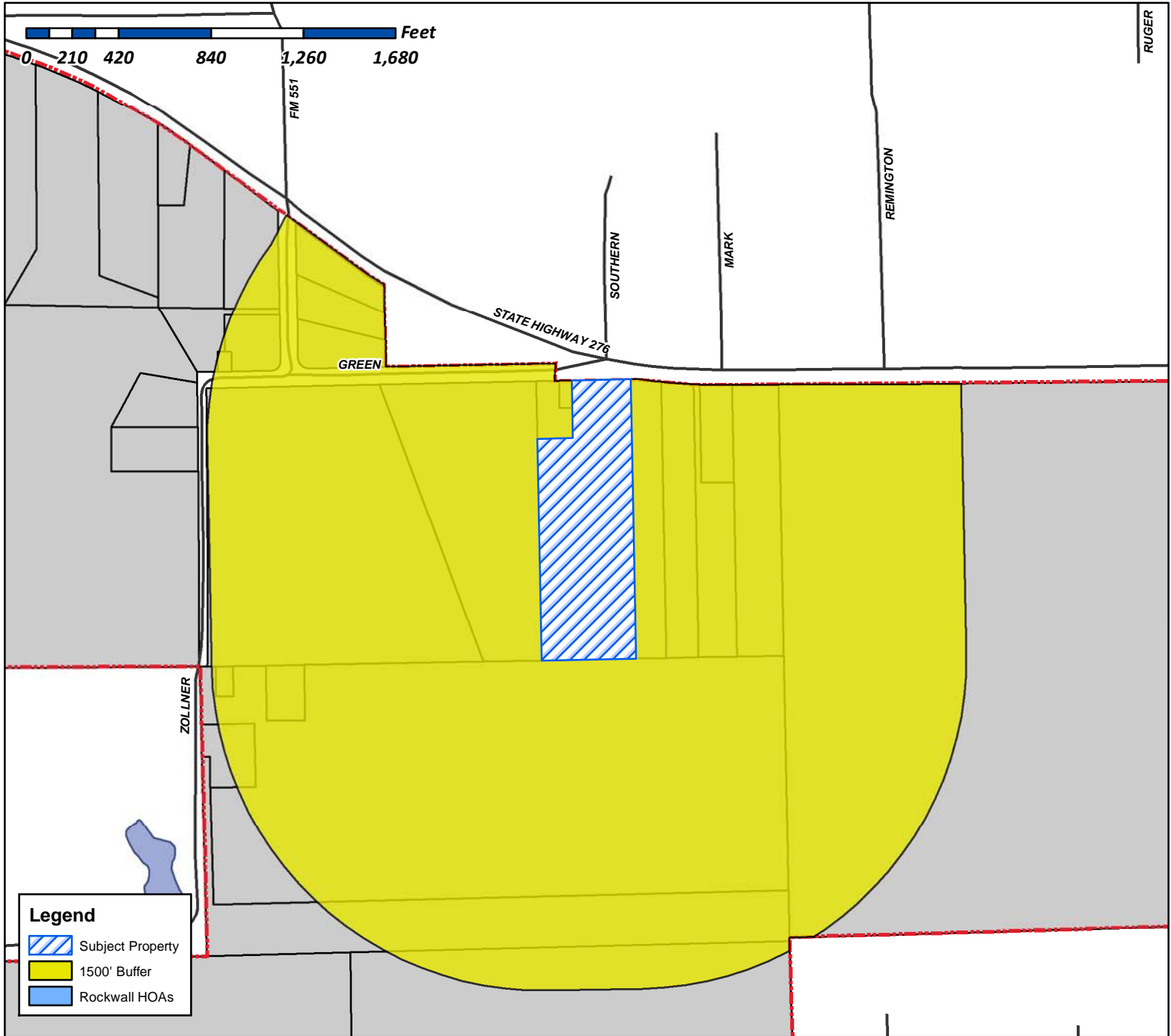




City of Rockwall

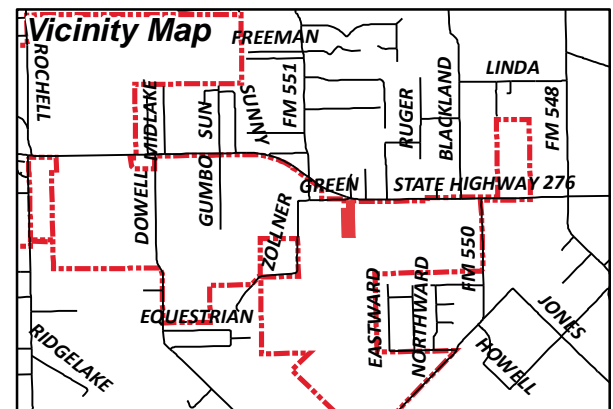
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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: Z2019-020
Case Name: Zoning Change (AG to C)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: South of the Intersection of Green Circle and SH-276

