

ARCHITECTURAL REVIEW BOARD DATE
Specific Use Permit
Specific Use Permit
Zoning Change
PD Concept Plan
PD Development Plan
Site Plan Application Site Plan Site Plat Silide # Site Plat Site # Site Plat
Site Plan Application Site Plan Site Plan Site Plan Site Plan Sound Buffer Public Notice Sound Buffer Public Notice Project Review Staff Report Staff Report Correspondence Correspondence Copy-all Plans Required Copy-Mark-Ups City Council Minutes – Laserfiche Minutes-Laserfiche Minutes-Laserfiche Plat Filled Date Preliminary Plat Final Plat Replat Administrative/Minor Plat Vacation Plat Vacation Plat Site Plan Newspaper Public Notice Newspaper Public Notice Suffer Public Notice Copy-all Flans Report Correspondence Copy-all Plans Required Copy-Mark-Ups City Council Minutes – Laserfiche Minutes-Laserfiche Plat Filled Date Slide # Slide # Notes: Vacation Plat
Site Plan Newspaper Public Notice Landscape Plan 500-foot Buffer Public Notice Treescape Plan Project Review Photometric Plan Staff Report Correspondence Material Samples Copy-all Plans Required Copy-all Plans Required Copy-Mark-Ups City Council Minutes – Laserfiche Master Plat Preliminary Plat Plat Filled Date Plat Filled Date Slide # Replat Administrative/Minor Plat Notes: Vacation Plat Vacation Plat Notes: Vacation Plat Va
Landscape Plan
□ Treescape Plan □ Project Review □ Photometric Plan □ Staff Report □ Building Elevations □ Correspondence □ Material Samples □ Copy-all Plans Required □ Color Rendering □ Copy-Mark-Ups □ City Council Minutes – Laserfiche ■ Minutes-Laserfiche ■ Minutes-Laserfiche □ Plat Filled Date □ Preliminary Plat □ Cabinet # □ Final Plat □ Slide # □ Replat Notes: □ Vacation Plat ■ Notes:
□ Photometric Plan □ Staff Report □ Building Elevations □ Correspondence □ Material Samples □ Copy-all Plans Required □ Copy-Mark-Ups □ City Council Minutes – Laserfiche □ Master Plat □ Minutes-Laserfiche □ Preliminary Plat □ Plat Filled Date □ Final Plat □ Cabinet # □ Replat □ Slide # □ Administrative/Minor Plat Notes: □ Vacation Plat □ Notes:
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□ Vacation Plat
□ Landscape Plan
□ Treescape Plan
HPAB Application
□ Exhibit ———————————————————————————————————
Miscellaneous Application Zoning Map Updated
Miscellaneous Application



DEVELOPMENT APPLICATION

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

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:
CITY ENGINEER:

PLEASE CHECK THE A	APPROPRIATE BOX BELOW	TO INDICATE THE TYPE OI	E DEVELOPMENT REQ	UEST [S	SELECT O	NLY ONE BOX	l:		
PLATTING APPLIC MASTER PLAT (PRELIMINARY F FINAL PLAT (\$30.0 REPLAT (\$300.0 AMENDING OR PLAT REINSTAT	ZONING APPLICATION FEES: ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ☐ OTHER APPLICATION FEES: ☐ TREE REMOVAL (\$75.00) ☐ VARIANCE REQUEST (\$100.00)								
SITE PLAN APPLIC ☐ SITE PLAN (\$250 ☐ AMENDED SITE	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, ROUND UP TO ONE (1) ACRE.								
PROPERTY INFO	ORMATION [PLEASE PRINT	n							
ADDRESS	-	ı							
SUBDIVISION	1				LOT	4	BLOCK	A	
GENERAL LOCATION	TDI :	Horizon Road and E. Ir	nterstate 30		201		BEGGIX		
ZONING, SITE PL	AN AND PLATTING I	NFORMATION [PLEAS	E PRINT]						
CURRENT ZONING			CURRENT USE	Uno	develope	d			
PROPOSED ZONING	PD - 32		PROPOSED USE	Res	staurant				
ACREAGE	1.021 ac	LOTS [CURRENT]	1		LOTS	[PROPOSED]	1		
REGARD TO ITS A	D PLATS: BY CHECKING THIS I APPROVAL PROCESS, AND FAI ENIAL OF YOUR CASE.								
OWNER/APPLICA	ANT/AGENT INFORM	ATION [PLEASE PRINT/CH	ECK THE PRIMARY CONT	TACT/OR	IGINAL SIG	NATURES ARE	REQUIRED]		
☐ OWNER	101 Hubbard Dr. LLC		☑ APPLICANT	Kirk	man Eng	gineering			
CONTACT PERSON			CONTACT PERSON	Patr	ick Filso	on			
ADDRESS	2701 Sunset Ridge Dr.		ADDRESS	5200 State Highway 121					
	Suite 610								
CITY, STATE & ZIP	Rockwall, TX 75032	2	CITY, STATE & ZIP	Co	lleyville	, TX 76034			
PHONE			PHONE	81	7-488-49	960			
E-MAIL			E-MAIL	pa	patrick.filson@trustke.com				
BEFORE ME, THE UNDER	CATION [REQUIRED] RSIGNED AUTHORITY, ON THIS ON ON THIS APPLICATION TO E					[OWNER]	THE UNDER	RSIGNED,	WHO
SNFORMATION CONTAINE		OST OF THIS APPLICATION, HA ING THIS APPLICATION, I AGRE O THE PUBLIC. THE CITY IS	S BEEN PAID TO THE CITY EE THAT THE CITY OF ROC ALSO AUTHORIZED AND	OF ROCK CKWALL (PERMIT	(WALL ON T (I.E. "CITY") TED TO RE	THIS THE IS AUTHORIZED EPRODUCE ANY	AND PERMITT COPYRIGHTEL	D. ED TO PF	AY OF ROVIDE
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE DAY OF, 20									
	OWNER'S SIGNATURE								i ! !
NOTARY PUBLIC IN AND	FOR THE STATE OF TEXAS				 МҮ СОММ	ISSION EXPIRES	3		

Kirkman Engineering 5200 State Highway 121 Colleyville, TX 76034 817.488.4960



May 18, 2022

City of Rockwall 385 S Goliad Street Rockwall, Texas 75087 (972) 771-7700

Project Number: Lot 4 Block A Harbor District Addition PD Amendment

Dear to whom this may concern,

Please accept this as a Letter of Intent for the first formal PD Amendment to update the concept plan with the Harbor District to allow the site to be developed as shown in the attached concept plan. There are currently no variances being requested at this time. Please feel free to reach out to me by phone or email if you have any questions.

Sincerely,

Patrick Filson

Patrick Filson P.E.

O: (817) 488-4960

OWNERS CERTIFICATE

STATE OF TEXAS COUNTY OF ROCKWALL}

WHEREAS, J-BR2, LLC IS THE OWNER OF two tracts of land in the M.J. Barksdale Survey, Abstract No. 11, situated in the City of Rockwall, in Rockwall County, Texas, said tracts being all of Lot 2, Block A, of the Harbor District Addition, an addition to The City of Rockwall as recorded in Cabinet I, Slide 7, of the Plat Records of Rockwall County, Texas, and all of Lot 1, Block A, of the Christian Church Addition, an addition to The City of Rockwall, as recorded in Cabinet A, Slide 217 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of said Lot 2, Block A, said point also lying on the southerly Right of Way of Interstate 30, (a variable width Right of Way) and the east line of Sunset Ridge Drive (a variable width Right of Way) as shown on said Harbor Heights Addition

THENCE North 74 degrees 49 minutes 50 seconds East along the southerly Right of Way of said Interstate 30, a distance of 32.37 feet to a wood right-of-way monument found for the northwest corner of a remainder tract of land described by deed to Faulkner Investment Company, Ltd. Recorded in Volume 1542, Page 296 of the Deed Records of Rockwall County, Texas;

THENCE South 14 degrees 20 minutes 24 seconds West departing the southerly line of said Interstate 30 and along said Faulkner tract, a distance of 57.31 feet to a 1/2 inch iron rod found for corner;

THENCE South 49 degrees 36 minutes 39 seconds East continuing along said Faulkner tract a distance of 1.89 feet to a 1/2 inch iron rod found for corner;

THENCE North 73 degrees 25 minutes 30 seconds East continuing along said Faulkner tract a distance of 36.01 feet to a 1/2 inch iron rod found for corner;

THENCE North 16 degrees 31 minutes 03 seconds West continuing along said Faulkner tract a distance of 49.47 feet to a 1/2 inch iron rod found for corner lying on the aforementioned southerly line of Interstate 30;

THENCE North 82 degrees 55 minutes 59 seconds East along said southerly line a distance of 230.89 feet to a 1/2 inch iron rod found for corner at an angle point in same;

THENCE North 82 degrees 42 minutes 40 seconds East continuing along said southerly line a distance of 88.82 feet to a 1/2 inch iron rod found for the northeast corner of said Lot 2 Block A, said point also lying on the northwest line of Lot 1, Block A of Briscoe/Hillcrest Addition, an addition to the City of Rockwall according to the plat recorded in Cabinet D, Slide 245 of the Plat Records of Rockwall County, Texas. from which a 1/2 inch iron rod found bears North 63 degrees 14 minutes 55 seconds West, a distance of 1.38 feet;

THENCE South 42 degrees 49 minutes 10 seconds West along the northwest line of said Lot 1, Block A of Briscoe/Hillcrest Addition, a distance of 21.73 feet to a 1/2 inch iron rod found for the west corner of said Lot 1, Block A of said Briscoe/Hillcrest Addition and the north corner of Lot 1, Block A of Christian Church Addition:

THENCE South 46 degrees 25 minutes 58 seconds East along the northeast line of said Christian Church Addition, a distance of 196.92 feet to a 1/2 inch iron rod found for the east corner of said Christian Church Addition;

THENCE South 44 degrees 04 minutes 52 seconds West along the southeast line of said Christian Church Addition a distance of 109.88 feet to a 1/2 inch iron rod found for the south corner of same, said point also lying on the northeast line of Lot 1, Block A, of said Harbor District Addition;

THENCE North 46 degrees 19 minutes 53 seconds West along the southwest line of said Christion Church Addition, same being the northeast line of said Lot 1. Block A, a distance of 5430" found for the southeast corner of said Lot 2 Block A, and the north corner of said Lot 1 Block A;

THENCE South 72 degrees 42 minutes 13 seconds West along the common line of said Lot 1, Block A, and said Lot 2, Block A, a distance of 307.23 feet to a 1/2 inch iron rod found for the southwest corner of said Lot 2. Block A, the northwest corner of said Lot 1, Block A, and lying on the aforementioned east right—of—way line of Sunset Ridge Drive;

THENCE North 17 degrees 15 minutes 53 seconds West along the east line of said Sunset Ridge Drive and the west line of said Lot 2, Block A, a distance of 243.79 feet to the POINT OF BEGINNING containing 83,679 square Feet, or 1.921 acres

SURVEYORS CERTIFICATE

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED. AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS. PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT-OF- WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS THE 15+17DAY OF MAY BRIAN J. MADDOX, R.P.L.S. NO. 5430

10' T.X.U. ESMT.

BEARING DISTANCE N 74°49′50″ S 14°20′24" W S 49°36′39″ E N 73°25'30" I N 16°31′03″ W 49.47 88.82 N 82°42′40″ S 42°49′10″ \ N 46°19′53″ W

Leaend of Symbols & Abbreviations

IRF = IRON ROD FOUND R.O.W. = RIGHT-OF-WAYP.O.B. = POINT OF BEGINNINGD.E. = DRAINAGE EASEMENT W.E. = WATER EASEMENT

DOC = DOCUMENT VOL. = VOLUME

PG. = PAGECAB. = CABINET

BRIAN J. MADDOX 3

CAB. D, SLD. 245 LOT 1, BLOCK A 57.97 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. BRISCOE/HILLCREST ADDITION CABINET D, SLIDE 245 FAULKNER INVESTMENT CO., LTD. VOLUME 1542, PAGE 296 MONUMENT-P.O.B. NORTHING: 7014393.0752 EASTING: 2589481.3789 AS TIED TO CITY OF ROCKWALL GPS MONUMENTS RO15 & RO17 VOL. 64, PG. 215 BLOCK D.R.R.C.T. CAB. I, SLIDE DOC#2012-473793 P.R.R.C.T. 44,494 SF 1.021 AC LOT 3 BLOCK A $^{\circ}$.R.R.C.T. 39,184 SF 0.900 AC FIFELANE, PUPLIC & UTILITY ESMT. BLOCK B HARBOR DISTRICT ADDITION CAB. I, SLIDE 7 P. R. R. C. **T**. 20' ONCOR ELEC. ESMT. 4324, PAGE 290 iled and Recorded ficial Public Records Shelli Miller, County Clerk Rockwall County, Texas 05/26/2015 02:29:53 PM 10' ONCOR ELECTRIC ESMT. VOL. 7162, PG. 300 BLOCK 5

THE BASIS OF BEARING AND ELEVATION DATUM FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON SITE IN SEPTEMBER 2011 AND VERIFIED

2. ALL CORNERS ARE 5/8" IRON RODS FOUND WITH A PLASTIC CAP STAMPED "R.P.L.S. 5430" UNLESS OTHERWISE NOTED.

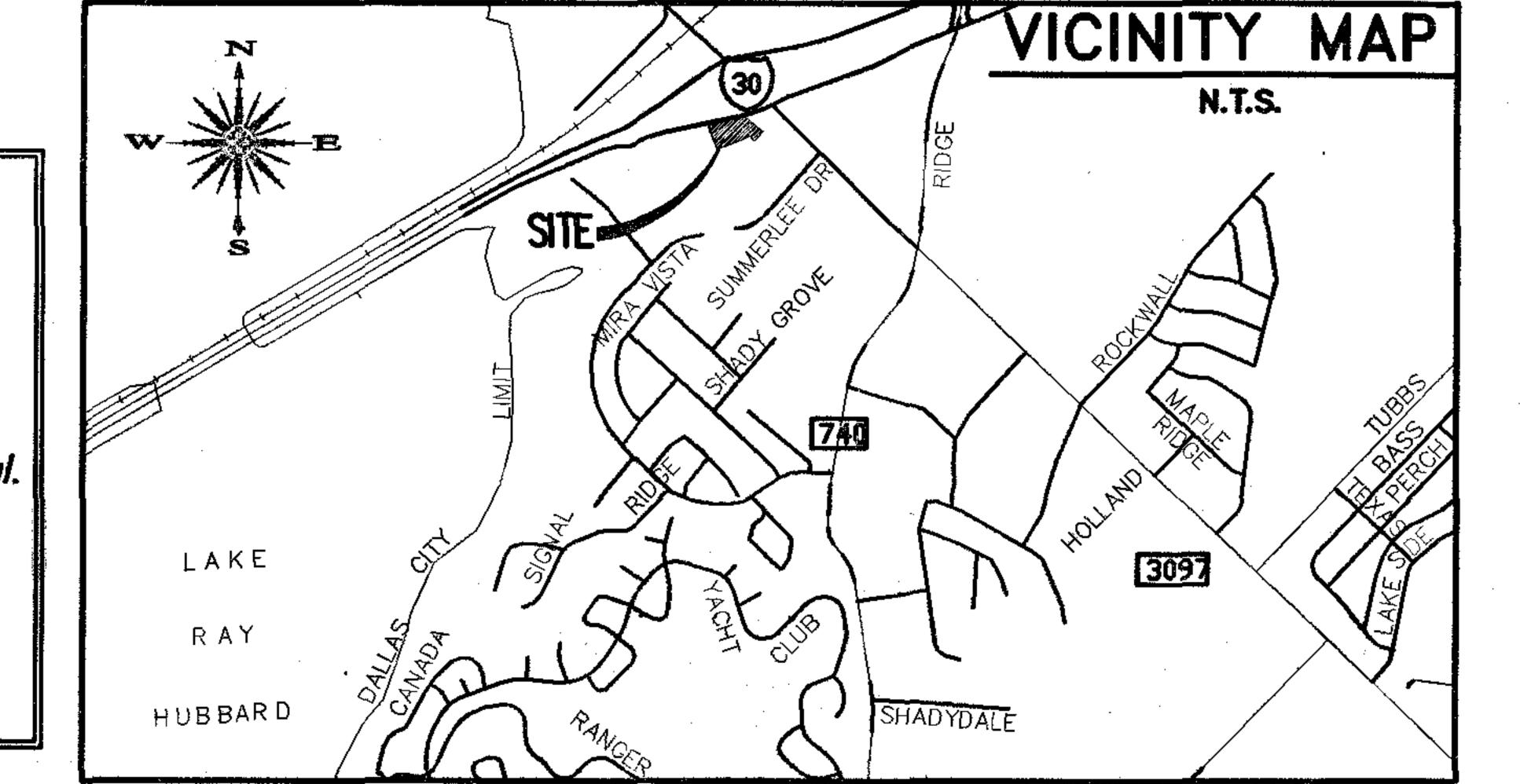
THE PURPOSE OF THIS REPLAT IS TO ADD ALL OF LOT I BLOCK A OF THE CHRISTIAN CHURCH ADDITION RECORDED IN CABINET A, SLIDE 217 TO THE OVERALL AREA OF LOT 2, BLOCK A, OF THE HARBOR DISTRICT ADDITION RECORDED IN CABINET I, SLIDE 7, AND RECONFIGURE THE GEOMETRY OF SAID PROPERTY TO PRODUCE TWO DEVELOPABLE LOTS.

APPROVED

I hereby certify that the above and foregoing plat of REPLAT OF THE HARBOR DISTRICT ADDITION LOT 3 AND 4 to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the 267 day of _______, 2015.

This approval shall be invalid unless the approved Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred eighty (180) days from said date of final approval. Said addition_shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

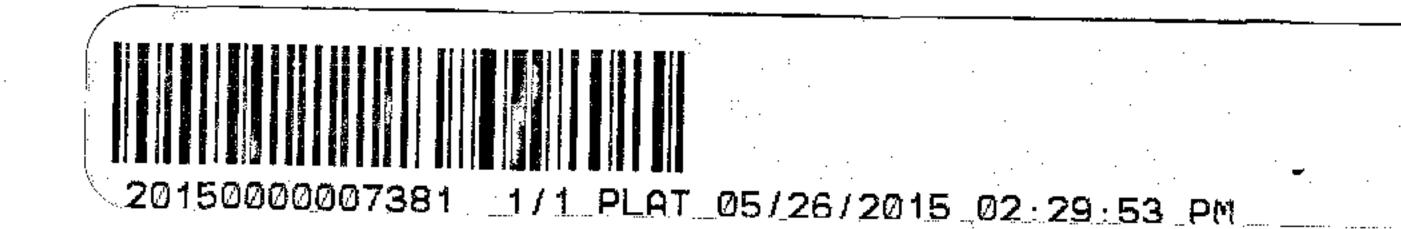
<u> Williams</u> Director of Planning



OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS? COUNTY OF ROCKWALL?



