



November 18, 2022

**Board of Directors**

Ryan Miller, Director of Planning  
City of Rockwall  
385 S. Goliad St  
Rockwall, TX 75087

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Terry Garrett

Eva Hummel

Janet Nichol

Sheri Starkey-Parks

Leigh-Ann Riley

Cindy Tayem

JJ Villarreal

Dear Mr. Miller:

Our sincere thanks to you, your staff, and all City departments that met with the Children's Advocacy Center for Rockwall County (CACRC) Planning Committee yesterday.

The CACRC offers hope and healing for children and families affected by abuse, trauma, and violence, and advocates for the prevention of child abuse through education and training. As the population of Rockwall County continues to grow, the CACRC experiences an increase in the number of children and families served. In an effort to continue to appropriately serve families and children that have been impacted by abuse or witness to a violent crime, CACRC must grow.

CACRC is exploring the feasibility of a potential purchase of a parcel of land adjacent to our existing location. Given information obtained in surveys, engineering studies, and feedback received from the City staff, we would request an agenda item on the Council Agenda as soon as possible. The purpose of the agenda item will be to request a variance from the reconstruction of portions of E. Washington Street. As you are aware, especially in light of the comments from the Police Department yesterday, security for this site is of utmost concern. Access to the property would need to be severely restricted due to the nature of the services being provided for the children of our county. There will be no access to this property from E. Washington St and only one entrance off the SPR Public Access Road. We would request a variance from having to rebuild the pavement and sidewalks on E. Washington St. This in no way will affect the right-of-way dedication that the CACRC has agreed to along that roadway.

We are grateful for your assistance in this matter and appreciate the expertise of your team. This project will only happen if we can bring our community together in support.

Respectfully submitted,

*Patricia E. Mejia*

Patricia E. Mejia, MBA, EdD (ABD)  
President & CEO



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION MEMORANDUM

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Planning and Zoning Commission

**FROM:** Ryan Miller, *Director of Planning and Zoning*

**DATE:** November 29, 2022

**SUBJECT:** MIS2022-023; *Exception to the Street Improvement Requirements of Chapter 38, Subdivisions, of the Municipal Code of Ordinances for the Children's Advocacy Center*