Date Created: 8/20/2019
For Questions on this Case Call (972) 771-7745

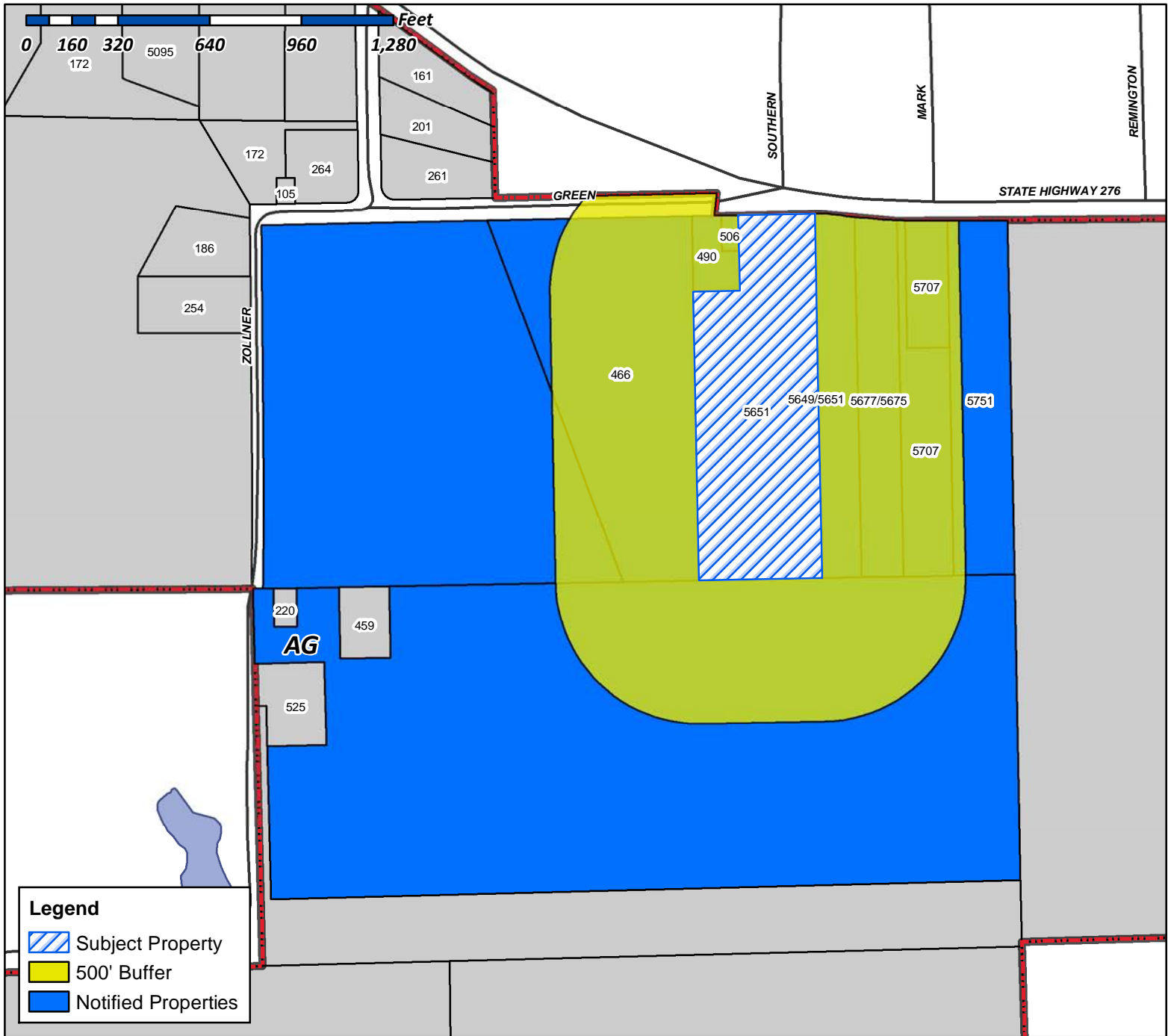




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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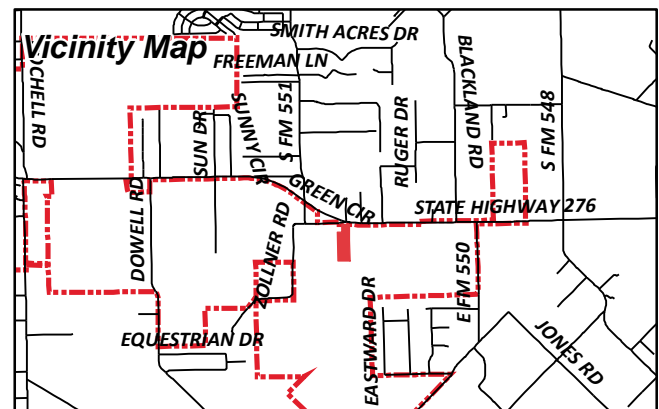


Legend

- Subject Property
- 500' Buffer
- Notified Properties

Case Number: Z2019-020
Case Name: Zoning Change (AG to C)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: Intersection of SH-276 and Green Circle