That we the undersigned owner's of the land shown on this plat, and designated herein as the REPLAT OF THE HARBOR DISTRICT ADDITION LOT 3 AND 4 to the City of Rockwall, Texas, and whose name's are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. we further certify that all other parties who have a mortgage or lien interest in the REPLAT OF THE HARBOR DISTRICT ADDITION LOT 3 AND 4 have been notified

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

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

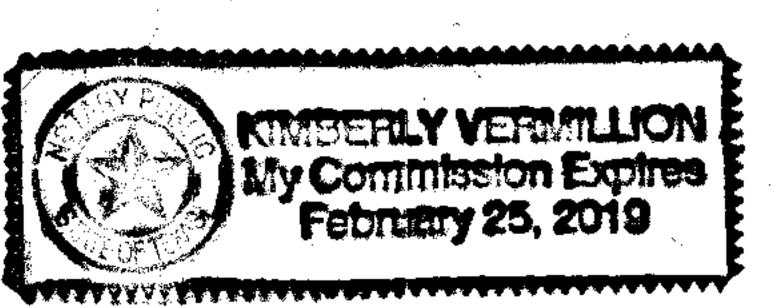
We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision woon the public services required in order that the development will comport with the present and future growth heeds the City; We and our successors and assigns hereby waive any claim, damage, or couse of action that we may have as a result of the dedication of exactions

STATE OF TEXAS

COUNTY OF ROCKWALL Betwee me, the undersigned authority, on this day personally appeared known to me to be the person whose name is subscribed to the

acknowledged to me that he executed the same for the purpose and Given upon my hand and seal of office this _____day of

My Commission Expires:



HARBOR DISTRICT ADDITION LOT 3 AND 4

168

BEING ALL OF LOT 2, BLOCK A, OF THE HARBOR DISTRICT ADDITION, RECORDED IN CABINET I, SLIDE 7 P.R.R.C.T.

AND ALL OF

LOT 1, BLOCK A, OF THE CHRISTIAN CHURCH ADDITION RECORDED INCABINET A, SLIDE 217

P.R.R.C.T.

SITUATED IN THE BARKSDALE SURVEY, ABSTRACT NO. 11

L, ROCKWALL COUNTY, TEXAS CITY OF ROCKWALL, OWNER/DEVELOPER SURVEYOR

J-BR2, LLC 1400 Ridge Road Rockwall, Texas 75087

(972) 741 - 9748

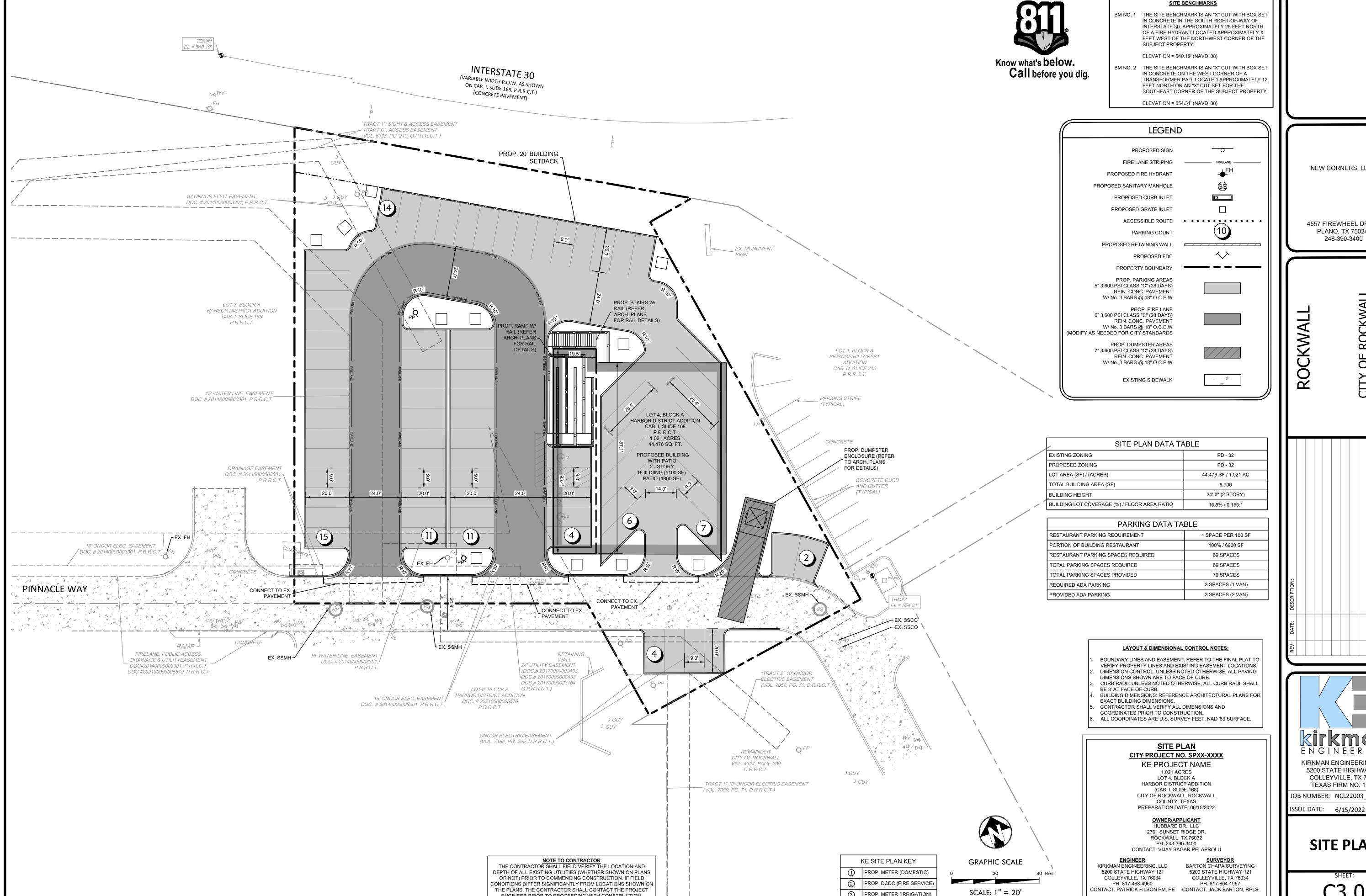
1"=60"

MADDOX SURVEYING & MAPPING INC P.O. BOX 2109 FORNEY, TEXAS 75126

(972) 564 - 4416

4-13-15

SHEET 1 OF 1 CASE NO. P2015-016



ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

③ PROP. METER (IRRIGATION)

NEW CORNERS, LLC.

4557 FIREWHEEL DRIVE PLANO, TX 75024

CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

ENGINEERING KIRKMAN ENGINEERING, LLC

5200 STATE HIGHWAY 121 COLLEYVILLE, TX 76034 TEXAS FIRM NO. 15874

JOB NUMBER: NCL22003_ROCKWAL

ISSUE DATE: 6/15/2022

SITE PLAN

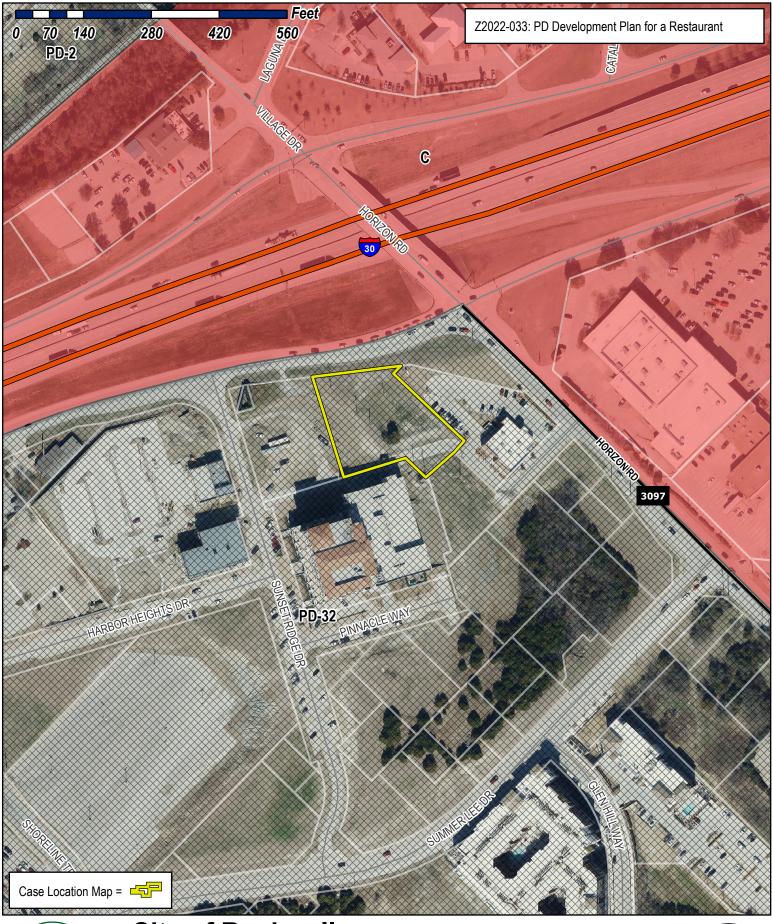


DEVELOPMENT APPLICATION

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

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:
CITY ENGINEER:

PLEASE CHECK THE A	APPROPRIATE BOX BELOW	TO INDICATE THE TYPE OI	E DEVELOPMENT REQ	UEST [S	SELECT O	NLY ONE BOX	l:		
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PROPERTY INFO	ORMATION [PLEASE PRINT	n							
ADDRESS	-	ı							
SUBDIVISION	1				LOT	4	BLOCK	A	
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ZONING, SITE PL	AN AND PLATTING I	NFORMATION [PLEAS	E PRINT]						
CURRENT ZONING			CURRENT USE	Uno	develope	d			
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☐ OWNER	101 Hubbard Dr. LLC		☑ APPLICANT	Kirk	man Eng	gineering			
CONTACT PERSON			CONTACT PERSON	Patr	ick Filso	on			
ADDRESS	2701 Sunset Ridge Dr.		ADDRESS	5200 State Highway 121					
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CITY, STATE & ZIP	Rockwall, TX 75032	2	CITY, STATE & ZIP	Co	lleyville	, TX 76034			
PHONE			PHONE	81	7-488-49	960			
E-MAIL			E-MAIL	pa	patrick.filson@trustke.com				
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NOTARY PUBLIC IN AND	FOR THE STATE OF TEXAS				 МҮ СОММ	ISSION EXPIRES	3		





City of Rockwall Planning & Zoning Department 385 S. Goliad Street

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.

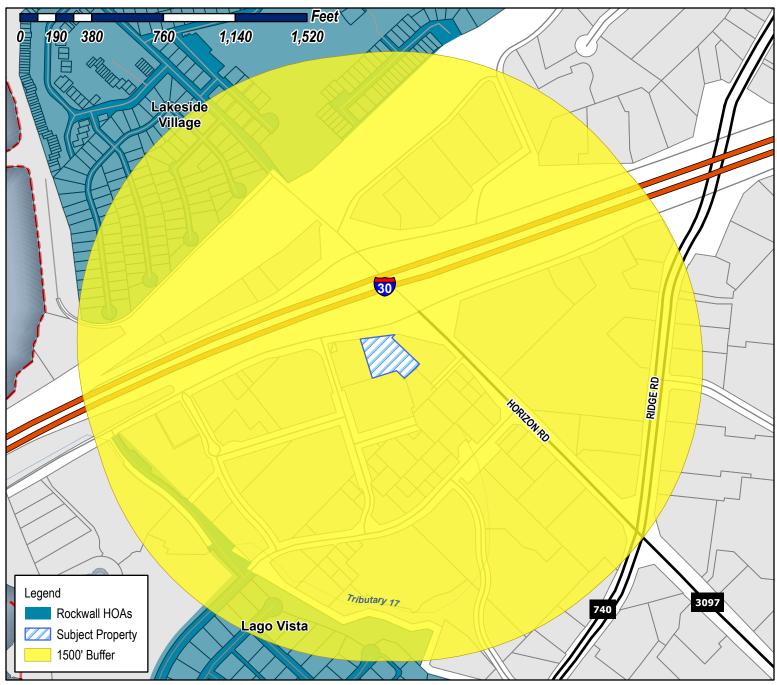




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Case Number: Z2022-033

Case Name: PD Development Plan for a Restaurant

Case Type: Zoning

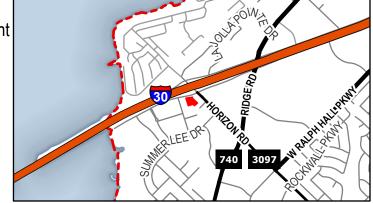
Zoning: Planned Development District 32

(PD-32)

Case Address: Intersection of Horizon Rd. & E. I-30

Date Saved: 6/17/2022

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

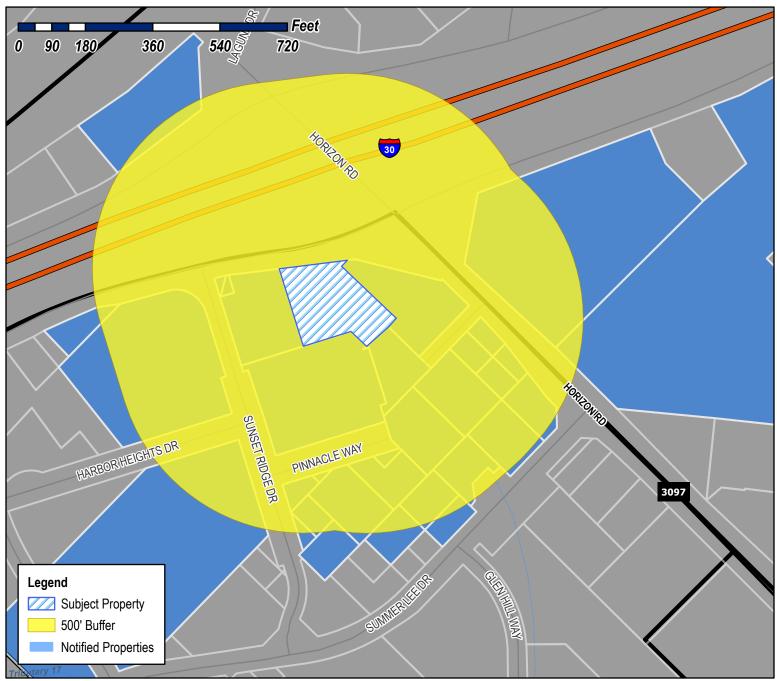




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Kirkman Engineering 5200 State Highway 121 Colleyville, TX 76034 817.488.4960



May 18, 2022

City of Rockwall 385 S Goliad Street Rockwall, Texas 75087 (972) 771-7700

Project Number: Lot 4 Block A Harbor District Addition PD Amendment

Dear to whom this may concern,

Please accept this as a Letter of Intent for the first formal PD Amendment to update the concept plan with the Harbor District to allow the site to be developed as shown in the attached concept plan. There are currently no variances being requested at this time. Please feel free to reach out to me by phone or email if you have any questions.

Sincerely,

Patrick Filson

Patrick Filson P.E.

O: (817) 488-4960

OWNERS CERTIFICATE

STATE OF TEXAS COUNTY OF ROCKWALL}

WHEREAS, J-BR2, LLC IS THE OWNER OF two tracts of land in the M.J. Barksdale Survey, Abstract No. 11, situated in the City of Rockwall, in Rockwall County, Texas, said tracts being all of Lot 2, Block A, of the Harbor District Addition, an addition to The City of Rockwall as recorded in Cabinet I, Slide 7, of the Plat Records of Rockwall County, Texas, and all of Lot 1, Block A, of the Christian Church Addition, an addition to The City of Rockwall, as recorded in Cabinet A, Slide 217 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of said Lot 2, Block A, said point also lying on the southerly Right of Way of Interstate 30, (a variable width Right of Way) and the east line of Sunset Ridge Drive (a variable width Right of Way) as shown on said Harbor Heights Addition

THENCE North 74 degrees 49 minutes 50 seconds East along the southerly Right of Way of said Interstate 30, a distance of 32.37 feet to a wood right-of-way monument found for the northwest corner of a remainder tract of land described by deed to Faulkner Investment Company, Ltd. Recorded in Volume 1542, Page 296 of the Deed Records of Rockwall County, Texas;

THENCE South 14 degrees 20 minutes 24 seconds West departing the southerly line of said Interstate 30 and along said Faulkner tract, a distance of 57.31 feet to a 1/2 inch iron rod found for corner;

THENCE South 49 degrees 36 minutes 39 seconds East continuing along said Faulkner tract a distance of 1.89 feet to a 1/2 inch iron rod found for corner;

THENCE North 73 degrees 25 minutes 30 seconds East continuing along said Faulkner tract a distance of 36.01 feet to a 1/2 inch iron rod found for corner;

THENCE North 16 degrees 31 minutes 03 seconds West continuing along said Faulkner tract a distance of 49.47 feet to a 1/2 inch iron rod found for corner lying on the aforementioned southerly line of Interstate 30;

THENCE North 82 degrees 55 minutes 59 seconds East along said southerly line a distance of 230.89 feet to a 1/2 inch iron rod found for corner at an angle point in same;

THENCE North 82 degrees 42 minutes 40 seconds East continuing along said southerly line a distance of 88.82 feet to a 1/2 inch iron rod found for the northeast corner of said Lot 2 Block A, said point also lying on the northwest line of Lot 1, Block A of Briscoe/Hillcrest Addition, an addition to the City of Rockwall according to the plat recorded in Cabinet D, Slide 245 of the Plat Records of Rockwall County, Texas. from which a 1/2 inch iron rod found bears North 63 degrees 14 minutes 55 seconds West, a distance of 1.38 feet;

THENCE South 42 degrees 49 minutes 10 seconds West along the northwest line of said Lot 1, Block A of Briscoe/Hillcrest Addition, a distance of 21.73 feet to a 1/2 inch iron rod found for the west corner of said Lot 1, Block A of said Briscoe/Hillcrest Addition and the north corner of Lot 1, Block A of Christian Church Addition:

THENCE South 46 degrees 25 minutes 58 seconds East along the northeast line of said Christian Church Addition, a distance of 196.92 feet to a 1/2 inch iron rod found for the east corner of said Christian Church Addition;

THENCE South 44 degrees 04 minutes 52 seconds West along the southeast line of said Christian Church Addition a distance of 109.88 feet to a 1/2 inch iron rod found for the south corner of same, said point also lying on the northeast line of Lot 1, Block A, of said Harbor District Addition;

THENCE North 46 degrees 19 minutes 53 seconds West along the southwest line of said Christion Church Addition, same being the northeast line of said Lot 1. Block A, a distance of 5430" found for the southeast corner of said Lot 2 Block A, and the north corner of said Lot 1 Block A;

THENCE South 72 degrees 42 minutes 13 seconds West along the common line of said Lot 1, Block A, and said Lot 2, Block A, a distance of 307.23 feet to a 1/2 inch iron rod found for the southwest corner of said Lot 2. Block A, the northwest corner of said Lot 1, Block A, and lying on the aforementioned east right—of—way line of Sunset Ridge Drive;

THENCE North 17 degrees 15 minutes 53 seconds West along the east line of said Sunset Ridge Drive and the west line of said Lot 2, Block A, a distance of 243.79 feet to the POINT OF BEGINNING containing 83,679 square Feet, or 1.921 acres

SURVEYORS CERTIFICATE

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED. AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS. PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT-OF- WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS THE 15+17DAY OF MAY BRIAN J. MADDOX, R.P.L.S. NO. 5430

10' T.X.U. ESMT.