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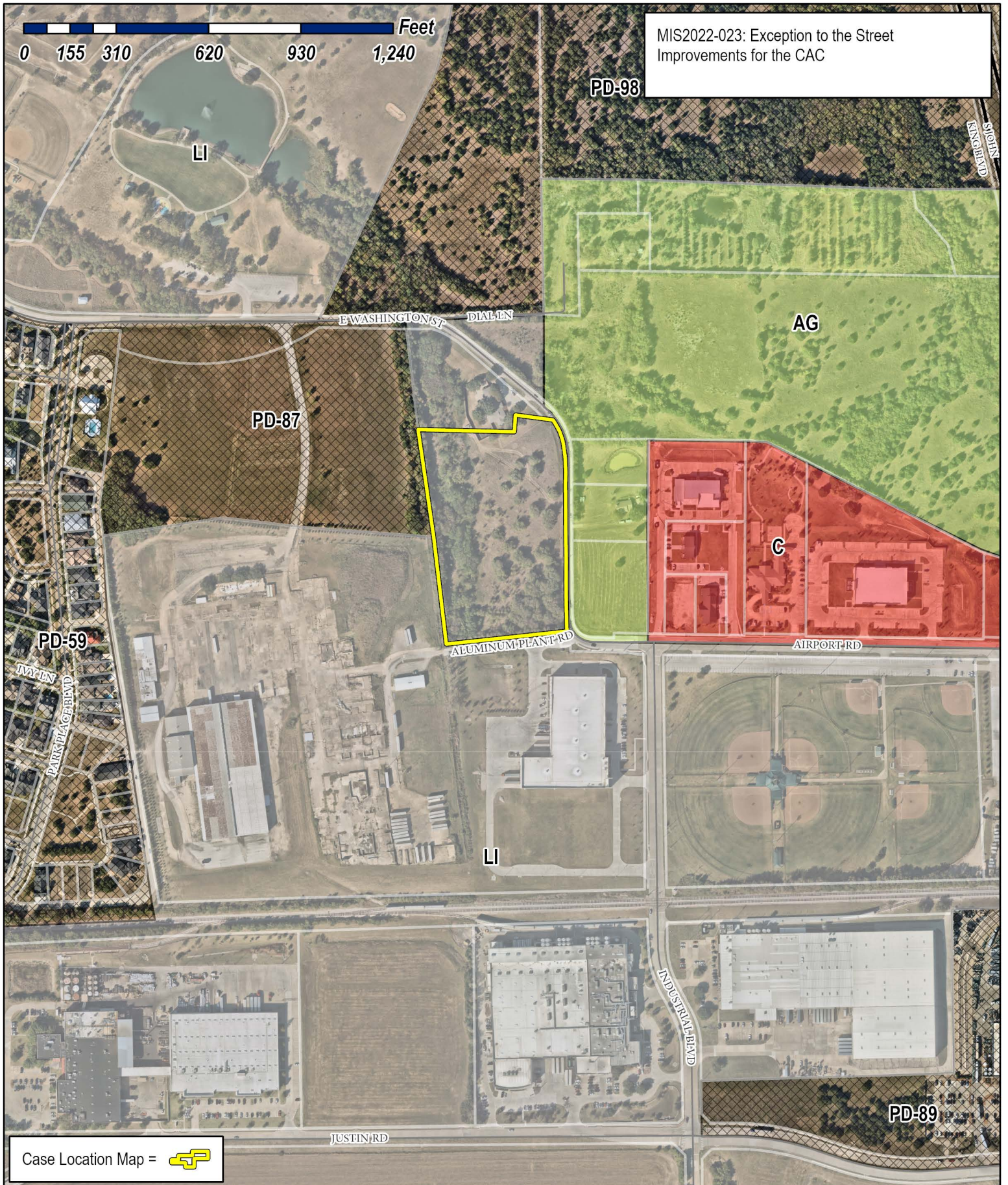
On November 17, 2022, City staff met with representatives of the Children's Advocacy Center of Rockwall County (CACRC) to discuss the potential purchase of land for the purpose of constructing a new *Social Service Provider* facility. The subject property is directly south of the CACRC's current facility, which is located in the Soroptimist House at 1350 E. Washington Street. The 7.497-acre vacant tract of land (*i.e. Tract 68 of the R. Ballard Survey, Abstract No. 29*) is zoned Light Industrial (LI) District and is situated at the northwest corner of the curve that connects Airport Road to E. Washington Street.

At the meeting with City staff, the CACRC provided a concept plan that showed the potential construction of a 31,500 SF facility on the subject property. Based on the concept plan, the proposed facility would only be accessible from a drive approach off of a private drive that runs adjacent to the southern property line. The purpose of providing limited access for this site is to ensure that the site has a controlled/secured access point that is not easily accessible. This private drive approach is the old alignment of Aluminum Plant Road, which was purchased by SPR Packaging as part of their expansion in 2016. The representatives of the CACRC indicated that they have worked with representatives of SPR Packaging, and based on the existing public access easement can access the site as depicted on the concept plan. Also, indicated at this meeting was the need to dedicate the right-of-way for E. Washington Street, which would need to be widened in accordance with the requirements of Section 38-19, *Street Improvements and Oversizing*, of Chapter 38, *Street Improvements and Oversizing*, of the Municipal Code of Ordinances. These requirements state "(w)hen a proposed subdivision of land abuts on both sides of an existing substandard road, or one side of said road, being substandard according to the then existing City standard specifications, the developer shall be required to improve the existing road, including sidewalks, to bring the same to City standards, or to replace it with a standard City street at no cost to the City ..." E. Washington Street is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan, which consists of 65-foot of right-of-way with a 45-foot *back-to-back* concrete street. This means that if the CACRC develops the property, they would need to ensure that 32½-feet from the center line of the roadway is dedicated, and a minimum of a 24-foot concrete street section with five (5) foot sidewalks be constructed in the total right-of-way of the roadway.