Date Created: 8/27/2019
For Questions on this Case Call (972) 771-7745



ENRIQUEZ MARIA AND UBALDO
1225 LOST VIEW
ROYSE CITY, TX 75189

LIMON LORENZO & MARIANA
2305 STANFORD ST
GREENVILLE, TX 75401

THOMPSON JAMES
459 ZOLLNER RD
ROYSE CITY, TX 75189

CURRENT RESIDENT
466 GREEN LOOP
ROCKWALL, TX 75087

CURRENT RESIDENT
490 GREEN CR
ROCKWALL, TX 75087

PANZNER TODD R AND
HEATHER PANZNER AND SHANNON PANZNER
500 HOFFMAN LN
HAUPPAUGE, NY 11788

PEARSON KYLE & JENNIFER
506 GREEN CIRCLE
ROYSE CITY, TX 75189

CURRENT RESIDENT
5649/5651 HWY276
ROCKWALL, TX 75087

CURRENT RESIDENT
5651 GREEN CIR
ROCKWALL, TX 75087

MULLEN ADVENTURES LLC
5677 STATE HIGHWAY 276
ROYSE CITY, TX 75189

JAY & PAM PROPERTIES LLC
5707 STATE HIGHWAY 276
ROYSE CITY, TX 75189

SIGN OF QUALITY LLC
5707 STATE HIGHWAY 276
ROYSE CITY, TX 75189

HASHERT TERRY
5751 STATE HIGHWAY 276
ROYSE CITY, TX 75189

KENNEDY RICK
9912 COUNTY ROAD 2426
TERRELL, TX 75160

ASBURY MICHAEL & LEANN
PO BOX 1012
ROCKWALL, TX 75087

PANZNER TODD R AND
HEATHER PANZNER AND SHANNON PANZNER
500 HOFFMAN LN
HAUPPAUGE, NY 11788



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. Z2019-020: Zoning Change AG to C

Hold a public hearing to discuss and consider a request by Todd Panzner for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 11.85-acre tract of land identified as Tract 1-1 of the J. H. Bailey Survey, Abstract No. 22, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located south of the intersection of Green Circle and SH-276, 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, 9/10/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 9/16/2019 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:

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

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

Your comments must be received by **9/16/2019** 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. Z2019-020: Zoning Change AG to C

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

Address:

Grey bar for 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

PLEASE RETURN THE BELOW FORM

Case No. Z2019-020: Zoning Change AG to C

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.



REVER / USA

Name: Lorenzo Limon

Address: 490 Green Cir, Royse City TX 75189

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

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

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

FISCAL IMPACT ANALYSIS TOOL

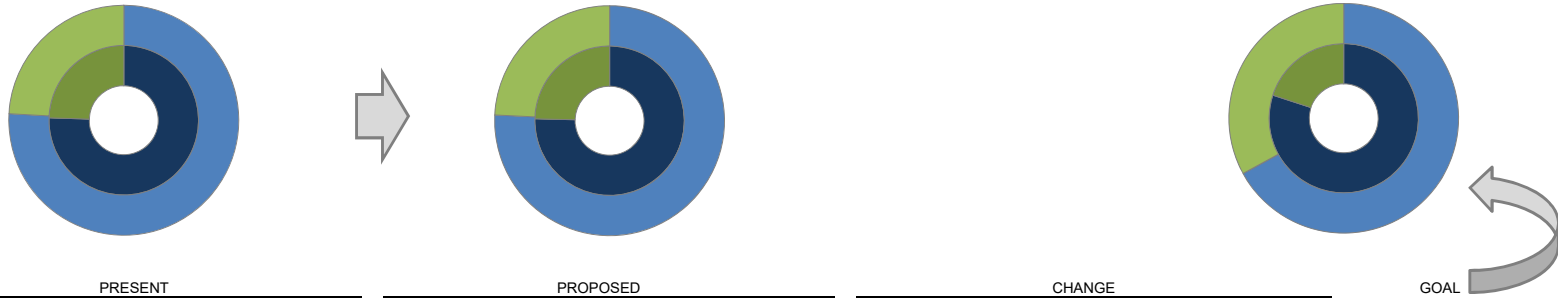
ASSUMPTIONS: (1) All values are based on the Appraised Value and not the Market Value; (2) All Agricultural (AG) District land is assumed to be residential under Current Zoning and zoned in accordance to the Future Land Use Map under Current Zoning at Build Out.

DISCLAIMER: The information provided below is not a reasonable basis for the approval or denial of any zoning case. This is a general tool that is meant to assist elected and appointed officials in the understanding the potential fiscal impacts of a zoning request, and to track conformance to the Comprehensive Plan's targeted land use ratios of 80% residential to 20% commercial land use, which is intended to yield a 67% residential value to 33% commercial value.

SUMMARY OF METHODOLOGY: The methods used in this study are based on a rough fiscal impact analysis, and involve reducing the City's land values down to a per square footage cost to estimate potential impact on existing property value. The cost of service model is constructed around the City's current fiscal year costs versus the percentage of land area that is currently residential and non-residential. A per capita multiplier and average cost method were used to estimate sales tax.

CASE NO.: Z2019-020
CASE NAME: Zoning Change (AG to C)