BEARING DISTANCE N 74°49′50″ S 14°20′24" W S 49°36′39″ E N 73°25'30" I N 16°31′03″ W 49.47 88.82 N 82°42′40″ S 42°49′10″ \ N 46°19′53″ W

Leaend of Symbols & Abbreviations

IRF = IRON ROD FOUND R.O.W. = RIGHT-OF-WAYP.O.B. = POINT OF BEGINNINGD.E. = DRAINAGE EASEMENT W.E. = WATER EASEMENT

DOC = DOCUMENT VOL. = VOLUME

PG. = PAGECAB. = CABINET

BRIAN J. MADDOX 3

CAB. D, SLD. 245 LOT 1, BLOCK A 57.97 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. BRISCOE/HILLCREST ADDITION CABINET D, SLIDE 245 FAULKNER INVESTMENT CO., LTD. VOLUME 1542, PAGE 296 MONUMENT-P.O.B. NORTHING: 7014393.0752 EASTING: 2589481.3789 AS TIED TO CITY OF ROCKWALL GPS MONUMENTS RO15 & RO17 VOL. 64, PG. 215 BLOCK D.R.R.C.T. CAB. I, SLIDE DOC#2012-473793 P.R.R.C.T. 44,494 SF 1.021 AC LOT 3 BLOCK A $^{\circ}$.R.R.C.T. 39,184 SF 0.900 AC FIFELANE, PUPLIC & UTILITY ESMT. BLOCK B HARBOR DISTRICT ADDITION CAB. I, SLIDE 7 P. R. R. C. **T**. 20' ONCOR ELEC. ESMT. 4324, PAGE 290 iled and Recorded ficial Public Records Shelli Miller, County Clerk Rockwall County, Texas 05/26/2015 02:29:53 PM 10' ONCOR ELECTRIC ESMT. VOL. 7162, PG. 300 BLOCK 5

THE BASIS OF BEARING AND ELEVATION DATUM FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON SITE IN SEPTEMBER 2011 AND VERIFIED

2. ALL CORNERS ARE 5/8" IRON RODS FOUND WITH A PLASTIC CAP STAMPED "R.P.L.S. 5430" UNLESS OTHERWISE NOTED.

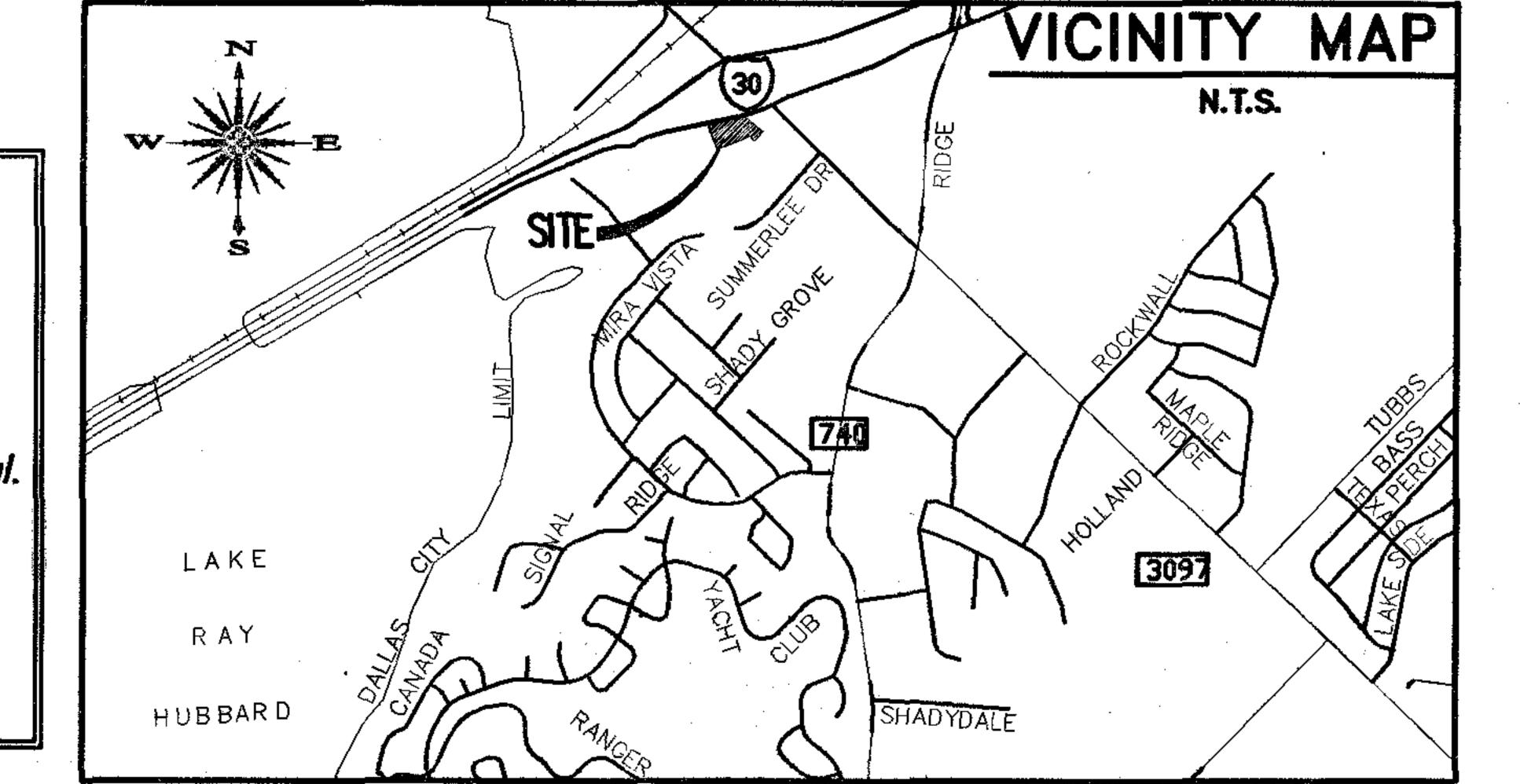
THE PURPOSE OF THIS REPLAT IS TO ADD ALL OF LOT I BLOCK A OF THE CHRISTIAN CHURCH ADDITION RECORDED IN CABINET A, SLIDE 217 TO THE OVERALL AREA OF LOT 2, BLOCK A, OF THE HARBOR DISTRICT ADDITION RECORDED IN CABINET I, SLIDE 7, AND RECONFIGURE THE GEOMETRY OF SAID PROPERTY TO PRODUCE TWO DEVELOPABLE LOTS.

APPROVED

I hereby certify that the above and foregoing plat of REPLAT OF THE HARBOR DISTRICT ADDITION LOT 3 AND 4 to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the 267 day of _______, 2015.

This approval shall be invalid unless the approved Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred eighty (180) days from said date of final approval. Said addition_shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

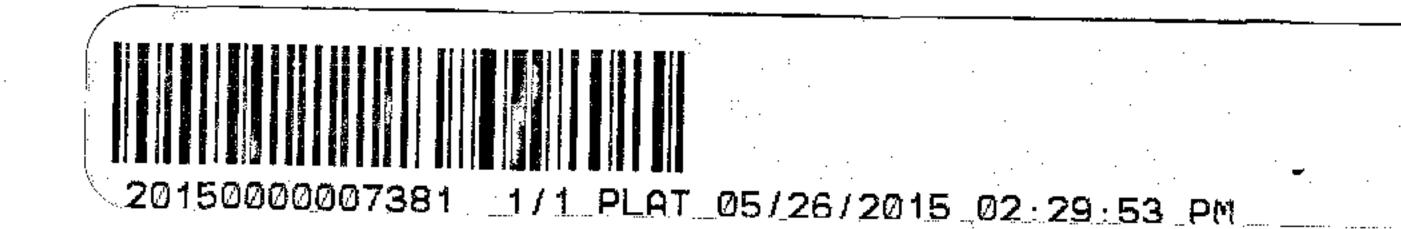
<u> Williams</u> Director of Planning



OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS? COUNTY OF ROCKWALL?



That we the undersigned owner's of the land shown on this plat, and designated herein as the REPLAT OF THE HARBOR DISTRICT ADDITION LOT 3 AND 4 to the City of Rockwall, Texas, and whose name's are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. we further certify that all other parties who have a mortgage or lien interest in the REPLAT OF THE HARBOR DISTRICT ADDITION LOT 3 AND 4 have been notified

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

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

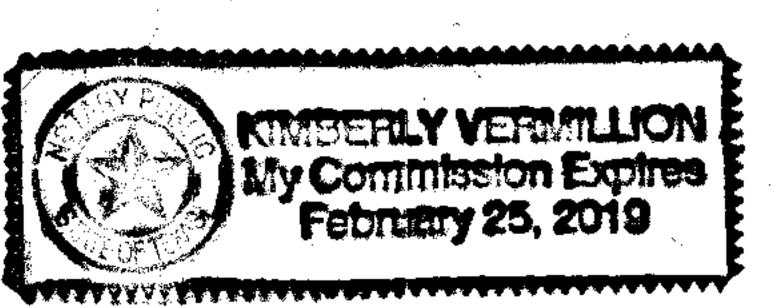
We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision woon the public services required in order that the development will comport with the present and future growth heeds the City; We and our successors and assigns hereby waive any claim, damage, or couse of action that we may have as a result of the dedication of exactions

STATE OF TEXAS

COUNTY OF ROCKWALL Betwee me, the undersigned authority, on this day personally appeared known to me to be the person whose name is subscribed to the

acknowledged to me that he executed the same for the purpose and Given upon my hand and seal of office this _____day of

My Commission Expires:



HARBOR DISTRICT ADDITION LOT 3 AND 4

168

BEING ALL OF LOT 2, BLOCK A, OF THE HARBOR DISTRICT ADDITION, RECORDED IN CABINET I, SLIDE 7 P.R.R.C.T.

AND ALL OF

LOT 1, BLOCK A, OF THE CHRISTIAN CHURCH ADDITION RECORDED INCABINET A, SLIDE 217

P.R.R.C.T.

SITUATED IN THE BARKSDALE SURVEY, ABSTRACT NO. 11

L, ROCKWALL COUNTY, TEXAS CITY OF ROCKWALL, OWNER/DEVELOPER SURVEYOR

J-BR2, LLC 1400 Ridge Road Rockwall, Texas 75087

(972) 741 - 9748

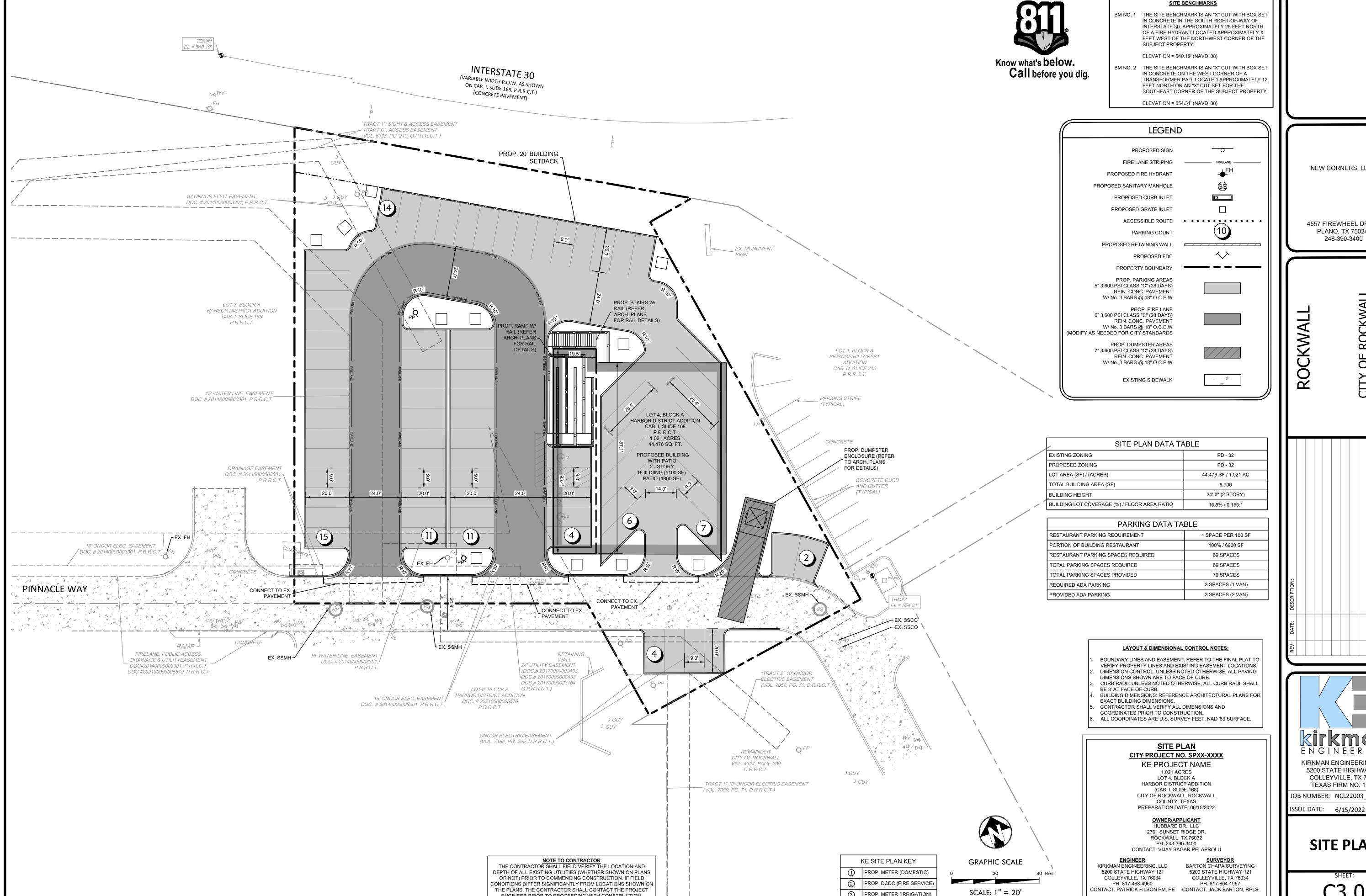
1"=60"

MADDOX SURVEYING & MAPPING INC P.O. BOX 2109 FORNEY, TEXAS 75126

(972) 564 - 4416

4-13-15

SHEET 1 OF 1 CASE NO. P2015-016



ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

③ PROP. METER (IRRIGATION)

NEW CORNERS, LLC.

4557 FIREWHEEL DRIVE PLANO, TX 75024

CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

ENGINEERING KIRKMAN ENGINEERING, LLC

5200 STATE HIGHWAY 121 COLLEYVILLE, TX 76034 TEXAS FIRM NO. 15874

JOB NUMBER: NCL22003_ROCKWAL

ISSUE DATE: 6/15/2022

SITE PLAN

PROJECT COMMENTS



CASE MANAGER:

CASE MANAGER PHONE:

DATE: 6/24/2022

PROJECT NUMBER: Z2022-033

PROJECT NAME: PD Development Plan for a Restaurant

SITE ADDRESS/LOCATIONS:

CASE MANAGER EMAIL: rmiller@rockwall.com

Rvan Miller

972-772-6441

CASE CAPTION: Hold a public hearing to discuss and consider a request by Patrick Filson of Kirkman Engineering on behalf of 101 Hubbard Dr.,

LLC for the approval of a PD Development Plan for a Restaurant on a 1.021-acre tract of land identified as Lot 4, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the Summit Office Subdistrict of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road [FM-3097] and the IH-30 Frontage

Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF DROJECT
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	06/23/2022	Approved w/ Comments

06/23/2022: Z2022-033; PD Development Plan for a Restaurant in the Harbor District Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This request is for the approval of a PD Development Plan for a Restaurant on a 1.021-acre tract of land identified as Lot 4, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the Summit Office Subdistrict of Planned Development District 32 (PD-32), located within the IH-30 Overlay (IH-30 OV) District, and generally located at the southwest corner of the intersection of Horizon Road [FM-3097] and the IH-30 Frontage Road.
- I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
- M.3 For reference, include the case number (Z2022-033) in the lower right-hand corner of all pages on future submittals.
- I.4 Please note the following requirements per the Summit Office Subdistrict:
- (1) Setbacks from Right-of-Way Line
- (a) IH-30 Frontage Road: 50'
- (2) Maximum Lot Coverage: 60%
- (3) Building Height for First Floor: 15'
- (4) Overall Building Height: 120'
- (5) Encroachments in Setbacks: 5'
- (6) Parking Setbacks:
- (a) IH-30 Frontage Road: 20'
- (7) Land Uses
- (a) First Floor: Office, Retail, & Restaurant
- (b) Upper Floors: Office

Approval of this PD Development Plan may waive some of these plan requirements and change the land use to allow a restaurant on upper floors; however, the applicant should try to meet these requirements where feasible and show conformance to these requirements on the plan.

M.7 On the Concept Plan please make the following changes:

- (1) Label a 50-foot building setback adjacent to the IH-30 Frontage Road.
- (2) Change the "Proposed 20' Building Setback" to "20' Parking Setback".
- (3) Change "Building Coverage" to "Lot Coverage" and recalculate showing conformance with the 60% requirement.
- I.8 Based on the applicant's submittal staff has made the following recommendations concerning the proposed restaurant development:
- (1) Staff recommends that concept building elevations or renderings be provided to include in the proposed PD Development Plan ordinance.
- (2) A floor plan showing indoor and outdoor seating areas should be provided.
- (3) The one (1) way parking on the ground floor should be rearranged to be a single row of 90-degree parking spaces with a two (2) way drive isle. This may decrease the provided parking: however, this should be able to be approved through this PD Development Plan case.
- M.9 Please review the attached draft ordinance prior to the June 28, 2022 Planning & Zoning Commission meeting, and provide staff with your markups by July 6, 2022.
- I.10 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 July 6, 2022; 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 July 12, 2022 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on May 31, 2022.
- I.11 The projected City Council meeting dates for this case will be July 18, 2022 (1st Reading) and August 1, 2022 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/23/2022	Approved

06/23/2022: - Recommendation: You can get 18 parking spaces if you have straight parking and move the dumpster to the 2 parking space location (shown in green)

The following items are informational for the engineering design process.

General Items:

- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" and taller must be rock or stone face. No smooth concrete walls.

Drainage Items:

- Dumpster to drain to an oil/water separator and then to the storm lines.
- Storm Pro-Rata \$7226.59/acre.

Water and Wastewater Items:

- All electrical/franchise utility line to be underground.
- No structures in easements. Min. easement width is 20'.
- Minimum public utilities to be 8-inch.