Based on this requirement, the President and CEO of the CACRC -- *Patricia Mejia* -- has submitted a letter requesting an exception to the construction of the roadway and sidewalks for E. Washington Street. The letter does indicate a willingness to provide the necessary right-of-way for the future roadway and is only requesting the exception for the street improvements. As stated in the letter, this request is predicated on the CACRC's plans to not take access off of E. Washington Street, and to reduce the costs associated with this street on the *Social Service Provider*. Based on Section 38-19 of the Municipal Code of Ordinances, the City Council has the ability to grant an exception to the street improvement requirements stating "(w)here in its judgement the public convenience and welfare will be substantially served and the appropriate use of the neighboring property will not be substantially injured upon recommendation by the City Planning and Zoning Commission, the City Council may, in specific cases, at a regular meeting of the City Council, and subject to appropriate conditions and safeguards, authorize special exceptions to these regulations in order to permit reasonable to these regulations in order to permit reasonable development and improvement of property where the literal enforcement of these regulations would result in an unnecessary hardship." In this case, granting this exception does not appear to change the essential character of the area nor would it substantially injure any adjacent properties; however, this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

Staff should note that these types of requests are typically considered with the submission of a subdivision plat; however, since the CACRC is in its due diligence period and this requirement could affect the feasibility of this project, staff considered it

prudent to bring this forward as a miscellaneous request. In the attached packet staff has included a location map, the applicant's letter, and the proposed concept plan. Based on the ordinance requirements, staff is bringing this case forward to the Planning and Zoning Commission for a recommendation prior to bringing the case for action to the City Council. Should the Planning and Zoning Commission have any questions, staff and the applicant will be available at the November 29, 2022 Planning and Zoning Commission Work Session Meeting.



MIS2022-023: Exception to the Street Improvements for the CAC

Case Location Map = 



# 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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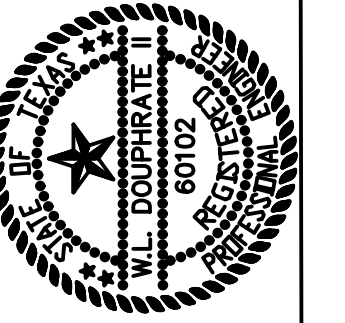
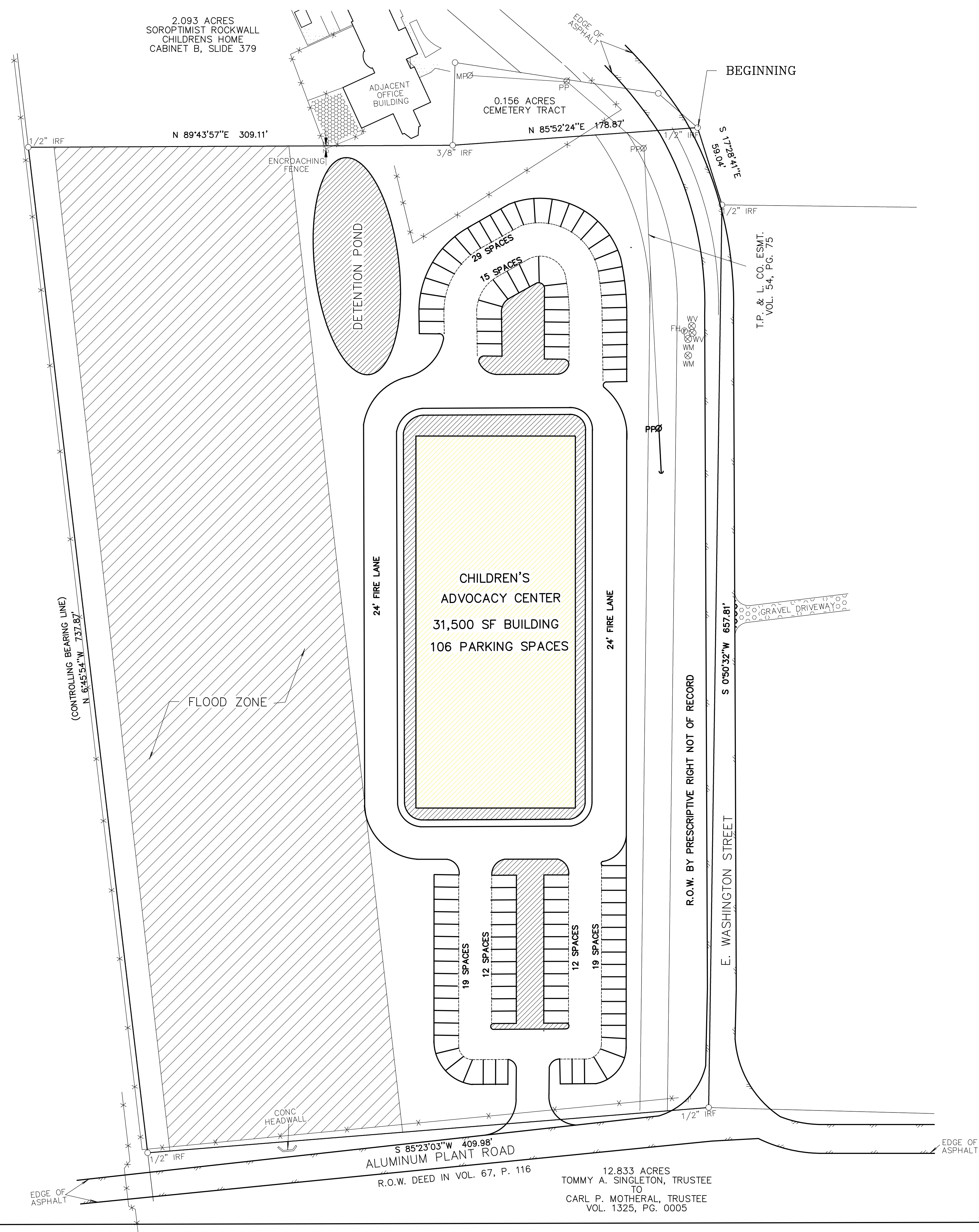
Respectfully submitted,