ZONING MAP

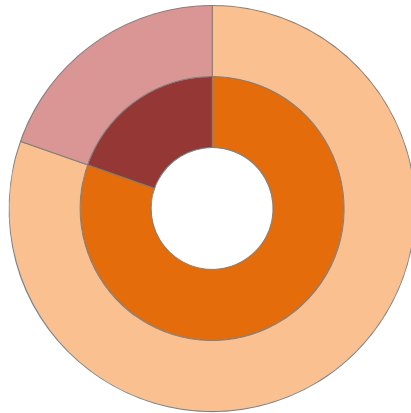


| | PRESENT | | | | PROPOSED | | | | CHANGE | | | | GOAL | | |
|-----------------|-----------|---------|---------------------|---------|-----------|---------|---------------------|---------|-----------|----------|-----------------|----------|---------|-------|------------|
| | LAND USE | | LAND VALUE | | LAND USE | | LAND VALUE | | LAND USE | | LAND VALUE | | ACREAGE | VALUE | DIFFERENCE |
| | ACRES | % | EST. PROP. VALUE | % | ACRES | % | EST. PROP. VALUE | % | CH. ACRES | % CHANGE | CHANGE IN VALUE | % CHANGE | | | |
| RESIDENTIAL | 10,932.42 | 75.48% | \$ 4,084,912,315.77 | 75.90% | 10,920.57 | 75.40% | 4,084,751,155.77 | 75.79% | (11.85) | -0.08% | (161,160.00) | 0.00% | 80% | 67% | -8.79% |
| NON-RESIDENTIAL | 3,552.00 | 24.52% | \$ 1,297,389,588.23 | 24.10% | 3,563.85 | 24.60% | 1,304,868,413.55 | 24.21% | 11.85 | 0.08% | 7,478,825.32 | 0.14% | 20% | 33% | -8.79% |
| | 14,484.42 | 100.00% | \$ 5,382,301,904.00 | 100.00% | 14,484.42 | 100.00% | 5,389,619,569.32 | 100.00% | | | 7,317,665.32 | 0.14% | 100% | 100% | |
| OPEN SPACE | 2,487.57 | | \$ 380,531,381.26 | | 2,487.57 | | \$ 381,558,120.00 | | | | | | | | |
| TOTAL | 16,971.99 | | \$ 5,762,833,285.26 | | 16,971.99 | | \$ 5,771,177,689.32 | | | | | | | | |

| PRESENT | | |
|-----------------|-----------|---------|
| | ACRES | % |
| RESIDENTIAL | 19,687.93 | 80.37% |
| NON-RESIDENTIAL | 4,809.14 | 19.63% |
| | 24,497.07 | 100.00% |
| OPEN SPACE | 6,114.49 | |
| TOTAL | 30,611.56 | |

| PROPOSED | | |
|-----------------|-----------|---------|
| | ACRES | % |
| RESIDENTIAL | 19,687.93 | 80.37% |
| NON-RESIDENTIAL | 4,809.14 | 19.63% |
| | 24,497.07 | 100.00% |
| OPEN SPACE | 6,114.49 | |
| TOTAL | 30,611.56 | |

| CHANGE | | |
|-----------------|-------|-------|
| | ACRES | % |
| RESIDENTIAL | - | 0.00% |
| NON-RESIDENTIAL | - | 0.00% |



FUTURE LAND USE MAP

ESTIMATED COST/REVENUES

BENCHMARKS

| | [A] Current Zoning | [B] Current Zoning Potential @ BO | [C] Proposed Zoning @ BO | [B] - [C] Difference of Proposed vs. Current |
|-------------------------|-----------------------|--------------------------------------|-----------------------------|---|
| Residential Value | \$ - | \$ - | \$ - | \$ - |
| Non-Residential Value | \$ 161,160.00 | \$ 2,107,955.83 | \$ 2,107,955.83 | \$ - |
| Residential Acreage | - | - | - | - |
| Non-Residential Acreage | 11.85 | 11.85 | 11.85 | - |

ANNUAL REVENUES

| | [A] Current Zoning | [B] Current Zoning Potential @ BO | [C] Proposed Zoning @ BO | [B] - [C] Difference of Proposed vs. Current |
|-----------------------------|-----------------------|--------------------------------------|-----------------------------|---|
| Residential Revenues | \$ - | \$ - | \$ - | \$ - |
| Non-Residential Revenues | \$ 648.02 | \$ 12,504.06 | \$ 12,504.06 | \$ - |
| Direct Sales Tax Increase | \$ - | \$ 43,906.51 | \$ 43,906.51 | \$ - |
| Indirect Sales Tax Increase | \$ - | \$ - | \$ - | \$ - |
| Total Revenues | \$ 648.02 | \$ 56,410.57 | \$ 56,410.57 | \$ - |

ANNUAL EXPENDITURES

| | [A] Current Zoning | [B] Current Zoning Potential @ BO | [C] Proposed Zoning @ BO | [B] - [C] Difference of Proposed vs. Current |
|---|-----------------------|--------------------------------------|-----------------------------|---|
| Cost of Community Service for Residential | \$ - | \$ - | \$ - | \$ - |
| Cost of Community Service for Non-Residential | \$ - | \$ (17,438.62) | \$ (17,438.62) | \$ - |
| Total Estimated Expenditures | \$ - | \$ (17,438.62) | \$ (17,438.62) | \$ - |

EST. ANN. COST/REVENUES

| | [A] Current Zoning | [B] Current Zoning Potential @ BO | [C] Proposed Zoning @ BO | [B] - [C] Difference of Proposed vs. Current |
|-------------------------|-----------------------|--------------------------------------|-----------------------------|---|
| EST. ANN. COST/REVENUES | \$ 648.02 | \$ 38,971.95 | \$ 38,971.95 | \$ - |

| | [A] Current Zoning | [B] Current Zoning Potential @ BO | [C] Proposed Zoning @ BO | [B] - [C] Difference of Proposed vs. Current |
|--|-----------------------|--------------------------------------|-----------------------------|---|
| OTHER BENCHMARKS | | | | |
| Additional Citizens Added to Population | - | - | - | - |
| Estimated Non-Resident Consumers in City | 30 | 107 | 77 | |

17 SOUTH CENTRAL ESTATES DISTRICT

DISTRICT DESCRIPTION

The *South Central Estates District* has the potential to have a mixture of land uses, but is currently relatively undeveloped. The district does have a low density (i.e. *Equestrian Meadows*) and a medium density (i.e. *West View*) subdivision situated within the southern portions of the district. Along SH-276, there are currently some transitional commercial land uses and residential homes situated on long narrow lots. This district is projected to transition to more intense commercial land uses along SH-276, but still maintain estate and rural residential land uses south of SH-276. Much of the areas along SH-276 will depend on the viability and alignment of the future Outer Loop.