Roadway Paving Items:

- All parking including parking garage are required to be a minimum of 20'x9' and no dead end parking (must have approved turnaround or hammerhead)
- No dead end parking allowed.
- Fire Lane turn radii must be 30' minimum.
- Traffic Impact Analysis is required including review fees

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT			
BUILDING	Rusty McDowell	06/23/2022	Approved			
No Comments	Comments			_		
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT			
FIRE	Ariana Kistner		Approved w/ Comments	Approved w/ Comments		

06/23/2022: For buildings less than 30 feet and less than 3 stories in height, fire lanes shall have an inside radius of:

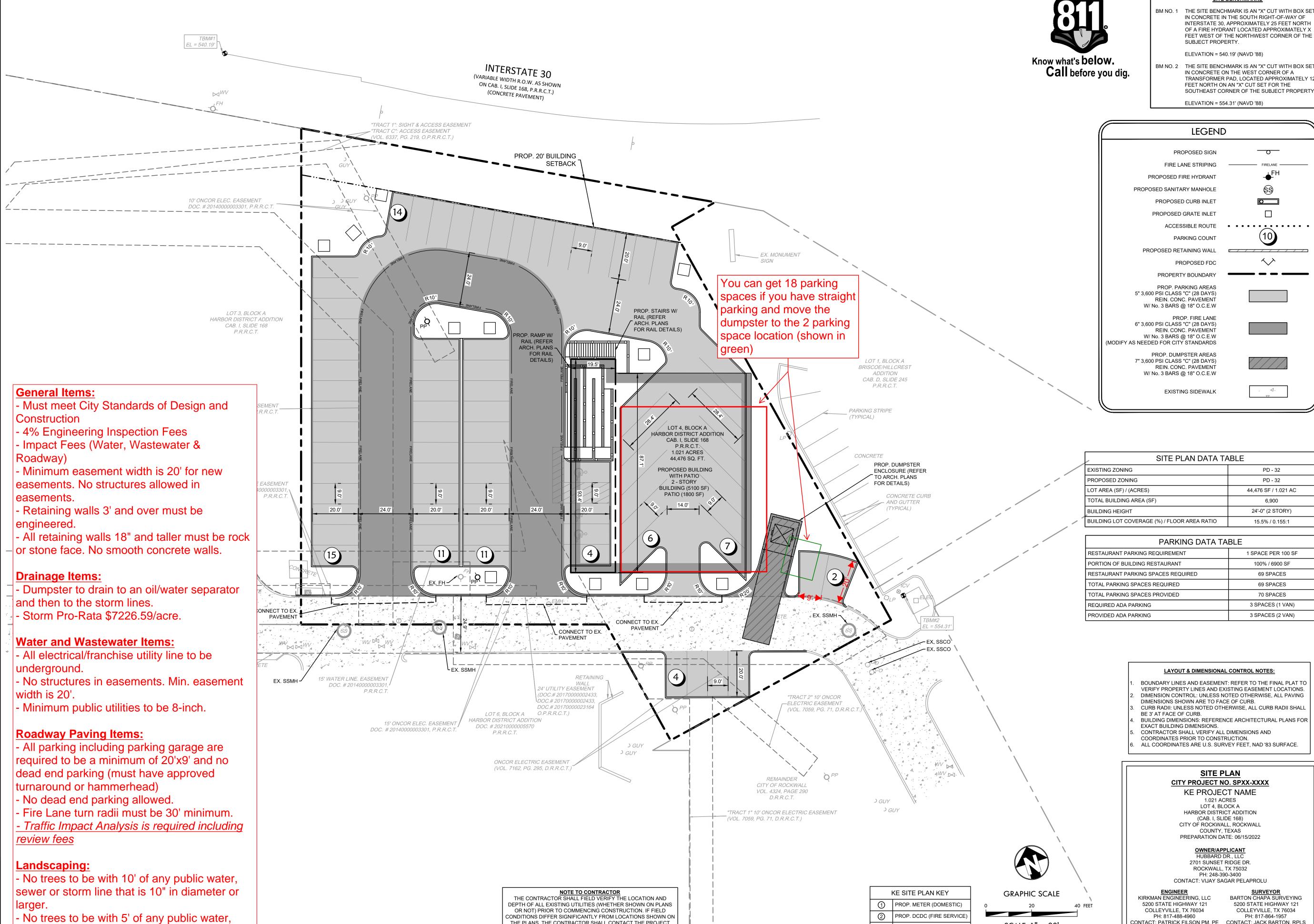
- a. 20 feet for turns less than or equal to 90 degrees
- b. 25 feet for turns greater than 90 degrees

The fire lanes shall have an inside turning radius of 30 feet for buildings 30 feet or above in height and/or 3 or more stories in height.

Fire lane cannot exceed 10% in grade change, with a cross slope not exceeding 5%. The angles of approach and departure shall not exceed 12%.

DEPARTMENT	REVIEWER	EVIEWER DATE OF REVIEW		
GIS	Lance Singleton	06/21/2022	Approved	
No Comments				_
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
POLICE	Chris Cleveland	06/20/2022	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
PARKS	Travis Sales	06/20/2022	Approved	

No Comments



THE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT

ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

sewer, or storm line that is less than 10".

SITE BENCHMARKS

BM NO. 1 THE SITE BENCHMARK IS AN "X" CUT WITH BOX SET IN CONCRETE IN THE SOUTH RIGHT-OF-WAY OF INTERSTATE 30, APPROXIMATELY 25 FEET NORTH OF A FIRE HYDRANT LOCATED APPROXIMATELY X FEET WEST OF THE NORTHWEST CORNER OF THE

THE SITE BENCHMARK IS AN "X" CUT WITH BOX SET IN CONCRETE ON THE WEST CORNER OF A TRANSFORMER PAD. LOCATED APPROXIMATELY 1. FEET NORTH ON AN "X" CUT SET FOR THE

PD - 32 PD - 32 44,476 SF / 1.021 AC 6,900 24'-0" (2 STORY) 15.5% / 0.155:1

PARKING DATA TABLE								
RESTAURANT PARKING REQUIREMENT	1 SPACE PER 100 SF							
PORTION OF BUILDING RESTAURANT	100% / 6900 SF							
RESTAURANT PARKING SPACES REQUIRED	69 SPACES							
TOTAL PARKING SPACES REQUIRED	69 SPACES							
TOTAL PARKING SPACES PROVIDED	70 SPACES							
REQUIRED ADA PARKING	3 SPACES (1 VAN)							
PROVIDED ADA PARKING	3 SPACES (2 VAN)							

BOUNDARY LINES AND EASEMENT: REFER TO THE FINAL PLAT TO VERIFY PROPERTY LINES AND EXISTING EASEMENT LOCATIONS. DIMENSION CONTROL: UNLESS NOTED OTHERWISE, ALL PAVING

CURB RADII: UNLESS NOTED OTHERWISE, ALL CURB RADII SHALI BUILDING DIMENSIONS: REFERENCE ARCHITECTURAL PLANS FOR

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND

ALL COORDINATES ARE U.S. SURVEY FEET, NAD '83 SURFACE.

SURVEYOR
BARTON CHAPA SURVEYING

CONTACT: PATRICK FILSON PM, PE CONTACT: JACK BARTON, RPLS

SCALE: 1'' = 20'

3 PROP. METER (IRRIGATION)

5200 STATE HIGHWAY 121 COLLEYVILLE, TX 76034 PH: 817-864-1957

NEW CORNERS, LLC.

4557 FIREWHEEL DRIVE PLANO, TX 75024 248-390-3400

ROCKWALL



COLLEYVILLE, TX 76034 TEXAS FIRM NO. 15874

JOB NUMBER: NCL22003_ROCKWAL SSUE DATE: 6/15/2022

SITE PLAN

C3.0

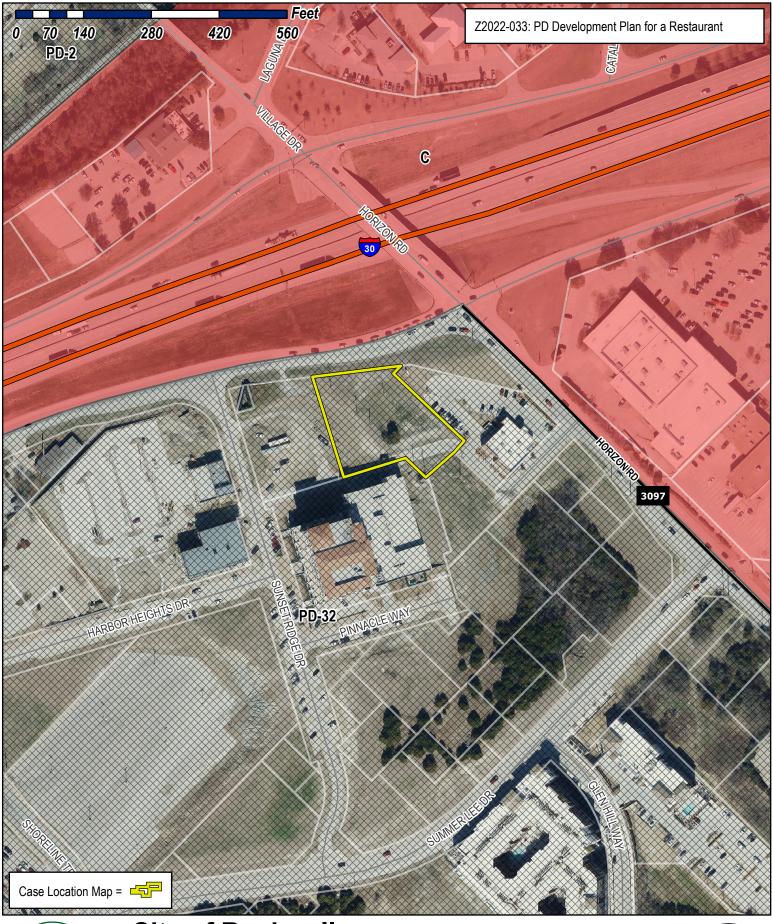


DEVELOPMENT APPLICATION

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

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:
CITY ENGINEER:

PLEASE CHECK THE A	APPROPRIATE BOX BELOW	TO INDICATE THE TYPE OI	E DEVELOPMENT REQ	UEST [S	SELECT O	NLY ONE BOX	l:		
PLATTING APPLIC MASTER PLAT (PRELIMINARY F FINAL PLAT (\$30.0 REPLAT (\$300.0 AMENDING OR PLAT REINSTAT	ZONING APPLICATION FEES: ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ☐ OTHER APPLICATION FEES: ☐ TREE REMOVAL (\$75.00) ☐ VARIANCE REQUEST (\$100.00)								
SITE PLAN APPLIC ☐ SITE PLAN (\$25) ☐ AMENDED SITE	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, ROUND UP TO ONE (1) ACRE.								
PROPERTY INFO	ORMATION [PLEASE PRINT	n							
ADDRESS	-	ı							
SUBDIVISION	1				LOT	4	BLOCK	A	
GENERAL LOCATION	TDI :	Horizon Road and E. Ir	nterstate 30		201		BEGGIX		
ZONING, SITE PL	AN AND PLATTING I	NFORMATION [PLEAS	E PRINT]						
CURRENT ZONING			CURRENT USE	Uno	develope	d			
PROPOSED ZONING	PD - 32		PROPOSED USE	Res	staurant				
ACREAGE	1.021 ac	LOTS [CURRENT]	1		LOTS	[PROPOSED]	1		
REGARD TO ITS A	D PLATS: BY CHECKING THIS I APPROVAL PROCESS, AND FAI ENIAL OF YOUR CASE.								
OWNER/APPLICA	ANT/AGENT INFORM	ATION [PLEASE PRINT/CH	ECK THE PRIMARY CONT	TACT/OR	IGINAL SIG	NATURES ARE	REQUIRED]		
☐ OWNER	101 Hubbard Dr. LLC		☑ APPLICANT	Kirk	man Eng	gineering			
CONTACT PERSON			CONTACT PERSON	Patr	ick Filso	on			
ADDRESS	2701 Sunset Ridge Dr.		ADDRESS	5200 State Highway 121					
	Suite 610								
CITY, STATE & ZIP	Rockwall, TX 75032	2	CITY, STATE & ZIP	Co	lleyville	, TX 76034			
PHONE			PHONE	81	7-488-49	960			
E-MAIL			E-MAIL	pa	patrick.filson@trustke.com				
BEFORE ME, THE UNDER	CATION [REQUIRED] RSIGNED AUTHORITY, ON THIS ON ON THIS APPLICATION TO E					[OWNER]	THE UNDER	RSIGNED,	WHO
SNFORMATION CONTAINE		OST OF THIS APPLICATION, HA ING THIS APPLICATION, I AGRE O THE PUBLIC. THE CITY IS	S BEEN PAID TO THE CITY EE THAT THE CITY OF ROC ALSO AUTHORIZED AND	OF ROCK CKWALL (PERMIT	(WALL ON T (I.E. "CITY") TED TO RE	THIS THE IS AUTHORIZED EPRODUCE ANY	AND PERMITT COPYRIGHTEL	D. ED TO PF	AY OF ROVIDE
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE DAY OF, 20									
	OWNER'S SIGNATURE								i ! !
NOTARY PUBLIC IN AND	FOR THE STATE OF TEXAS				 МҮ СОММ	ISSION EXPIRES	3		





City of Rockwall Planning & Zoning Department 385 S. Goliad Street

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.

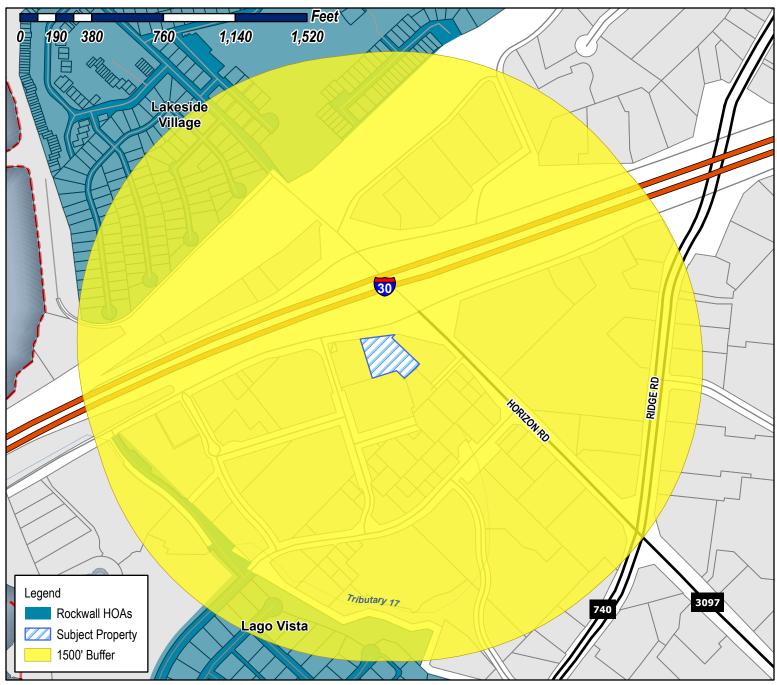




City of Rockwall

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: Z2022-033

Case Name: PD Development Plan for a Restaurant

Case Type: Zoning

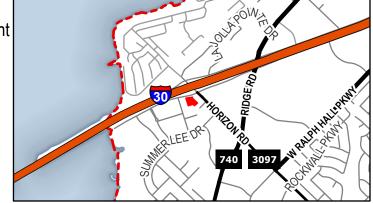
Zoning: Planned Development District 32

(PD-32)

Case Address: Intersection of Horizon Rd. & E. I-30

Date Saved: 6/17/2022

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



Miller, Ryan

From: Gamez, Angelica

Sent: Tuesday, June 21, 2022 4:44 PM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry

Subject: Neighborhood Notification program [Z2022-033]

Attachments: Public Notice (06.20.2022).pdf; HOA Map (06.17.2022).pdf

HOA/Neighborhood Association Representative:

Per your participation in the <u>Neighborhood Notification Program</u>, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on <u>June 24, 2022</u>. The Planning and Zoning Commission will hold a public hearing on <u>Tuesday, July 12, 2022 at 6:00 PM</u>, and the City Council will hold a public hearing on <u>Monday, July 18, 2022 at 6:00 PM</u>. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website:

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

Z2022-033: PD Development Plan for a Restaurant

Hold a public hearing to discuss and consider a request by Patrick Filson of Kirkman Engineering on behalf of 101 Hubbard Dr., LLC for the approval of a <u>PD Development Plan</u> for a <u>Restaurant</u> on a 1.021-acre tract of land identified as Lot 4, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the <u>Summit Office Subdistrict</u> of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road [FM-3097] and the IH-30 Frontage Road, and take any action necessary.