*Patricia E. Mejia*

Patricia E. Mejia, MBA, EdD (ABD)  
President & CEO



CROSSPOINT CHURCH



THE SEAL APPEARING ON THIS  
DRAWING WAS PREPARED BY  
W.L. DOUPHRATE II TEXAS P.E.  
NO. 67022 F-666 ON  
DATE: NOV 17, 2022.

**DOUPHRATE & ASSOCIATES, INC.**  
ENGINEERING PROJECT MANAGEMENT SURVEYING  
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087  
PHONE: (972)771-9004 FAX: (972)771-9005

**CONCEPT PLAN**  
**CHILDREN'S ADVOCACY CENTER**  
WASHINGTON STREET ROCKWALL TEXAS  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

REVISION	W.L.D.
CHECKED	W.L.D.
DRAWN	W.L.D.
SCALE	1" = 40' ±
DATE	NOV 17, 2022
PROJECT	22031 SITE PL
PAGE	20



**CITY OF ROCKWALL**  
CITY COUNCIL MEMORANDUM

**PLANNING AND ZONING DEPARTMENT**  
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---

**TO:** Mayor and City Council

**CC:** Mary Smith, *City Manager*  
Joey Boyd, *Assistant City Manager*

**FROM:** Ryan Miller, *Director of Planning and Zoning*

**DATE:** December 5, 2022

**SUBJECT:** MIS2022-023; *Exception to the Street Improvement Requirements of Chapter 38, Subdivisions, of the Municipal Code of Ordinances for the Children’s Advocacy Center*