POINTS OF REFERENCE

- A. Equestrian Meadows Subdivision
- B. Westhaven Subdivision

LAND USE PALETTES

- Current Land Use
- Future Land Use



2 Future Suburban Residential



4 Future Business Center

↑ TECHNOLOGY DISTRICT (PAGE 1-31)

↑ EMPLOYMENT DISTRICT (PAGE 1-15)

← SOUTH CENTRAL RESIDENTIAL DISTRICT (PAGE 1-28)

↑ INNOVATION DISTRICT (PAGE 1-19)

↓ CITY OF McLENDON-CHISHOLM

↓ SOUTHEAST ESTATES DISTRICT (PAGE 1-32)

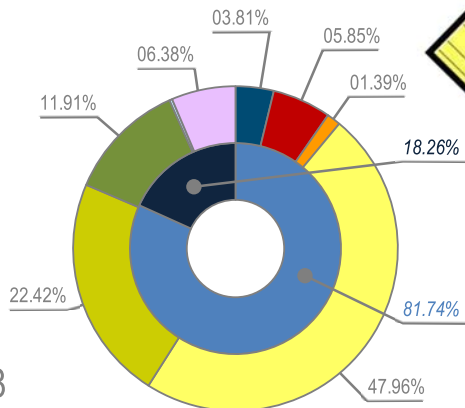


2 Future Suburban Residential

- MINOR COLLECTOR
- M4U
- OUTER LOOP

| | | |
|---|-------------|--------|
| ■ | COMMERCIAL | 18.26% |
| ■ | RESIDENTIAL | 81.74% |
| ■ | MIXED USE | 0.00% |

- 1.30%
- 2.70%
- 1.42%
- 259
- 49
- 847
- 3,293
- 10,768



| | | |
|---|------------------------------------|----------------|
| ■ | BUSINESS CENTER | 106.13-ACRES |
| ■ | COMMERCIAL/RETAIL (CR) | 162.92-ACRES |
| ■ | HIGH DENSITY RESIDENTIAL (HDR) | 38.71-ACRES |
| ■ | LOW DENSITY RESIDENTIAL (LDR) | 1,336.88-ACRES |
| ■ | MEDIUM DENSITY RESIDENTIAL (MDR) | 624.93-ACRES |
| ■ | PARKS AND OPEN SPACE (OS) | 332.01-ACRES |
| ■ | QUASI-PUBLIC (QP) | 7.79-ACRES |
| ■ | TECHNOLOGY/EMPLOYMENT CENTER (TEC) | 177.95-ACRES |

DISTRICT STRATEGIES

Taking into account that the *South Central Estates District* has a large amount of mostly vacant or raw land with limited access to infrastructure (i.e. *water and wastewater facilities*), the following are the recommended strategies for this district:

- 1 **Opportunity Zone** (*Intersection of SH-276 & FM-548*). When constructed this intersection will be a major land use node in the district and have the potential to provide employment and professional campus land uses mixed with entertainment, restaurant and retail land uses that can create an "18-Hour" environment (i.e. *an environment that provides the ability to live, work, shop and dine*).
- 2 **Suburban Residential**. The district has several large tracts of land that can support highly amenitized master planned communities. Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (e.g. *larger lots or a large landscape buffer*) adjacent to the existing subdivision. Due to the availability of infrastructure residential in this area may also be suitable for 1½-acre lots with septic systems.
- 3 **Commercial/Retail Centers**. Due to the anticipated alignment of the Outer Loop (i.e. *current alignment of FM-548*), the commercial/retail centers along SH-276 are ideal for larger scale retail businesses and restaurants that could support any office or residential development in the area. These areas could also provide neighborhood service uses intended to allow smaller commercial uses that can support adjacent residential land uses. All commercial developments should incorporate appropriate screening (e.g. *berms, landscaping and large buffers*) to transition uses.
- 4 **Business Center**. The areas designated as *Business Center* are intended to provide space for larger office facilities and combination manufacturing/warehouse and office facilities (e.g. *corporate headquarters*). This area is also suitable for mixed office/commercial land uses.



GREEN LOOP

R.O.W. PER DEED V. 43, P. 326
V. 73, P. 001

N 88° 54' 17" E
270.73'

L-1-47

R-2924.79'
F.M. HIGHWAY 276
BEGINNING

BLACKLAND W.S.C.
ESMT
VOL. 75, PG. 553
& 554
V. 347, PG. 269

N 0° 59' 19" W
267.66'

N 89° 54' 05" E
166.59'

1/2" IRF

3/8" IRF

11.85 ACRES

14.3 ACRES
PART OF 47.100 ACRES
BILLIE M. PEOPLES
TO
MICHAEL & DONNIE PEOPLES
VOL. 1084, PG. 266

RESIDUE OF 47.100 ACRES
BILLIE M. PEOPLES
TO
MICHAEL & DONNIE PEOPLES
VOL. 1084, PG. 266

PART OF 47.100 ACRES
BILLIE M. PEOPLES
TO
MICHAEL & DONNIE PEOPLES
VOL. 1084, PG. 266

N 0° 05' 26" E 1013.49'

S 0° 11' 00" E 1285.02'

S 89° 49' 44" W 440.11'