Thank you,

Angelica Gamez

Planning & Zoning Coordinator City of Rockwall 972.771.7745 Office 972.772.6438 Direct http://www.rockwall.com/planning/

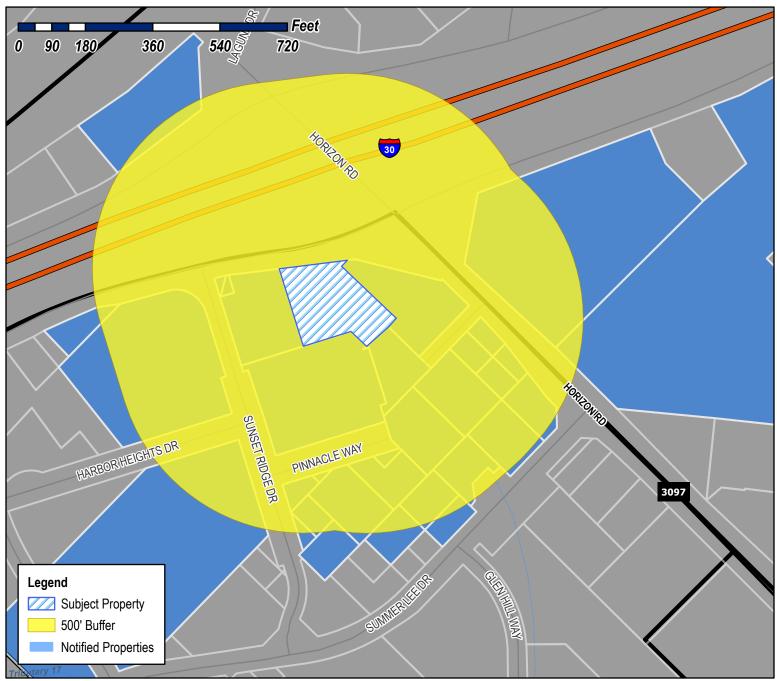
This email was scanned by Bitdefender



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: Z2022-033

Case Name: PD Development Plan for a Restaurant

Case Type: Zoning

Zoning: Planned Development District 32

(PD-32)

Case Address: Intersection of Horizon Rd. & E. I-30

Date Saved: 6/17/2022

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



BENT TREE REALTY CO 16475 DALLAS PKWY STE 880 ADDISON, TX 75001 TRITON I-30 ROCKWALL LLC 1845 WOODALL ROGERS FREEWAY, SUITE 1100 DALLAS, TX 75201 WHITE MICHAEL AND
MARION E WILSON AND DIMENSIONS REAL
ESTATE SERVICES LLC
2304 W WHEATLAND RD
DALLAS, TX 75232

BRYANT JUDY GRACE AND DOUGLASS FREDERICK WYGAL 2528 MARK MESQUITE, TX 75150

HH RETAIL CENTER LP 2620 SUNSET RIDGE DR ROCKWALL, TX 75032 EIGHTYTWENTY REAL ESTATE HOLDINGS LLC 2651 SUNSET RIDGE DR ROCKWALL, TX 75032

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

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

TRITON I-30 ROCKWALL LLC 2901 VILLAGE DR ROCKWALL, TX 75032 BRIDGE VALHALLA INC 311 E I30 ROCKWALL, TX 75032 FAULKNER INVESTMENT CO. LTD 3401 MAIN ST ROWLETT, TX 75088

MOTON ALVIN D SR & ETHEL 3419 LILY LN ROWLETT, TX 75089 MOTON ETHEL REED C/O OF TONY C MOTON 3419 LILY LN ROWLETT, TX 75089

CITY OF ROCKWALL 385 S GOLIAD ST ROCKWALL, TX 75087

KATHERINE BANNER FAMILY TRUST
KATHERINE BANNER- TRUSTEE
4 CHURCH HILL ROAD
HIGH FALLS, NY 12240

BUILDERS ASSOCIATES #3 ATTN: ARNOLD SCHLESINGER 405 I 30 ROCKWALL, TX 75032

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

ATTICUS REAL ESTATE SERVICES INC 5339 ALPHA RD STE 300 DALLAS, TX 75240 EIGHTYTWENTY REAL ESTATE HOLDINGS LLC 5740 PROSPECT AVE SUITE 2001 DALLAS, TX 75206 KATHERINE BANNER FAMILY TRUST
KATHERINE BANNER- TRUSTEE
600 HORIZON DR
ROCKWALL, TX 75032

CARSON MARK R 701 N MUNSON RD ROYSE CITY, TX 75189 BUILDERS ASSOCIATES #3 ATTN: ARNOLD SCHLESINGER 9595 WILSHIRE BLVD STE 700 BEVERLY HILLS, CA 90212 CULPEPPER/SPATEX JV %GARY SHULTZ PO BOX 190569 DALLAS, TX 75219 Property Owner and/or Resident of the City of Rockwall:

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

Case No. Z2022-033: PD Development Plan for a Restaurant

Hold a public hearing to discuss and consider a request by Patrick Filson of Kirkman Engineering on behalf of 101 Hubbard Dr., LLC for the approval of a <u>PD</u> <u>Development Plan</u> for a <u>Restaurant</u> on a 1.021-acre tract of land identified as Lot 4, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the <u>Summit Office Subdistrict</u> of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road [FM-3097] and the IH-30 Frontage Road, 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 <u>Tuesday, July 12, 2022 at 6:00 PM</u>, and the City Council will hold a public hearing on <u>Monday, July 18, 2022 at 6:00 PM</u>. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Ryan Miller

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

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

Your comments must be received by Monday, July 18, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Address:

Ryan Miller, AICP

Director of Planning & Zoning





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

Kirkman Engineering 5200 State Highway 121 Colleyville, TX 76034 817.488.4960



May 18, 2022

City of Rockwall 385 S Goliad Street Rockwall, Texas 75087 (972) 771-7700

Project Number: Lot 4 Block A Harbor District Addition PD Amendment

Dear to whom this may concern,

Please accept this as a Letter of Intent for the first formal PD Amendment to update the concept plan with the Harbor District to allow the site to be developed as shown in the attached concept plan. There are currently no variances being requested at this time. Please feel free to reach out to me by phone or email if you have any questions.

Sincerely,

Patrick Filson

Patrick Filson P.E.

O: (817) 488-4960

OWNERS CERTIFICATE

STATE OF TEXAS COUNTY OF ROCKWALL}

WHEREAS, J-BR2, LLC IS THE OWNER OF two tracts of land in the M.J. Barksdale Survey, Abstract No. 11, situated in the City of Rockwall, in Rockwall County, Texas, said tracts being all of Lot 2, Block A, of the Harbor District Addition, an addition to The City of Rockwall as recorded in Cabinet I, Slide 7, of the Plat Records of Rockwall County, Texas, and all of Lot 1, Block A, of the Christian Church Addition, an addition to The City of Rockwall, as recorded in Cabinet A, Slide 217 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of said Lot 2, Block A, said point also lying on the southerly Right of Way of Interstate 30, (a variable width Right of Way) and the east line of Sunset Ridge Drive (a variable width Right of Way) as shown on said Harbor Heights Addition

THENCE North 74 degrees 49 minutes 50 seconds East along the southerly Right of Way of said Interstate 30, a distance of 32.37 feet to a wood right-of-way monument found for the northwest corner of a remainder tract of land described by deed to Faulkner Investment Company, Ltd. Recorded in Volume 1542, Page 296 of the Deed Records of Rockwall County, Texas;

THENCE South 14 degrees 20 minutes 24 seconds West departing the southerly line of said Interstate 30 and along said Faulkner tract, a distance of 57.31 feet to a 1/2 inch iron rod found for corner;

THENCE South 49 degrees 36 minutes 39 seconds East continuing along said Faulkner tract a distance of 1.89 feet to a 1/2 inch iron rod found for corner;

THENCE North 73 degrees 25 minutes 30 seconds East continuing along said Faulkner tract a distance of 36.01 feet to a 1/2 inch iron rod found for corner;

THENCE North 16 degrees 31 minutes 03 seconds West continuing along said Faulkner tract a distance of 49.47 feet to a 1/2 inch iron rod found for corner lying on the aforementioned southerly line of Interstate 30;

THENCE North 82 degrees 55 minutes 59 seconds East along said southerly line a distance of 230.89 feet to a 1/2 inch iron rod found for corner at an angle point in same;

THENCE North 82 degrees 42 minutes 40 seconds East continuing along said southerly line a distance of 88.82 feet to a 1/2 inch iron rod found for the northeast corner of said Lot 2 Block A, said point also lying on the northwest line of Lot 1, Block A of Briscoe/Hillcrest Addition, an addition to the City of Rockwall according to the plat recorded in Cabinet D, Slide 245 of the Plat Records of Rockwall County, Texas. from which a 1/2 inch iron rod found bears North 63 degrees 14 minutes 55 seconds West, a distance of 1.38 feet;

THENCE South 42 degrees 49 minutes 10 seconds West along the northwest line of said Lot 1, Block A of Briscoe/Hillcrest Addition, a distance of 21.73 feet to a 1/2 inch iron rod found for the west corner of said Lot 1, Block A of said Briscoe/Hillcrest Addition and the north corner of Lot 1, Block A of Christian Church Addition:

THENCE South 46 degrees 25 minutes 58 seconds East along the northeast line of said Christian Church Addition, a distance of 196.92 feet to a 1/2 inch iron rod found for the east corner of said Christian Church Addition;

THENCE South 44 degrees 04 minutes 52 seconds West along the southeast line of said Christian Church Addition a distance of 109.88 feet to a 1/2 inch iron rod found for the south corner of same, said point also lying on the northeast line of Lot 1, Block A, of said Harbor District Addition;

THENCE North 46 degrees 19 minutes 53 seconds West along the southwest line of said Christion Church Addition, same being the northeast line of said Lot 1. Block A, a distance of 5430" found for the southeast corner of said Lot 2 Block A, and the north corner of said Lot 1 Block A;

THENCE South 72 degrees 42 minutes 13 seconds West along the common line of said Lot 1, Block A, and said Lot 2, Block A, a distance of 307.23 feet to a 1/2 inch iron rod found for the southwest corner of said Lot 2. Block A, the northwest corner of said Lot 1, Block A, and lying on the aforementioned east right—of—way line of Sunset Ridge Drive;

THENCE North 17 degrees 15 minutes 53 seconds West along the east line of said Sunset Ridge Drive and the west line of said Lot 2, Block A, a distance of 243.79 feet to the POINT OF BEGINNING containing 83,679 square Feet, or 1.921 acres

SURVEYORS CERTIFICATE

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED. AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS. PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT-OF- WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS THE 15+17DAY OF MAY BRIAN J. MADDOX, R.P.L.S. NO. 5430

10' T.X.U. ESMT.

BEARING DISTANCE N 74°49′50″ S 14°20′24" W S 49°36′39″ E N 73°25'30" I N 16°31′03″ W 49.47 88.82 N 82°42′40″ S 42°49′10″ \ N 46°19′53″ W

Leaend of Symbols & Abbreviations

IRF = IRON ROD FOUND R.O.W. = RIGHT-OF-WAYP.O.B. = POINT OF BEGINNINGD.E. = DRAINAGE EASEMENT W.E. = WATER EASEMENT

DOC = DOCUMENT VOL. = VOLUME

PG. = PAGECAB. = CABINET

BRIAN J. MADDOX 3

CAB. D, SLD. 245 LOT 1, BLOCK A 57.97 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. BRISCOE/HILLCREST ADDITION CABINET D, SLIDE 245 FAULKNER INVESTMENT CO., LTD. VOLUME 1542, PAGE 296 MONUMENT-P.O.B. NORTHING: 7014393.0752 EASTING: 2589481.3789 AS TIED TO CITY OF ROCKWALL GPS MONUMENTS RO15 & RO17 VOL. 64, PG. 215 BLOCK D.R.R.C.T. CAB. I, SLIDE DOC#2012-473793 P.R.R.C.T. 44,494 SF 1.021 AC LOT 3 BLOCK A $^{\circ}$.R.R.C.T. 39,184 SF 0.900 AC FIFELANE, PUPLIC & UTILITY ESMT. BLOCK B HARBOR DISTRICT ADDITION CAB. I, SLIDE 7 P. R. R. C. **T**. 20' ONCOR ELEC. ESMT. 4324, PAGE 290 iled and Recorded ficial Public Records Shelli Miller, County Clerk Rockwall County, Texas 05/26/2015 02:29:53 PM 10' ONCOR ELECTRIC ESMT. VOL. 7162, PG. 300 BLOCK 5

THE BASIS OF BEARING AND ELEVATION DATUM FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON SITE IN SEPTEMBER 2011 AND VERIFIED

2. ALL CORNERS ARE 5/8" IRON RODS FOUND WITH A PLASTIC CAP STAMPED "R.P.L.S. 5430" UNLESS OTHERWISE NOTED.

THE PURPOSE OF THIS REPLAT IS TO ADD ALL OF LOT I BLOCK A OF THE CHRISTIAN CHURCH ADDITION RECORDED IN CABINET A, SLIDE 217 TO THE OVERALL AREA OF LOT 2, BLOCK A, OF THE HARBOR DISTRICT ADDITION RECORDED IN CABINET I, SLIDE 7, AND RECONFIGURE THE GEOMETRY OF SAID PROPERTY TO PRODUCE TWO DEVELOPABLE LOTS.

APPROVED

I hereby certify that the above and foregoing plat of REPLAT OF THE HARBOR DISTRICT ADDITION LOT 3 AND 4 to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the 267 day of _______, 2015.

This approval shall be invalid unless the approved Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred eighty (180) days from said date of final approval. Said addition_shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

<u> Williams</u> Director of Planning



OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS? COUNTY OF ROCKWALL? 20150000007381 1/1 PLAT 05/26/2015 02:29:53 PM

That we the undersigned owner's of the land shown on this plat, and designated herein as the REPLAT OF THE HARBOR DISTRICT ADDITION LOT 3 AND 4 to the City of Rockwall, Texas, and whose name's are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. we further certify that all other parties who have a mortgage or lien interest in the REPLAT OF THE HARBOR DISTRICT ADDITION LOT 3 AND 4 have been notified

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

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

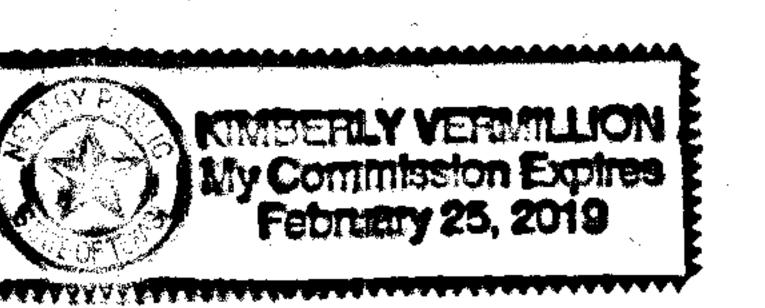
We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision woon the public services required in order that the development will comport with the present and future growth heeds the City; We and our successors and assigns hereby waive any claim, damage, or couse of action that we may have as a result of the dedication of exactions

STATE OF TEXAS

COUNTY OF ROCKWALL Betwee me, the undersigned authority, on this day personally appeared known to me to be the person whose name is subscribed to the

acknowledged to me that he executed the same for the purpose and Given upon my hand and seal of office this _____day of

My Commission Expires:



HARBOR DISTRICT ADDITION LOT 3 AND 4

168

BEING ALL OF LOT 2, BLOCK A, OF THE HARBOR DISTRICT ADDITION, RECORDED IN CABINET I, SLIDE 7 P.R.R.C.T.

AND ALL OF

LOT 1, BLOCK A, OF THE CHRISTIAN CHURCH ADDITION RECORDED INCABINET A, SLIDE 217

P.R.R.C.T. SITUATED IN THE

BARKSDALE SURVEY, ABSTRACT NO. 11

L, ROCKWALL COUNTY, TEXAS CITY OF ROCKWALL, OWNER/DEVELOPER SURVEYOR

J-BR2, LLC 1400 Ridge Road Rockwall, Texas 75087

(972) 741 - 9748

1"=60"

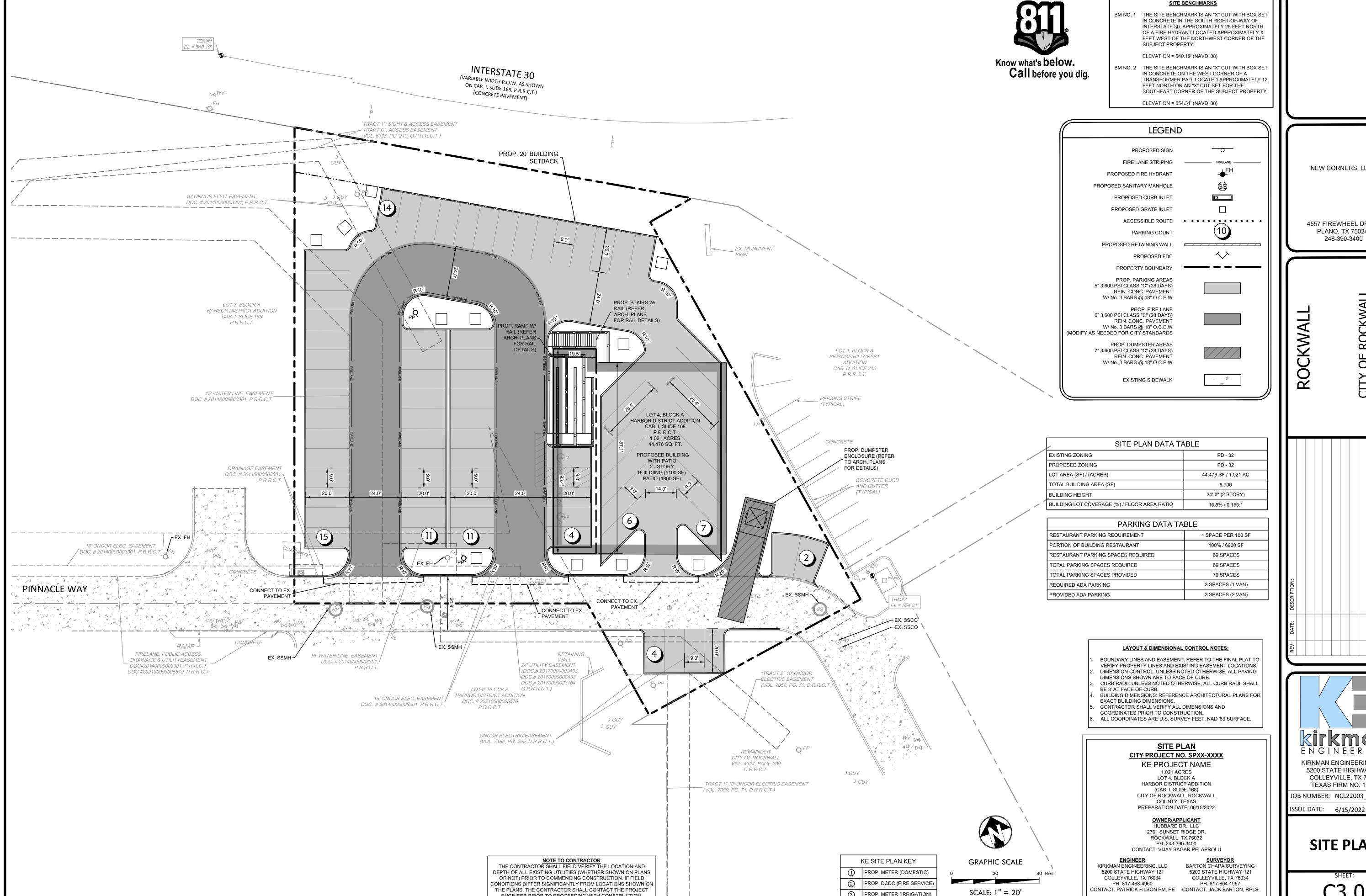
MADDOX SURVEYING & MAPPING INC P.O. BOX 2109 FORNEY, TEXAS 75126

(972) 564 - 4416

4-13-15

SHEET 1 OF 1

CASE NO. P2015-016



ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

③ PROP. METER (IRRIGATION)

NEW CORNERS, LLC.

4557 FIREWHEEL DRIVE PLANO, TX 75024

CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

ENGINEERING KIRKMAN ENGINEERING, LLC

5200 STATE HIGHWAY 121 COLLEYVILLE, TX 76034 TEXAS FIRM NO. 15874

JOB NUMBER: NCL22003_ROCKWAL

ISSUE DATE: 6/15/2022

SITE PLAN

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [ORDINANCE NO. 17-22] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR A RESTAURANT ON A 1.021-ACRE PARCEL OF LAND IDENTIFIED AS LOT 4, BLOCK A, HARBOR DISTRICT ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Patrick Filson of Kirkman Engineering on behalf of 101 Hubbard Dr., LLC for the approval of a *PD Development Plan* for a *Restaurant* situated within the *Summit Office Subdistrict* of Planned Development District 32 (PD-32), on a 1.021-acre parcel of land identified as Lot 4, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas and more fully described and 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 Planned Development District 32 (PD-32) [Ordinance No. 17-22] and the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

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

SECTION 1. That Planned Development District 32 (PD-32) [Ordinance No. 17-22] and the Unified Development Code [Ordinance No. 20-02], as heretofore amended, shall be further amended by adopting this PD Development Plan and amending the official zoning map of the City of Rockwall for the Subject Property; and,

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

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

- **SECTION 4.** That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], the Unified Development Code [*Ordinance No. 20-02*], and in compliance with the following conditions and requirements:
 - (1) The development of the subject property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.
 - (2) The development of the subject property shall generally conform to the proposed Conceptual Building Elevations depicted in Exhibit 'C' of this ordinance and to the design guidelines contained in Resolution No. 10-40.
 - (3) All building materials and color schemes proposed for this development should conform to the requirements stipulated by Planned Development District 32 (PD-32) [as amended].
 - (4) Prior to the issuance of a building permit the applicant shall submit and seek approval for a detailed *PD Site Plan* that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [as amended] and with the requirements approved in this ordinance.
 - (5) All buildings throughout the development shall be constructed with a consistent design scheme, incorporate four (4) sided architecture that creates an entry appearance on all four (4) sides, and be approved by the Architectural Review Board (ARB) at the time of the PD Site Plan.
- **SECTION 5.** That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense:
- **SECTION 6.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;
- **SECTION 7.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 8. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF AUGUST, 2022.