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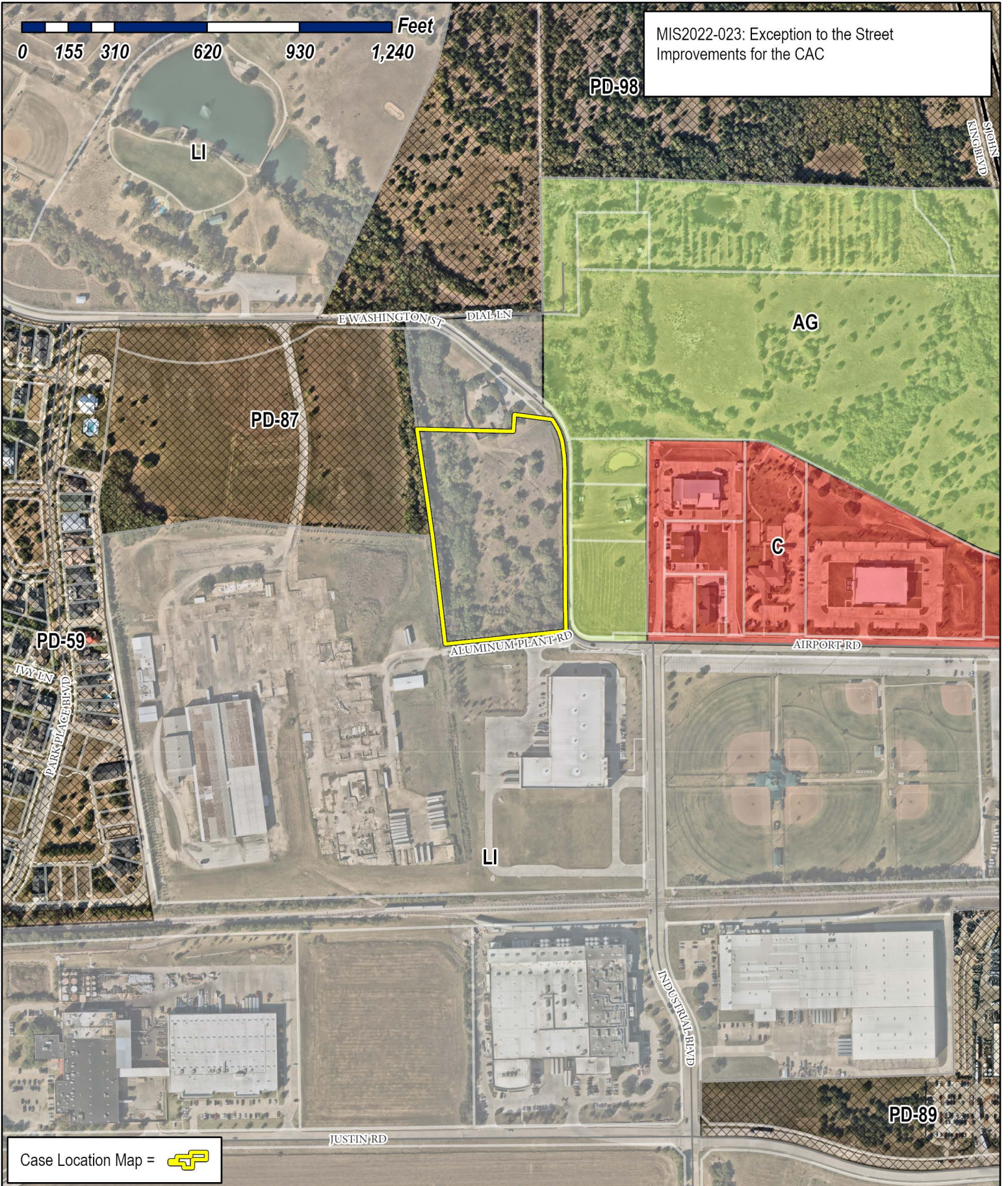
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Zoning Commission approved a motion to recommend approval of the exception by a vote of 6-0 (*with Commissioner Hustings absent*).