ZONE C

APPROX. LIMITS OF
100 YR. FLOOD PLAIN

ZONE A

DESCRIPTION

All that certain lot, tract or parcel of land situated in the J.H. BAILEY SURVEY, ABSTRACT NO. 22, Rockwall County, Texas, and being a part of that 47.10 acres tract of land as described in a Warranty deed from Billie Marie Peoples to Michael L. Peoples and Donnie B. Peoples, dated February 2, 1996 and being recorded in Volume 1084, Page 266 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner, said point being N. 89 deg. 50 min. 18 sec. W. 223.09 feet and along a curve to the right having a central angle of 09 deg. 14 min. 53 sec., a radius of 2924.79 feet, a chord of N. 85 deg. 12 min. 51 sec. W. 471.58 feet, and an arc distance of 472.09 feet from a 3/8" iron rod found at the Northeast corner of the above cited tract, said point being in the South right-of-way line of State Highway 276;

THENCE S. 00 deg. 11 min. 00 sec. E. (Controlling bearing line) parallel to the East line of said tract, a distance of 1285.02 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner in the South line of said tract;

THENCE S. 89 deg. 49 min. 44 sec. W. along the South line of said tract, a distance of 440.11 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner;

THENCE N. 00 deg. 06 min. 26 sec. E. a distance of 1013.49 feet to a 1/2" iron rod found for corner;

THENCE N. 89 deg. 54 min. 05 sec. E. a distance of 166.59 feet to a 3/8" iron rod found for corner;

THENCE N. 00 deg. 59 min. 19 sec. W. a distance of 267.66 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner in the South right-of-way line of Green Loop and in the North boundary line of said 47.10 acres tract;

THENCE N. 88 deg. 54 min. 17 sec. E. along Green Loop a distance of 270.73 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner in the Southwest right-of-way line of State Highway 276;

THENCE in a southeasterly direction along a curve to the left having a central angle of 00 deg. 01 min. 44 sec., a radius of 2924.79 feet, a chord of S. 80 deg. 34 min. 33 sec. E. 1.47 feet, along said right-of-way line an arc distance of 1.47 feet to the POINT OF BEGINNING and containing 11.85 acres of land.

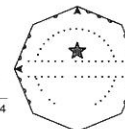
NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480543 0075 B dated Sept. 17, 1980, this property lies in Zone A & C. This property does appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED DEED IN VOL. 1084, PG. 266, R.P.R.C.T.
- 3) ALL 1/2" IRF ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034"

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for BILLIE M. PEOPLES, at F.M. HIGHWAY 276, ROCKWALL COUNTY, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992, and subsequent revisions, and the same was surveyed under my supervision on the ground this 8th day of February, 2000.

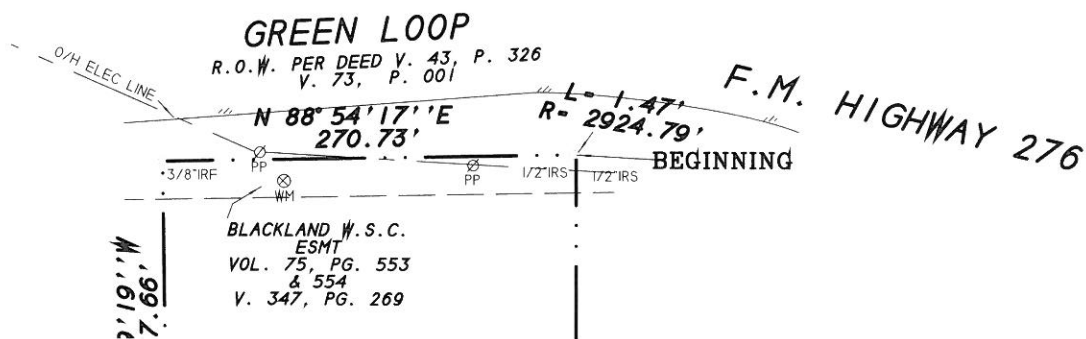
Harold D. Fetty III, R.P.L.S. No. 5034



ROCKWALL SURVEYING COMPANY, INC.

306 E. WASHINGTON, SUITE C, ROCKWALL, TEXAS 75087, PHONE (972) 772-5434, FAX (972) 772-5443

SURVEY DATE FEB. 8, 2000
SCALE 1" = 100' FILE # 38729-5
CLIENT PEOPLES, GP # 0206



DESCRIPTION

All that certain lot, tract or parcel of land situated in the J.H. BAILEY SURVEY, ABSTRACT NO. 22, Rockwall County, Texas, and being a part of that 47.10 acres tract of land as described in a Warranty deed from Billie Marie Peoples to Michael L. Peoples and Donnie B. Peoples, dated February 2, 1996 and being recorded in Volume 1084, Page 266 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

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THENCE S. 00 deg. 11 min. 00 sec. E. (Controlling bearing line) parallel to the East line of said tract, a distance of 1285.02 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner in the South line of said tract;

THENCE S. 89 deg. 49 min. 44 sec. W. along the South line of said tract, a distance of 440.11 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner;

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THENCE in a Southeasterly direction along a curve to the left having a central angle of 00 deg. 01 min. 44 sec., a radius of 2924.79 feet, a chord of S. 80 deg. 34 min. 33 sec. E., 1.47 feet, along said right-of-way line an arc distance of 1.47 feet to the POINT OF BEGINNING and containing 11.85 acres of land.