ATTEST:	Kevin Fowler, <i>Mayor</i>
Kristy Cole, City Secretary	
APPROVED AS TO FORM:	
Frank J. Garza, City Attorney	
1 st Reading: <i>July 18, 2022</i>	

2nd Reading: August 1, 2022

Exhibit 'A':
Subdivision Plat and Location Map

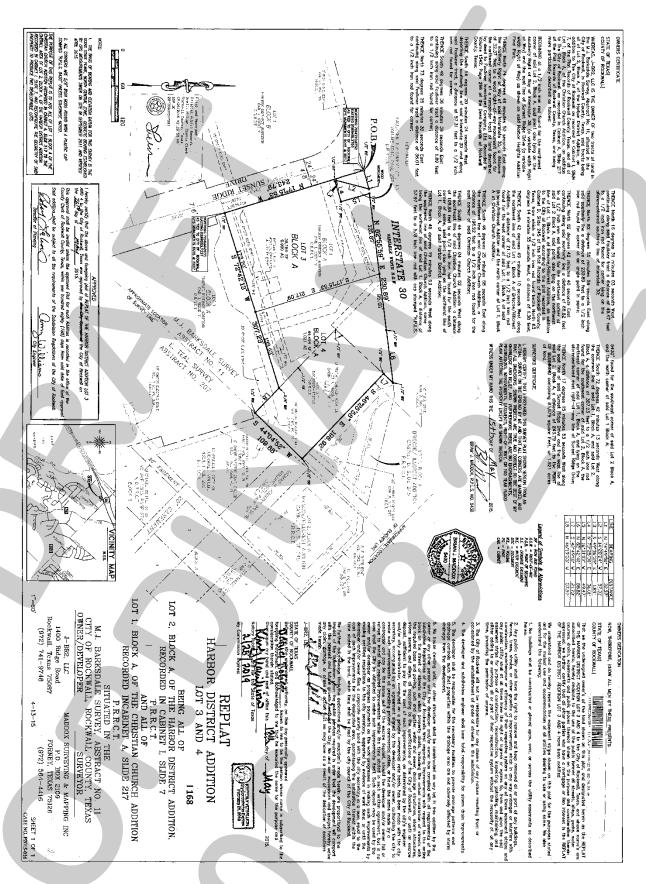


Exhibit 'A':Subdivision Plat and Location Map

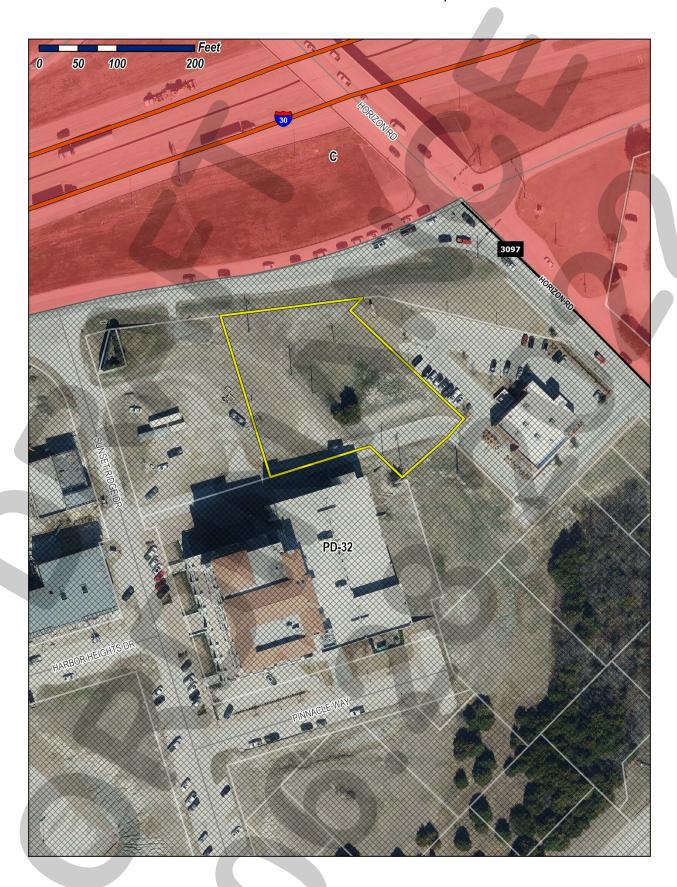
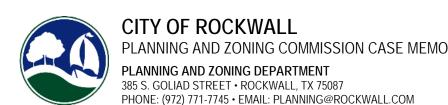


Exhibit 'B': Concept Plan PINNACLE WAY □ □ □ □ □

Exhibit 'C': Conceptual Building Elevations

CONCEPT BUILDING ELEVATIONS?





TO: Planning and Zoning Commission

DATE: July 12, 2022

APPLICANT: Patrick Filson; *Kirkman Engineering*

CASE NUMBER: Z2022-033; PD Development Plan for a Restaurant in the Harbor District

SUMMARY

Hold a public hearing to discuss and consider a request by Patrick Filson of Kirkman Engineering on behalf of 101 Hubbard Dr., LLC for the approval of a <u>PD Development Plan</u> for a Restaurant on a 1.021-acre tract of land identified as Lot 4, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the Summit Office Subdistrict of Planned Development District 32 (PD-32), located within the IH-30 Overlay (IH-30 OV) District, generally located at the southwest corner of the intersection of Horizon Road [FM-3097] and the IH-30 Frontage Road, and take any action necessary.

BACKGROUND

The City Council annexed the subject property into the City of Rockwall on November 7, 1960 through the adoption of *Ordinance No. 60-03*. Upon annexation, the subject property was zoned Agricultural (AG) District. On July 19, 1976, a portion of the subject property was platted as a portion of Lot 1, Block A, Christian Church Subdivision. On December 2, 2002, the subject property was rezoned to Planned Development District 32 (PD-32) [*Ordinance No. 02-55*] for General Retail (GR) District land uses. This Planned Development District was again amended on February 4, 2008 by *Ordinance No. 08-11*. This ordinance increased the boundaries of the district, and established a limited set of land uses for the district. On September 20, 2010, the City Council passed *Ordinance No. 10-21*, which superseded all previous ordinances associated with Planned Development District 32 (PD-32) and established a concept plan and development standards for an approximate 78.89-acre tract of land that included the subject property. The subject property was originally platted as Lot 2, Block A, Harbor District Addition on March 14, 2014 by *Case No. P2013-022*. On May 26, 2015, the subject property was replatted as Lot 4, Block A, Harbor District Addition by *Case No. P2013-016*. The subject property has remained vacant since annexation.

PURPOSE

On June 17, 2022, the applicant -- Patrick Filson of Kirkman Engineering -- submitted an application requesting the approval of a PD Development Plan for a mixed office and restaurant building.

ADJACENT LAND USES AND ACCESS

The subject property is located east of the intersection of Sunset Ridge Drive and the IH-30 Frontage Road. The land uses adjacent to the subject property are as follows:

North:

Directly north of the subject property is the eastbound lanes of the IH-30 Frontage Road, followed by the main lanes for IH-30, and then the westbound lanes of the IH-30 Frontage Road. Beyond this is a 1.2994-acre parcel of land (i.e. Ranch House Addition) with a restaurant (i.e. Snuffer's) situated on it. This property is zoned Commercial (C) District.

South:

Directly south of the subject property is a 2.0617-acre parcel of land (*i.e.* Lot 6, Block A, Harbor District Addition) with an office building (*i.e.* Trend Tower) and parking garage situated on it. This property is situated within the Summit Office Subdistrict of Planned Development District 32 (PD-32). Beyond this is Pinnacle Way, which is identified as a Street Type 'E' and Street Type 'B' on the Streetscape Plan contained within Planned Development District 32

(PD-32). Beyond this are multiple vacant parcels of land situated within the *Hillside Mixed-Use Subdistrict* of Planned Development District 32 (PD-32).

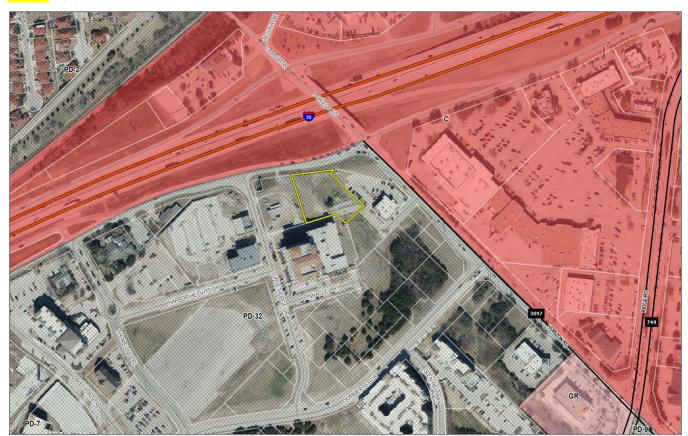
East:

Directly east of the subject property is a 0.915-acre parcel of land (*i.e. Lot 4, Block A, Briscoe/Hillcrest Addition*) with a medical office (*i.e. CareNow*) situated on it. This property is located within the *Summit Office Subdistrict* of Planned Development District 32 (PD-32). Beyond this is Horizon Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 4.9376-acre parcel of land (*i.e. Lot 1 of the Carlisle Plaza Addition*), which is a portion of a larger shopping center (*i.e. Carlisle Plaza Shopping Center*) that is zoned Commercial (C) District.

West:

Directly west of the subject property is a 0.90-acre parcel of vacant land (*i.e.* Lot 5, Block A, Harbor District Addition) that is located within the Summit Office Subdistrict of Planned Development District 32 (PD-32). Beyond this is Sunset Ridge Drive, which is identified as a Street Type 'E' and Street Type 'B' on the Streetscape Plan contained within Planned Development District 32 (PD-32). Beyond this is a 2.893-acre parcel of land (*i.e.* Lot 2, Block B, Harbor District Addition) with a mixed office/retail development situated on it. This property is located within the Hillside Subdistrict of Planned Development District 32 (PD-32).

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted a concept plan showing the establishment of a 5,100 SF restaurant with an 1,800 SF patio, and 5,000 SF of office space. The proposed restaurant will be two (2) stories and incorporate a structure parking garage below the restaurant. Based on the proposed concept plan and floor plan the restaurant will have a parking requirement of one (1) parking space per 100 SF of building area, which translates to a 69-space parking requirement (*i.e.* 5,100 SF + 1,800 SF = 6,900 SF/100 SF = 69 Parking Spaces). The office will have a parking requirement of one (1) parking space per 300 SF of building area, which translates to a 17-space parking requirement (*i.e.* 5,000 SF /300 SF = 16.667 Parking Spaces). The concept plan shows that a total of 86 parking spaces are required and 90 parking spaces will be provided.

CONFORMANCE WITH PLANNED DEVELOPMENT DISTRICT 32 (PD-32)

According to the *Subdistrict Plan* contained in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] the subject property is situated within the *Summit Office Subdistrict*, which -- *according to Ordinance No. 17-22*-- is intended "...to capitalize on the superior views of Lake Ray Hubbard by providing mid-rise office buildings." In addition, the approved *PD Concept Plan* contained within *Ordinance No. 17-22* shows a mid-rise office building being generally located on the subject property. In this case, the applicant is proposing a three (3) story building that is more characteristic of a low-rise building (*i.e. the district allows up to eight [8] story buildings, which are considered to be a mid-rise building*). With regard to the proposed land uses, the *Subdistrict Land Use Charts* contained in *Ordinance No. 17-22* show that an *Office Building* and a *Restaurant* are permitted *by-right* land uses within the *Summit Office Subdistrict*; however, the project is proposing to incorporate the restaurant on the second floor, which according to the *Subdistrict* standards is required to be located on the ground floor. Based on these areas of non-conformance, staff has requested that the applicant submit a *PD Development Plan* for the project. According to *Ordinance No. 17-22*, "(a) [*PD*] development plan shall be required if a proposed development within any *Subdistrict* that does not meet the intent of the *PD Concept Plan* or the *Subdistrict Plan*, or requires waivers not provided for in *Section 9.3* [*Waivers of Design Standards*] of this ordinance." The following is a summary of the form-based code requirements for the *Summit Office Subdistrict*, and how the proposed project conforms to these requirements:

TABLE 1: BUILDING PLACEMENT AND PARKING COMPLIANCE THE SUMMIT OFFICE SUBDISTRICT

ORDINANCE PROVISIONS	HILLSIDE MIXED-USE SUBDISTRICT	CONFORMANCE TO THE STANDARDS
	TILLSIDE WIKED-USE SUDDISTRICT	CONFORMANCE TO THE STANDARDS
SETBACK (FROM THE ROW):		
IH-30 FRONTAGE ROAD	50-Feet	80-Feet; IN CONFORMANCE
BUILDING FORM:	45% IH-30 Façade Built to Build-to-Line	0% at Build-to-Line; NOT IN CONFORMANCE
	Remaining façade must be no less than two (2) feet and no greater than 12-feet from the build-to-line.	Greater Than 12-Feet; NOT IN CONFORMANCE
MAXIMUM LOT COVERAGE	60%	75.90%; NOT IN CONFORMANCE
LAND USE:		
GROUND FLOOR	Office Retail, and Restaurant	Parking; NOT IN CONFORMANCE
UPPER FLOORS	Office	Restaurant and Office; NOT IN CONFORMANCE
BUILDING HEIGHT:		·
MAXIMUM BUILDING HEIGHT	3-Stories	8-Stories or 120-Feet; IN CONFORMANCE
MINIMUM FIRST FLOOR HEIGHT	A Minimum of 15-Feet	Will be Reviewed with the Site Plan
ENCROACHMENTS	5-Feet	Will be Reviewed with the Site Plan
SURFACE PARKING:		
SETBACK FROM ROW LINE	20-Feet from the IH-30 Frontage Road	20-Feet, IN CONFORMANCE
MAXIMUM AMOUNT OF SURFACE	.,	16 Structured and 74 Surface or 82.22% Surface
PARKING	20%	Parked; NOT IN CONFORMANCE
MAXIMUM NUMBER OF DRIVEWAYS	IH-30 Frontage Road: 0	0; IN CONFORMANCE

In addition to this summary, staff has provided the concept plan for the *Summit Office Subdistrict* in *Figure 1*. Staff did requested building elevations from the applicant; however, the applicant has not provided these elevations. While these are not required, staff had requested them to ensure compliance with the *Design Guidelines* [*Resolution 10-40*]. This review will be performed at the time of site plan.

Taking into account all of the submitted materials, the applicant's request does appear to conform to the majority of the applicable standards and design guidelines stipulated for the *Harbor District*; however, it should be noted that the proposed plan lacks conformance to the [1] maximum lot coverage, [2] building form, [3] land use location requirements, and [4] the surface parking requirements. In evaluating a request for a waiver as part of a *PD Development Plan* the Planning and Zoning Commission and City Council are asked to consider if the request: "(a) Meets the general intent of the *PD District* or *Sub-District* that the property is located; and, (b) Will result in an improved project which will be an attractive contribution to the *PD District* or *Sub-District*; and (c) Will not prevent the implementation of

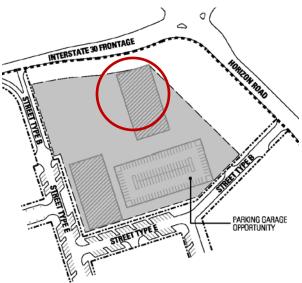


FIGURE 1: SUMMIT OFFICE SUBDISTRICT CONCEPT PLAN
RED CIRCLE = APPROXIMATE LOCATION OF SUBJECT PROPERTY

the intent of this *PD District.*" In this case, the applicant's request does not appear to change the intent of the *Sub-District* as approved in the City Council by *Ordinance No. 10-21* (*currently Ordinance No. 17-22*), or prevent the implementation of the intent of this *PD District*; however, a *PD Development Plan* is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

<u>INFRASTRUCTURE</u>

Based on the applicant's concept plan and the proposed density, the following infrastructure is required to be constructed to provide adequate public services for the proposed development:

(1) <u>Drainage</u>. The applicant shall be required to pay a stormwater pro-rata fee of \$7,226.59 per acre.

NOTIFICATIONS

On June 17, 2022, staff mailed 24 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Lakeside Village and Lago Vista Homeowner's Associations (HOA's), which are the only HOA's within 1,500-feet of the subject property participating in the Neighborhood Notification Program. 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 report was drafted, staff had received two (2) property owner notifications from one (1) property owner that owns two (2) parcels of land within the 500-foot notification area in favor of the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a <u>PD Development Plan</u> for an *Office and Restaurant Building*, staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the concept plan and development standards contained in the *PD Development Plan* ordinance.
- (2) Any construction resulting from the approval of this <u>Planned Development District</u> 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.