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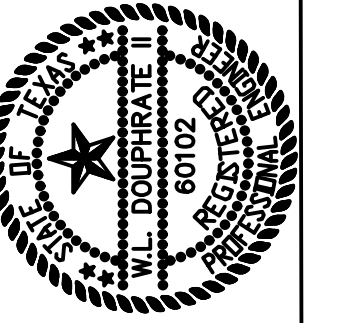
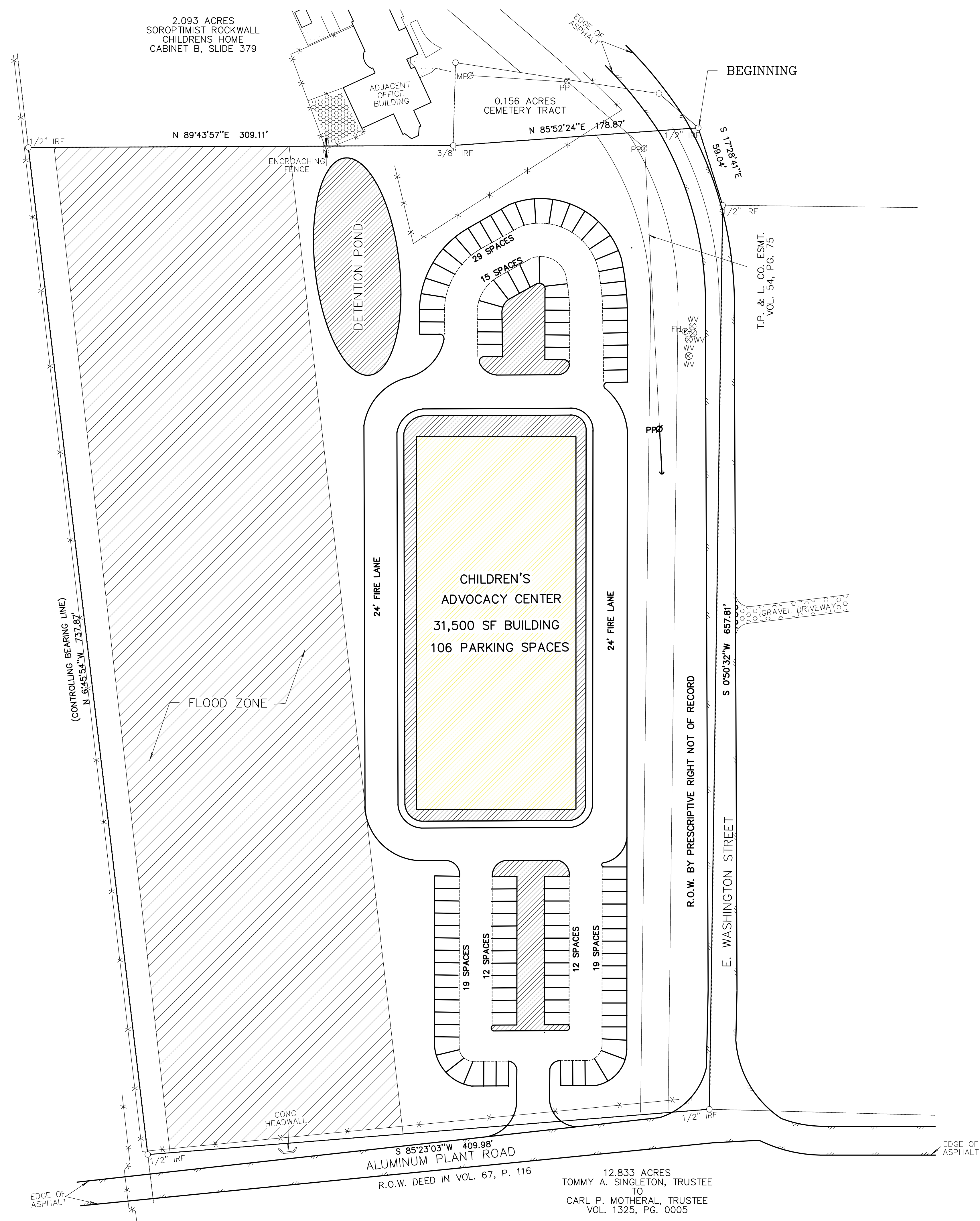
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CROSSPOINT CHURCH



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**CHILDREN'S ADVOCACY CENTER**  
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REVISION	W.L.D.
CHECKED	W.L.D.
DRAWN	W.L.D.
SCALE	1" = 40' ±
DATE	NOV 17, 2022
PROJECT	22031 SITE PL
PAGE	20



February 10, 2023

TO: Patricia E. Mejia  
Children's Advocacy Center  
1350 E. Washington Street  
Rockwall, Texas 75087

FROM: Ryan Miller, AICP  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

SUBJECT: MIS2022-023; *Exception to Street Improvements for the Children's Advocacy Center*

Ms. Mejia:

This letter serves to notify you that the above referenced case (*i.e. Miscellaneous Case*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on December 5, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) Any construction resulting from the approval of this *Miscellaneous Case* 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 November 29, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the exception by a vote of 7-0.

City Council

On December 5, 2022, City Council approved a motion to approve the exception by a vote of 7-0.

Should you have any questions or concerns regarding your case, please feel free to contact me a (972) 772-6441.

Sincerely,

Ryan Miller, AICP  
Director of Planning and Zoning