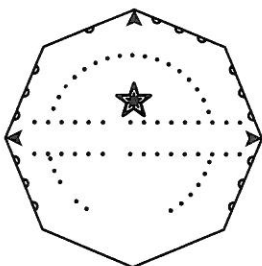
NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480543 0075 B dated Sept 17, 1980, this property lies in Zone A & C. This property does appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED DEED IN VOL. 1084, PG. 266, R.P.R.R.C.T.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for BILLIE M. PEOPLES, at F.M. HIGHWAY 276, ROCKWALL COUNTY, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 8th day of February, 2000.

Harold D. Fetty III, R.P.L.S. No. 5034



CITY OF ROCKWALL

ORDINANCE NO. 19-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A COMMERCIAL (C) DISTRICT FOR AN 11.85-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1-1 OF THE J. H. BAILEY SURVEY, ABSTRACT NO. 22, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Todd Panzner for the approval of a change in zoning from an Agricultural (AG) District to a Commercial (C) District for an 11.85-acre tract of land identified as Tract 1-1, of the J. H. Bailey Survey, Abstract No. 22, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located south of the intersection of Green Circle and SH-276, and more specifically depicted 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 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 Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Commercial (C) District; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes provided for a *Commercial (C) District* as stipulated by Subsection 1.1, *Use of Land and Buildings*, of Article IV, *Permissible Uses*, and Subsection 4.05, *Commercial (C) District*, of Section 4, *Commercial Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future;

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the

zoning described herein.

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. 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 of the City of Rockwall, Texas, 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 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
ON THIS THE 7TH DAY OF OCTOBER, 2019.**

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: September 16, 2019

2nd Reading: October 7, 2019

Exhibit 'A'
Legal Description

All that certain lot, tract or parcel of land situated in the J.H. BAILEY SURVEY, ABSTRACT NO. 22, Rockwall County Texas, and being a part of that 47.10 acres tract of land as described in a Warranty deed from Billie Marie Peoples to Michael L. Peoples and Donnie B. Peoples, dated February 2, 1996 and being recorded in Volume 1084, Page 266 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner, said point being N. 89 deg. 50 min. 18 sec. W., 223.09 feet and along a curve to the right having a central angle of 09 deg. 14 min. 53 sec., a radius of 2924.79 feet, a chord of N. 85 deg. 12 min. 51 sec. W., 471.58 feet, and an arc distance of 472.09 feet from a 3/8" iron rod found at the Northeast corner of the above cited tract, said point being in the South right-of-way line of State Highway 276;

THENCE S. 00 deg. 11 min. 00 sec. E. (Controlling bearing line) parallel to the East line of said tract, a distance of 1285.02 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner in the South line of said tract;

THENCE S. 89 deg. 49 min. 44 sec. W. along the South line of said tract, a distance of 440.11 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner;

THENCE N. 00 deg. 06 min. 26 sec. E. a distance of 1013.49 feet to a 1/2" iron rod found for corner;
THENCE N. 89 deg. 54 min. 05 sec. E. a distance of 166.59 feet to a 3/8" iron rod found for corner;

THENCE N. 00 deg. 59 min. 19 sec. W. a distance of 267.66 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner in the South right-of-way line of Green Loop and in the North boundary line of said 47.10 acres tract;

THENCE N. 88 deg. 54 min. 17 sec. E. along Green Loop a distance of 270.73 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner in the Southwest right-of-way line of State Highway 276;

THENCE in a Southeasterly direction along a curve to the left having a central angle of 00 deg. 01 min. 44 sec., a radius of 2924.79 feet, a chord of S. 80 deg. 34 min. 33 sec. E., 147 feet, along said right-of-way line an arc distance of 1.47 feet to the *POINT OF BEGINING* and containing 11.85 acres of land.

Exhibit 'B'
Survey



CITY OF ROCKWALL

ORDINANCE NO. 19-39

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A COMMERCIAL (C) DISTRICT FOR AN 11.85-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1-1 OF THE J. H. BAILEY SURVEY, ABSTRACT NO. 22, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Todd Panzner for the approval of a change in zoning from an Agricultural (AG) District to a Commercial (C) District for an 11.85-acre tract of land identified as Tract 1-1, of the J. H. Bailey Survey, Abstract No. 22, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located south of the intersection of Green Circle and SH-276, and more specifically depicted 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 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 Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Commercial (C) District; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes provided for a *Commercial (C) District* as stipulated by Subsection 1.1, *Use of Land and Buildings*, of Article IV, *Permissible Uses*, and Subsection 4.05, *Commercial (C) District*, of Section 4, *Commercial Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future;

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zoning described herein.


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SECTION 5. 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 of the City of Rockwall, Texas, 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 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ON THIS THE 7TH DAY OF OCTOBER, 2019.