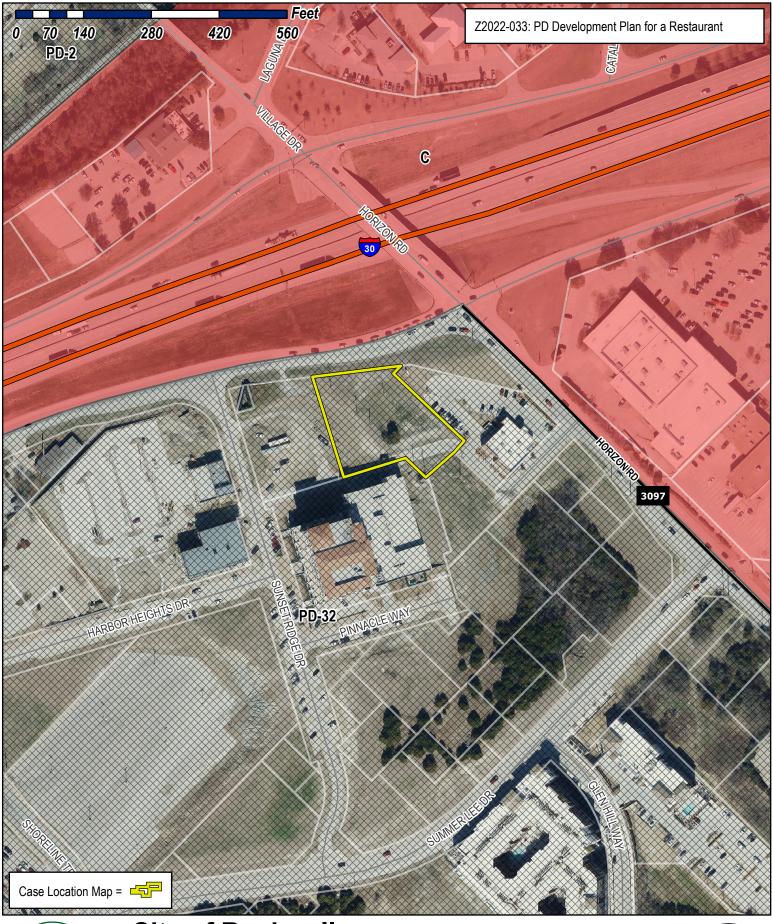


DEVELOPMENT APPLICATION

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

	PLANNING & ZONING CASE NO.			
NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAS SIGNED BELOW.				
	DIRECTOR OF PLANNING:			
	CITY ENGINEER:			

PLEASE CHECK THE A	APPROPRIATE BOX BELOW	TO INDICATE THE TYPE OI	F DEVELOPMENT REQU	UEST [SE	ELECT O	NLY ONE BOX]:			
PLATTING APPLIC MASTER PLAT (PRELIMINARY F FINAL PLAT (\$300.0 REPLAT (\$300.0 MAMENDING OR PLAT REINSTAT	☐ ZONING CHA ☐ SPECIFIC US ☑ PD DEVELOR OTHER APPLIC. ☐ TREE REMO'	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) ☐ VARIANCE REQUEST (\$100.00)								
, · ·	CATION FEES: 0.00 + \$20.00 ACRE) ¹ PLAN/ELEVATIONS/LANDS(NOTES: 1: IN DETERMININ MULTIPLYING BY 1	` '							
PROPERTY INFO	ORMATION [PLEASE PRINT									
ADDRESS	-	1								
SUBDIVISION	ı			L	.OT	4	BLOCK	A		
GENERAL LOCATION	TEN	Horizon Road and E. Ir	nterstate 30							
ZONING, SITE PI	AN AND PLATTING I	NFORMATION [PLEAS	E PRINT]							
CURRENT ZONING	PD - 32		CURRENT USE	Und	evelope	d				
PROPOSED ZONING	PD - 32		PROPOSED USE	Rest	taurant					
ACREAGE	1.021 ac	LOTS [CURRENT]	1		LOTS	[PROPOSED]	1			
SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY W. REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR W. RESULT IN THE DENIAL OF YOUR CASE.										
OWNER/APPLIC	ANT/AGENT INFORM	ATION [PLEASE PRINT/CH	ECK THE PRIMARY CONT	ACT/ORIO	GINAL SIG	NATURES ARE	REQUIRED]			
☐ OWNER	101 Hubbard Dr. LLC		☑ APPLICANT	Kirkr	nan Eng	gineering				
CONTACT PERSON			CONTACT PERSON	Patri	ck Filso	on				
ADDRESS	2701 Sunset Ridge Dr.		ADDRESS	5200	O State 1	Highway 121	l			
	Suite 610									
CITY, STATE & ZIP	Rockwall, TX 75032	2	CITY, STATE & ZIP	Col	leyville	, TX 76034				
PHONE			PHONE	817	'-488-49	960				
E-MAIL			E-MAIL	pat	rick.fils	on@trustke.	com			
BEFORE ME, THE UNDER	CATION [REQUIRED] RSIGNED AUTHORITY, ON THIS ION ON THIS APPLICATION TO E					[OWNER]	THE UNDER	SIGNE	D, WHO	
SNFORMATION CONTAINE		OST OF THIS APPLICATION, HA NG THIS APPLICATION, I AGRE O THE PUBLIC. THE CITY IS	S BEEN PAID TO THE CITY EE THAT THE CITY OF ROC ALSO AUTHORIZED AND	OF ROCKV CKWALL (I. PERMITTI	WALL ON T E. "CITY") ED TO RE	THIS THE IS AUTHORIZED EPRODUCE ANY	AND PERMITT COPYRIGHTEI	ED TO F	DAY OF PROVIDE	
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE DAY OF			. 20	. :					 	
	OWNER'S SIGNATURE							!		
NOTARY PUBLIC IN AND		٨	 иу сомм	ISSION EXPIRES	3		'			





City of Rockwall Planning & Zoning Department 385 S. Goliad Street

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.

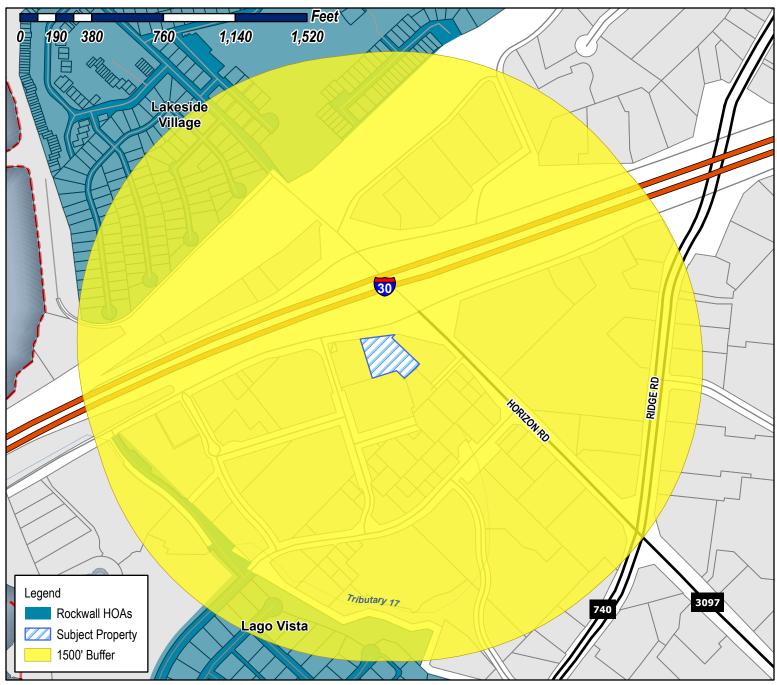




City of Rockwall

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: Z2022-033

Case Name: PD Development Plan for a Restaurant

Case Type: Zoning

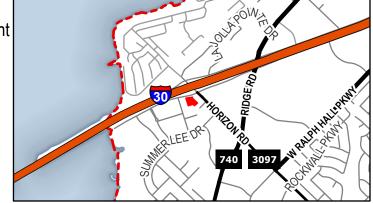
Zoning: Planned Development District 32

(PD-32)

Case Address: Intersection of Horizon Rd. & E. I-30

Date Saved: 6/17/2022

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



Miller, Ryan

From: Gamez, Angelica

Sent: Tuesday, June 21, 2022 4:44 PM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry

Subject: Neighborhood Notification program [Z2022-033]

Attachments: Public Notice (06.20.2022).pdf; HOA Map (06.17.2022).pdf

HOA/Neighborhood Association Representative:

Per your participation in the <u>Neighborhood Notification Program</u>, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on <u>June 24, 2022</u>. The Planning and Zoning Commission will hold a public hearing on <u>Tuesday, July 12, 2022 at 6:00 PM</u>, and the City Council will hold a public hearing on <u>Monday, July 18, 2022 at 6:00 PM</u>. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website:

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

Z2022-033: PD Development Plan for a Restaurant

Hold a public hearing to discuss and consider a request by Patrick Filson of Kirkman Engineering on behalf of 101 Hubbard Dr., LLC for the approval of a <u>PD Development Plan</u> for a <u>Restaurant</u> on a 1.021-acre tract of land identified as Lot 4, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the <u>Summit Office Subdistrict</u> of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road [FM-3097] and the IH-30 Frontage Road, and take any action necessary.

Thank you,

Angelica Gamez

Planning & Zoning Coordinator City of Rockwall 972.771.7745 Office 972.772.6438 Direct http://www.rockwall.com/planning/

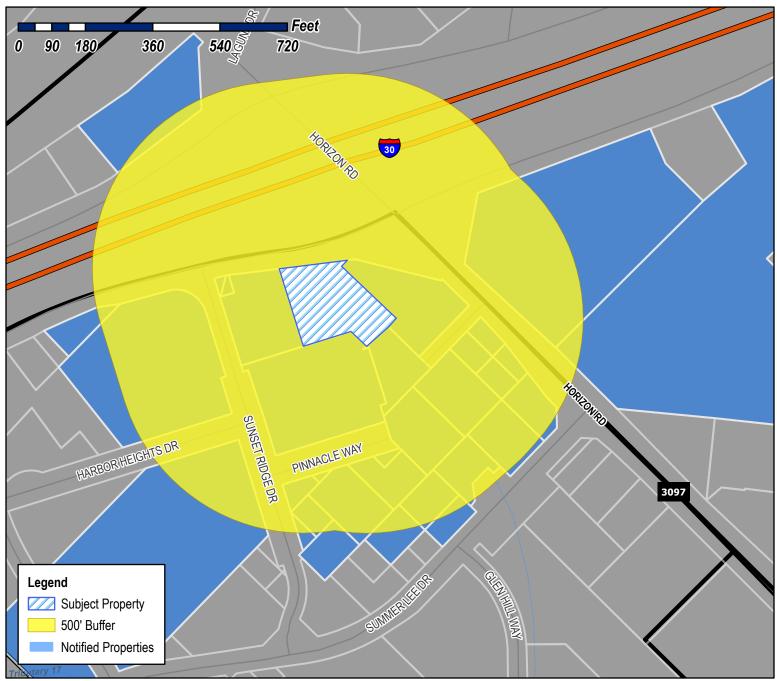
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City of Rockwall

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: Z2022-033

Case Name: PD Development Plan for a Restaurant

Case Type: Zoning

Zoning: Planned Development District 32

(PD-32)

Case Address: Intersection of Horizon Rd. & E. I-30

Date Saved: 6/17/2022

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



BENT TREE REALTY CO 16475 DALLAS PKWY STE 880 ADDISON, TX 75001 TRITON I-30 ROCKWALL LLC 1845 WOODALL ROGERS FREEWAY, SUITE 1100 DALLAS, TX 75201 WHITE MICHAEL AND
MARION E WILSON AND DIMENSIONS REAL
ESTATE SERVICES LLC
2304 W WHEATLAND RD
DALLAS, TX 75232

BRYANT JUDY GRACE AND DOUGLASS FREDERICK WYGAL 2528 MARK MESQUITE, TX 75150

HH RETAIL CENTER LP 2620 SUNSET RIDGE DR ROCKWALL, TX 75032 EIGHTYTWENTY REAL ESTATE HOLDINGS LLC 2651 SUNSET RIDGE DR ROCKWALL, TX 75032

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

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

TRITON I-30 ROCKWALL LLC 2901 VILLAGE DR ROCKWALL, TX 75032 BRIDGE VALHALLA INC 311 E I30 ROCKWALL, TX 75032 FAULKNER INVESTMENT CO. LTD 3401 MAIN ST ROWLETT, TX 75088

MOTON ALVIN D SR & ETHEL 3419 LILY LN ROWLETT, TX 75089 MOTON ETHEL REED C/O OF TONY C MOTON 3419 LILY LN ROWLETT, TX 75089

CITY OF ROCKWALL 385 S GOLIAD ST ROCKWALL, TX 75087

KATHERINE BANNER FAMILY TRUST
KATHERINE BANNER- TRUSTEE
4 CHURCH HILL ROAD
HIGH FALLS, NY 12240

BUILDERS ASSOCIATES #3 ATTN: ARNOLD SCHLESINGER 405 I 30 ROCKWALL, TX 75032

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

ATTICUS REAL ESTATE SERVICES INC 5339 ALPHA RD STE 300 DALLAS, TX 75240 EIGHTYTWENTY REAL ESTATE HOLDINGS LLC 5740 PROSPECT AVE SUITE 2001 DALLAS, TX 75206 KATHERINE BANNER FAMILY TRUST
KATHERINE BANNER- TRUSTEE
600 HORIZON DR
ROCKWALL, TX 75032

CARSON MARK R 701 N MUNSON RD ROYSE CITY, TX 75189 BUILDERS ASSOCIATES #3 ATTN: ARNOLD SCHLESINGER 9595 WILSHIRE BLVD STE 700 BEVERLY HILLS, CA 90212 CULPEPPER/SPATEX JV %GARY SHULTZ PO BOX 190569 DALLAS, TX 75219

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

Case No. Z2022-033: PD Development Plan for a Restaurant

Hold a public hearing to discuss and consider a request by Patrick Filson of Kirkman Engineering on behalf of 101 Hubbard Dr., LLC for the approval of a <u>PD</u> <u>Development Plan</u> for a <u>Restaurant</u> on a 1.021-acre tract of land identified as Lot 4, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the <u>Summit Office Subdistrict</u> of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road [FM-3097] and the IH-30 Frontage Road, 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 <u>Tuesday, July 12, 2022 at 6:00 PM</u>, and the City Council will hold a public hearing on <u>Monday, July 18, 2022 at 6:00 PM</u>. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Ryan Miller

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

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

Your comments must be received by Monday, July 18, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Address:

Ryan Miller, AICP

Director of Planning & Zoning





		TO THE WEBSITE	
	MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/developments	ent/development-ca	ises
- · -	PLEASE RETURN THE BELOW FORM		
Case No.	Z2022-033: PD Development Plan for a Restaurant		
Please pl	ace a check mark on the appropriate line below:		
☐ I am i	n favor of the request for the reasons listed below.		
□lamo	opposed to the request for the reasons listed below.		
Name			

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.

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

Case No. Z2022-033: PD Development Plan for a Restaurant

Hold a public hearing to discuss and consider a request by Patrick Filson of Kirkman Engineering on behalf of 101 Hubbard Dr., LLC for the approval of a PD Development Plan for a Restaurant on a 1.021-acre tract of land identified as Lot 4, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the Summit Office Subdistrict of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road [FM-3097] and the IH-30 Frontage Road, and take any action necessary.

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Sincerely,

Ryan Miller, AICP

Director of Planning & Zoning





MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

Case No. Z2022-033: PD Development Plan for a Restaurant

PLEASE RETURN THE BELOW FORM

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

DW BOBST

15060 /270/ SVNSET REDGE

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.

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

Case No. Z2022-033: PD Development Plan for a Restaurant

Hold a public hearing to discuss and consider a request by Patrick Filson of Kirkman Engineering on behalf of 101 Hubbard Dr., LLC for the approval of a <u>PD Development Plan</u> for a Restaurant on a 1.021-acre tract of land identified as Lot 4, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the Summit Office Subdistrict of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road [FM-3097] and the IH-30 Frontage Road, 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 <u>Tuesday, July 12, 2022 at 6:00 PM</u>, and the City Council will hold a public hearing on <u>Monday, July 18, 2022 at 6:00 PM</u>. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Ryan Miller

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

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

Your comments must be received by Monday, July 18, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP

Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2022-033: PD Development Plan for a Restaurant

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

DW BOBST 2701 SUNSET REDGE

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.

Kirkman Engineering 5200 State Highway 121 Colleyville, TX 76034 817.488.4960



May 18, 2022

City of Rockwall 385 S Goliad Street Rockwall, Texas 75087 (972) 771-7700

Project Number: Lot 4 Block A Harbor District Addition PD Amendment

Dear to whom this may concern,

Please accept this as a Letter of Intent for the first formal PD Amendment to update the concept plan with the Harbor District to allow the site to be developed as shown in the attached concept plan. There are currently no variances being requested at this time. Please feel free to reach out to me by phone or email if you have any questions.

Sincerely,

Patrick Filson

Patrick Filson P.E.

O: (817) 488-4960

OWNERS CERTIFICATE

STATE OF TEXAS COUNTY OF ROCKWALL}

WHEREAS, J-BR2, LLC IS THE OWNER OF two tracts of land in the M.J. Barksdale Survey, Abstract No. 11, situated in the City of Rockwall, in Rockwall County, Texas, said tracts being all of Lot 2, Block A, of the Harbor District Addition, an addition to The City of Rockwall as recorded in Cabinet I, Slide 7, of the Plat Records of Rockwall County, Texas, and all of Lot 1, Block A, of the Christian Church Addition, an addition to The City of Rockwall, as recorded in Cabinet A, Slide 217 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of said Lot 2, Block A, said point also lying on the southerly Right of Way of Interstate 30, (a variable width Right of Way) and the east line of Sunset Ridge Drive (a variable width Right of Way) as shown on said Harbor Heights Addition

THENCE North 74 degrees 49 minutes 50 seconds East along the southerly Right of Way of said Interstate 30, a distance of 32.37 feet to a wood right-of-way monument found for the northwest corner of a remainder tract of land described by deed to Faulkner Investment Company, Ltd. Recorded in Volume 1542, Page 296 of the Deed Records of Rockwall County, Texas;

THENCE South 14 degrees 20 minutes 24 seconds West departing the southerly line of said Interstate 30 and along said Faulkner tract, a distance of 57.31 feet to a 1/2 inch iron rod found for corner;

THENCE South 49 degrees 36 minutes 39 seconds East continuing along said Faulkner tract a distance of 1.89 feet to a 1/2 inch iron rod found for corner;

THENCE North 73 degrees 25 minutes 30 seconds East continuing along said Faulkner tract a distance of 36.01 feet to a 1/2 inch iron rod found for corner;

THENCE North 16 degrees 31 minutes 03 seconds West continuing along said Faulkner tract a distance of 49.47 feet to a 1/2 inch iron rod found for corner lying on the aforementioned southerly line of Interstate 30;

THENCE North 82 degrees 55 minutes 59 seconds East along said southerly line a distance of 230.89 feet to a 1/2 inch iron rod found for corner at an angle point in same;

THENCE North 82 degrees 42 minutes 40 seconds East continuing along said southerly line a distance of 88.82 feet to a 1/2 inch iron rod found for the northeast corner of said Lot 2 Block A, said point also lying on the northwest line of Lot 1, Block A of Briscoe/Hillcrest Addition, an addition to the City of Rockwall according to the plat recorded in Cabinet D, Slide 245 of the Plat Records of Rockwall County, Texas. from which a 1/2 inch iron rod found bears North 63 degrees 14 minutes 55 seconds West, a distance of 1.38 feet;

THENCE South 42 degrees 49 minutes 10 seconds West along the northwest line of said Lot 1, Block A of Briscoe/Hillcrest Addition, a distance of 21.73 feet to a 1/2 inch iron rod found for the west corner of said Lot 1, Block A of said Briscoe/Hillcrest Addition and the north corner of Lot 1, Block A of Christian Church Addition:

THENCE South 46 degrees 25 minutes 58 seconds East along the northeast line of said Christian Church Addition, a distance of 196.92 feet to a 1/2 inch iron rod found for the east corner of said Christian Church Addition;

THENCE South 44 degrees 04 minutes 52 seconds West along the southeast line of said Christian Church Addition a distance of 109.88 feet to a 1/2 inch iron rod found for the south corner of same, said point also lying on the northeast line of Lot 1, Block A, of said Harbor District Addition;

THENCE North 46 degrees 19 minutes 53 seconds West along the southwest line of said Christion Church Addition, same being the northeast line of said Lot 1. Block A, a distance of 5430" found for the southeast corner of said Lot 2 Block A, and the north corner of said Lot 1 Block A;

THENCE South 72 degrees 42 minutes 13 seconds West along the common line of said Lot 1, Block A, and said Lot 2, Block A, a distance of 307.23 feet to a 1/2 inch iron rod found for the southwest corner of said Lot 2. Block A, the northwest corner of said Lot 1, Block A, and lying on the aforementioned east right—of—way line of Sunset Ridge Drive;

THENCE North 17 degrees 15 minutes 53 seconds West along the east line of said Sunset Ridge Drive and the west line of said Lot 2, Block A, a distance of 243.79 feet to the POINT OF BEGINNING containing 83,679 square Feet, or 1.921 acres

SURVEYORS CERTIFICATE

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED. AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS. PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT-OF- WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS THE 15+17DAY OF MAY BRIAN J. MADDOX, R.P.L.S. NO. 5430

10' T.X.U. ESMT.