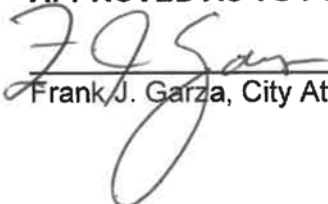
Jim Pruitt, Mayor

ATTEST:



Kristy Cole, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney



1st Reading: 09-16-2019

2nd Reading: 10-07-2019

Exhibit 'A'
Legal Description

All that certain lot, tract or parcel of land situated in the J.H. BAILEY SURVEY, ABSTRACT NO. 22, Rockwall County Texas, and being a part of that 47.10 acres tract of land as described in a Warranty deed from Billie Marie Peoples to Michael L. Peoples and Donnie B. Peoples, dated February 2, 1996 and being recorded in Volume 1084, Page 266 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

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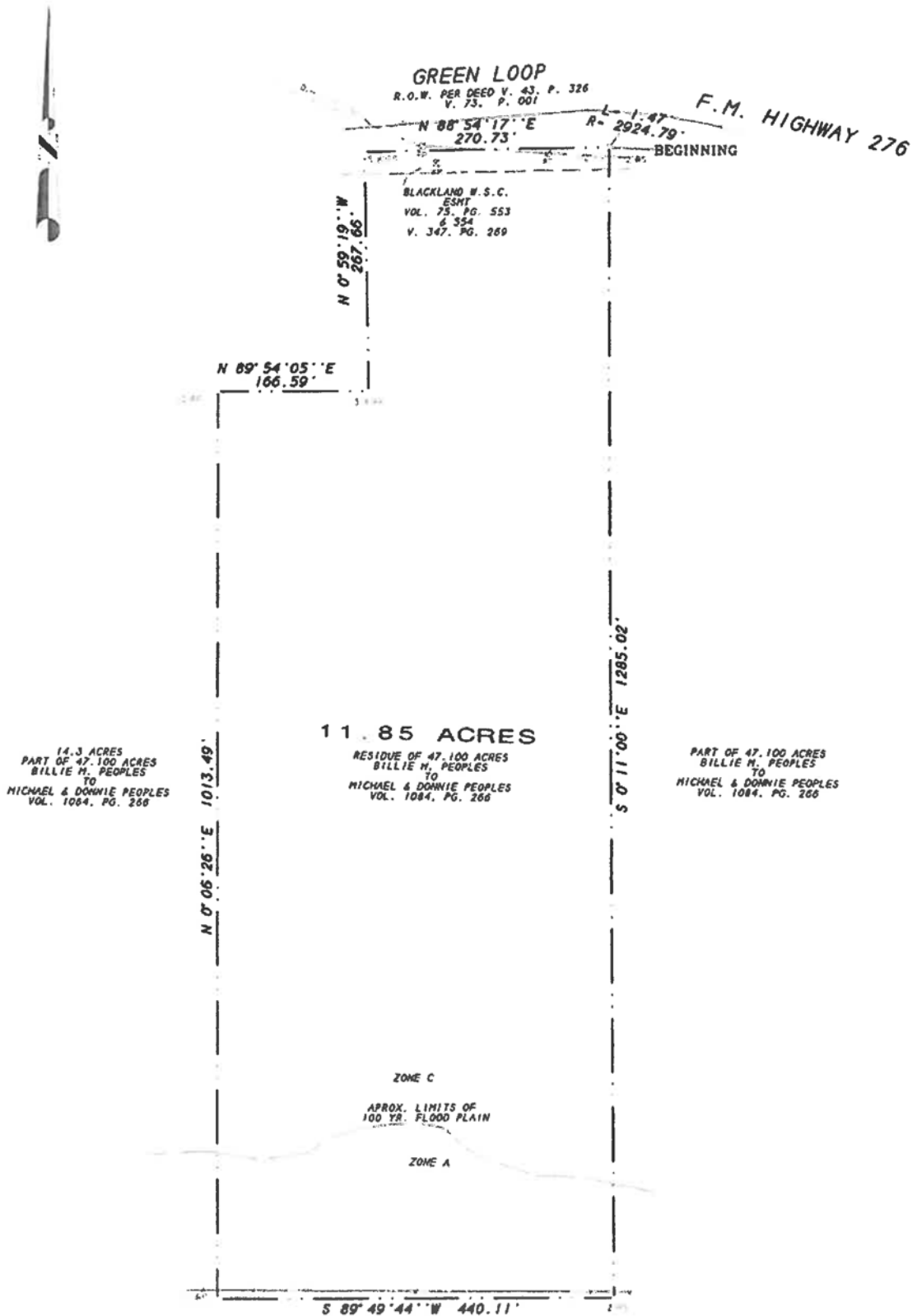
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THENCE in a Southeasterly direction along a curve to the left having a central angle of 00 deg. 01 min. 44 sec., a radius of 2924.79 feet, a chord of S. 80 deg. 34 min. 33 sec. E., 147 feet, along said right-of-way line an arc distance of 1.47 feet to the *POINT OF BEGINING* and containing 11.85 acres of land.

Exhibit 'B'
Survey





October 14, 2019

TODD PANZNER
1600 ELDRIDGE PKWY, APT 1204
HOUSTON, TX 77077

RE: REZONE ZONING (Z2019-020), Zoning Change AG to C

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 10/07/2019 via Ordinance No. 19-39. 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 change the zoning from an Agricultural (AG) District to a Commercial (C) District, then staff would propose the following conditions of approval:

(1) 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 September 10, 2019, the Planning and Zoning Commission's motion to recommend approval of the zoning change from an Agricultural (AG) District to a Commercial (C) District passed by a vote of 6-0, with Commissioner Moeller absent.

CITY COUNCIL:

On September 16, 2019, the City Council's motion to approve a zoning change from Agricultural (AG) District to a Commercial (C) District passed by a vote of 5-0, with Council Members Macalik and Hohenshelt absent [1st Reading].

On October 7, 2019, the City Council's motion to approve a zoning change from Agricultural (AG) District to a Commercial (C) District passed by a vote of 7-0 [2nd Reading].

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

Sincerely,

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