BEARING DISTANCE N 74°49′50″ S 14°20′24" W S 49°36′39″ E N 73°25′30″ I N 16°31′03″ W 49.47 88.82 N 82°42′40″ S 42°49′10″ \ N 46°19′53″ W

Leaend of Symbols & Abbreviations

IRF = IRON ROD FOUND R.O.W. = RIGHT-OF-WAYP.O.B. = POINT OF BEGINNINGD.E. = DRAINAGE EASEMENT W.E. = WATER EASEMENT

DOC = DOCUMENT VOL. = VOLUME

PG. = PAGECAB. = CABINET

BRIAN J. MADDOX 3

CAB. D, SLD. 245 LOT 1, BLOCK A 57.97 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. BRISCOE/HILLCREST ADDITION CABINET D, SLIDE 245 FAULKNER INVESTMENT CO., LTD. VOLUME 1542, PAGE 296 MONUMENT-P.O.B. NORTHING: 7014393.0752 EASTING: 2589481.3789 AS TIED TO CITY OF ROCKWALL GPS MONUMENTS RO15 & RO17 VOL. 64, PG. 215 BLOCK D.R.R.C.T. CAB. I, SLIDE DOC#2012-473793 P.R.R.C.T. 44,494 SF 1.021 AC LOT 3 BLOCK A $^{\circ}$.R.R.C.T. 39,184 SF 0.900 AC FIFELANE, PUPLIC & UTILITY ESMT. BLOCK B HARBOR DISTRICT ADDITION CAB. I, SLIDE 7 P. R. R. C. **T**. 20' ONCOR ELEC. ESMT. 4324, PAGE 290 iled and Recorded ficial Public Records Shelli Miller, County Clerk Rockwall County, Texas 05/26/2015 02:29:53 PM 10' ONCOR ELECTRIC ESMT. VOL. 7162, PG. 300 BLOCK 5

THE BASIS OF BEARING AND ELEVATION DATUM FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON SITE IN SEPTEMBER 2011 AND VERIFIED

2. ALL CORNERS ARE 5/8" IRON RODS FOUND WITH A PLASTIC CAP STAMPED "R.P.L.S. 5430" UNLESS OTHERWISE NOTED.

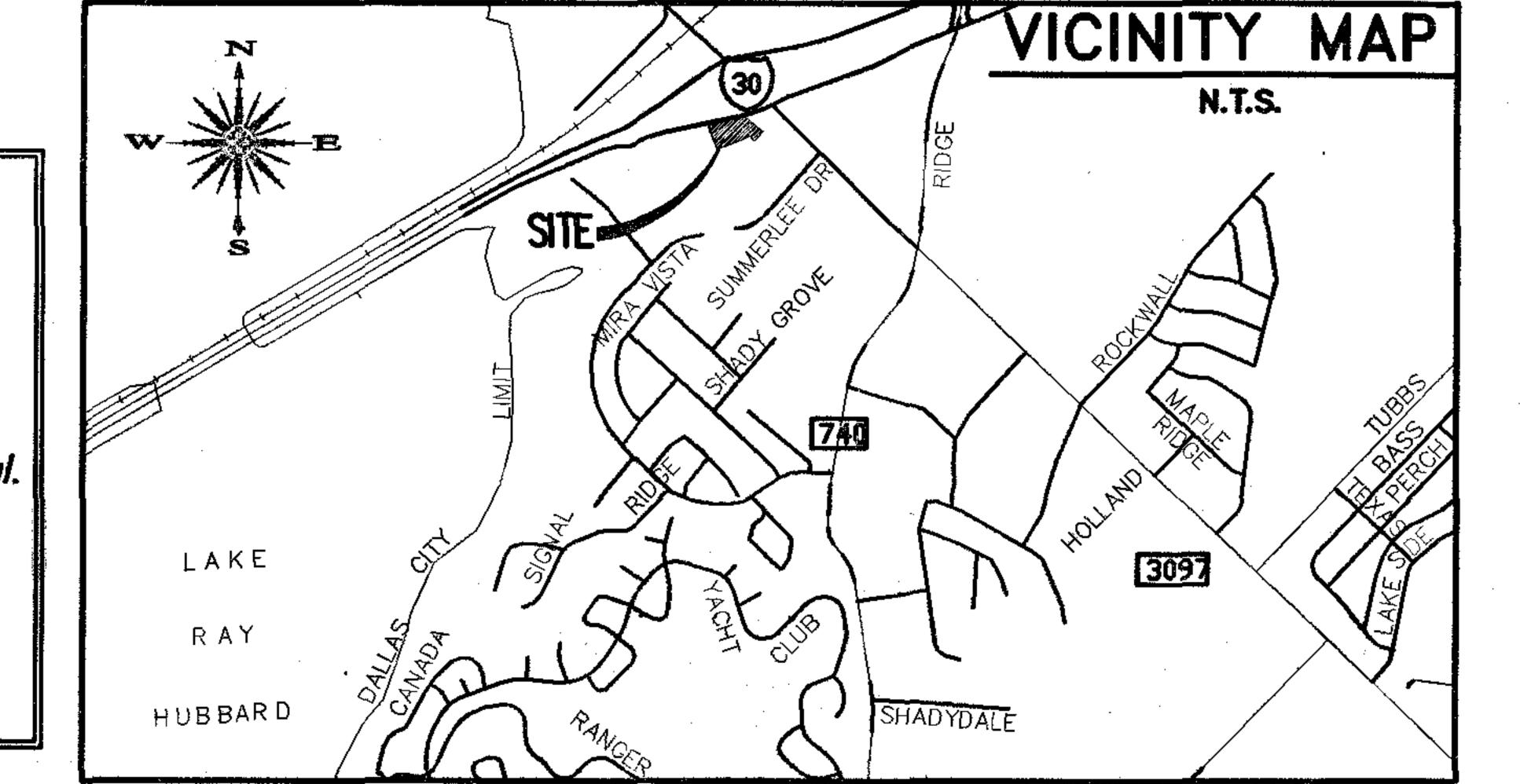
THE PURPOSE OF THIS REPLAT IS TO ADD ALL OF LOT I BLOCK A OF THE CHRISTIAN CHURCH ADDITION RECORDED IN CABINET A, SLIDE 217 TO THE OVERALL AREA OF LOT 2, BLOCK A, OF THE HARBOR DISTRICT ADDITION RECORDED IN CABINET I, SLIDE 7, AND RECONFIGURE THE GEOMETRY OF SAID PROPERTY TO PRODUCE TWO DEVELOPABLE LOTS.

APPROVED

I hereby certify that the above and foregoing plat of REPLAT OF THE HARBOR DISTRICT ADDITION LOT 3 AND 4 to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the 267 day of 1914, 2015.

This approval shall be invalid unless the approved Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred eighty (180) days from said date of final approval. Said addition_shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

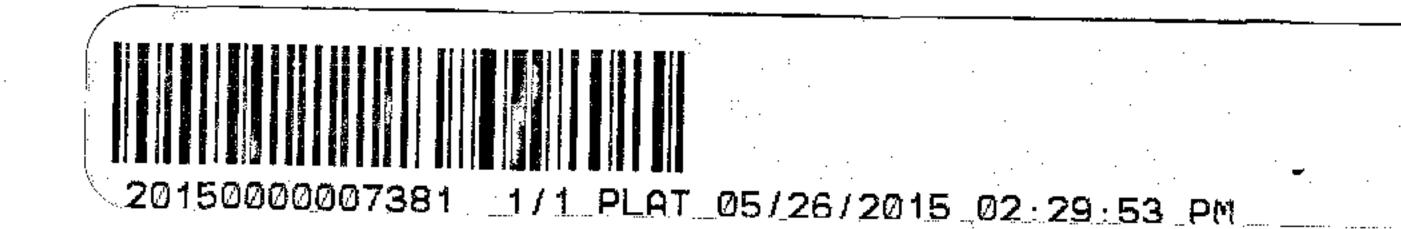
<u> Williams</u> Director of Planning



OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS? COUNTY OF ROCKWALL?



That we the undersigned owner's of the land shown on this plat, and designated herein as the REPLAT OF THE HARBOR DISTRICT ADDITION LOT 3 AND 4 to the City of Rockwall, Texas, and whose name's are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. we further certify that all other parties who have a mortgage or lien interest in the REPLAT OF THE HARBOR DISTRICT ADDITION LOT 3 AND 4 have been notified

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

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

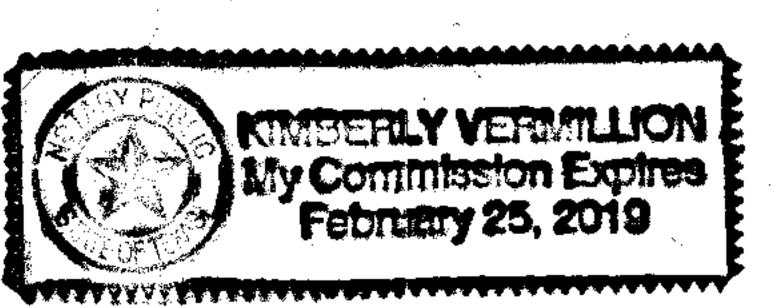
We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision woon the public services required in order that the development will comport with the present and future growth heeds the City; We and our successors and assigns hereby waive any claim, damage, or couse of action that we may have as a result of the dedication of exactions

STATE OF TEXAS

COUNTY OF ROCKWALL Betwee me, the undersigned authority, on this day personally appeared known to me to be the person whose name is subscribed to the

acknowledged to me that he executed the same for the purpose and Given upon my hand and seal of office this _____day of

My Commission Expires:



HARBOR DISTRICT ADDITION LOT 3 AND 4

168

BEING ALL OF LOT 2, BLOCK A, OF THE HARBOR DISTRICT ADDITION, RECORDED IN CABINET I, SLIDE 7 P.R.R.C.T.

AND ALL OF

LOT 1, BLOCK A, OF THE CHRISTIAN CHURCH ADDITION RECORDED INCABINET A, SLIDE 217

P.R.R.C.T.

SITUATED IN THE BARKSDALE SURVEY, ABSTRACT NO. 11

L, ROCKWALL COUNTY, TEXAS CITY OF ROCKWALL, OWNER/DEVELOPER SURVEYOR

J-BR2, LLC 1400 Ridge Road Rockwall, Texas 75087

(972) 741 - 9748

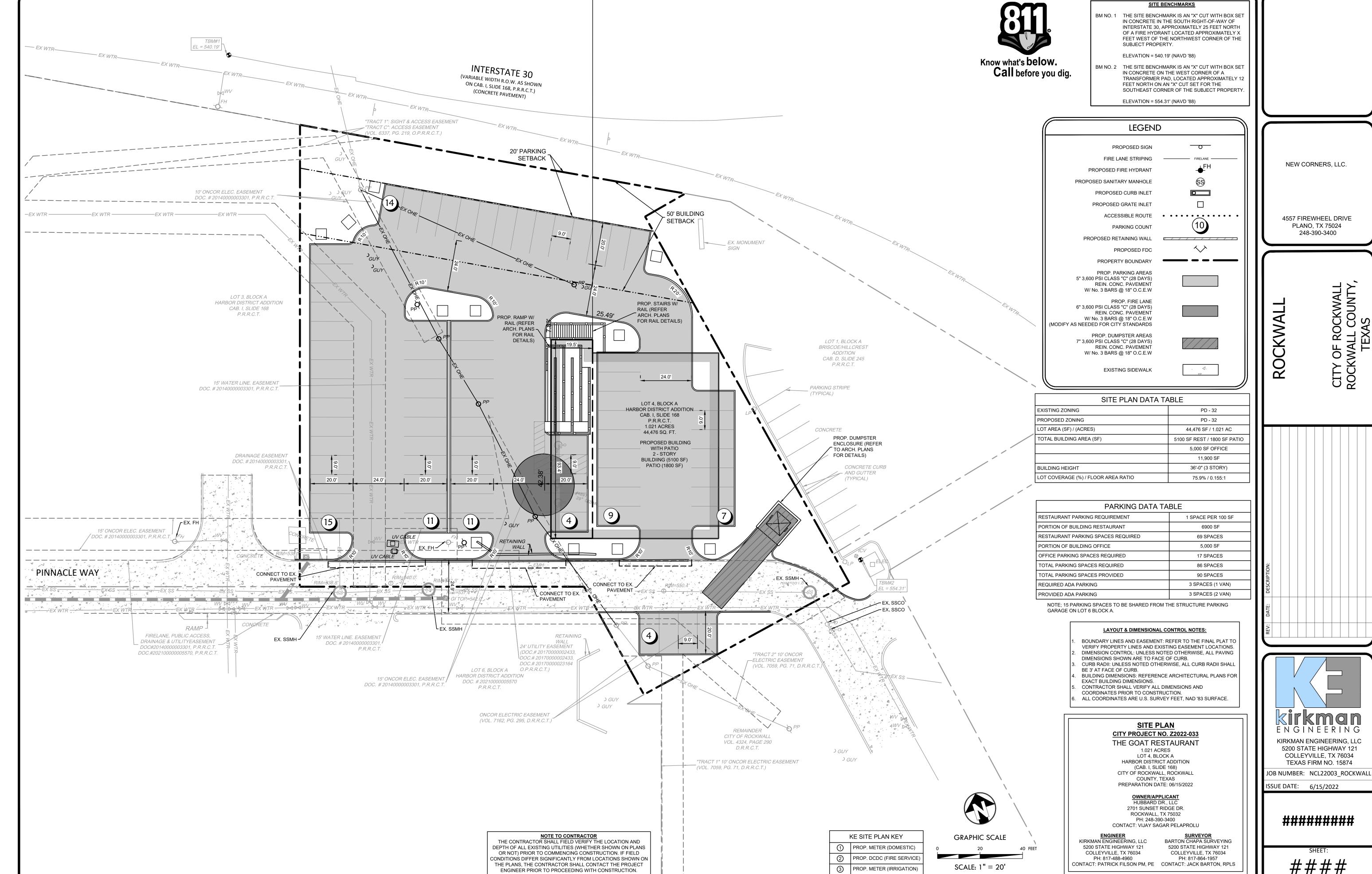
1"=60"

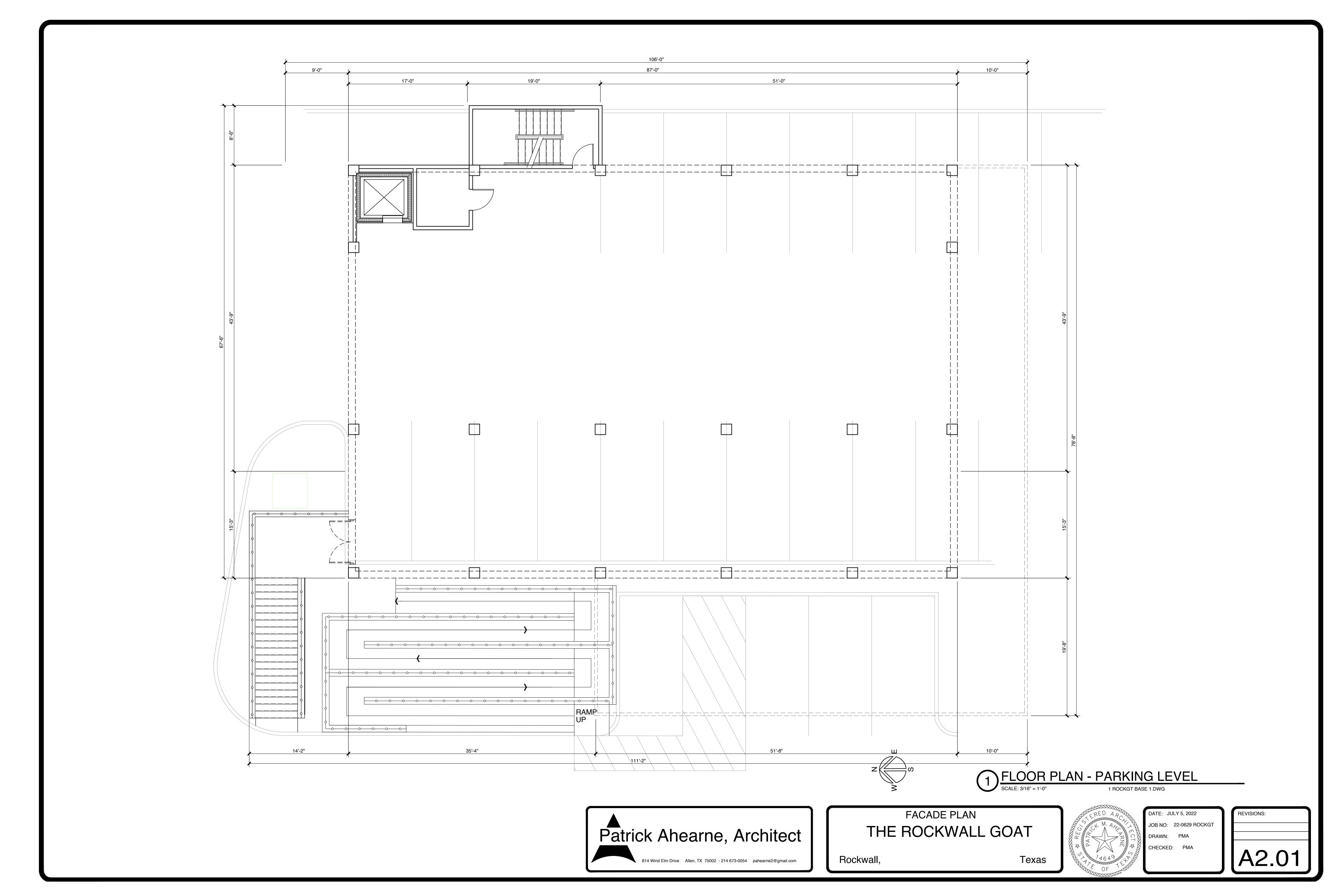
MADDOX SURVEYING & MAPPING INC P.O. BOX 2109 FORNEY, TEXAS 75126

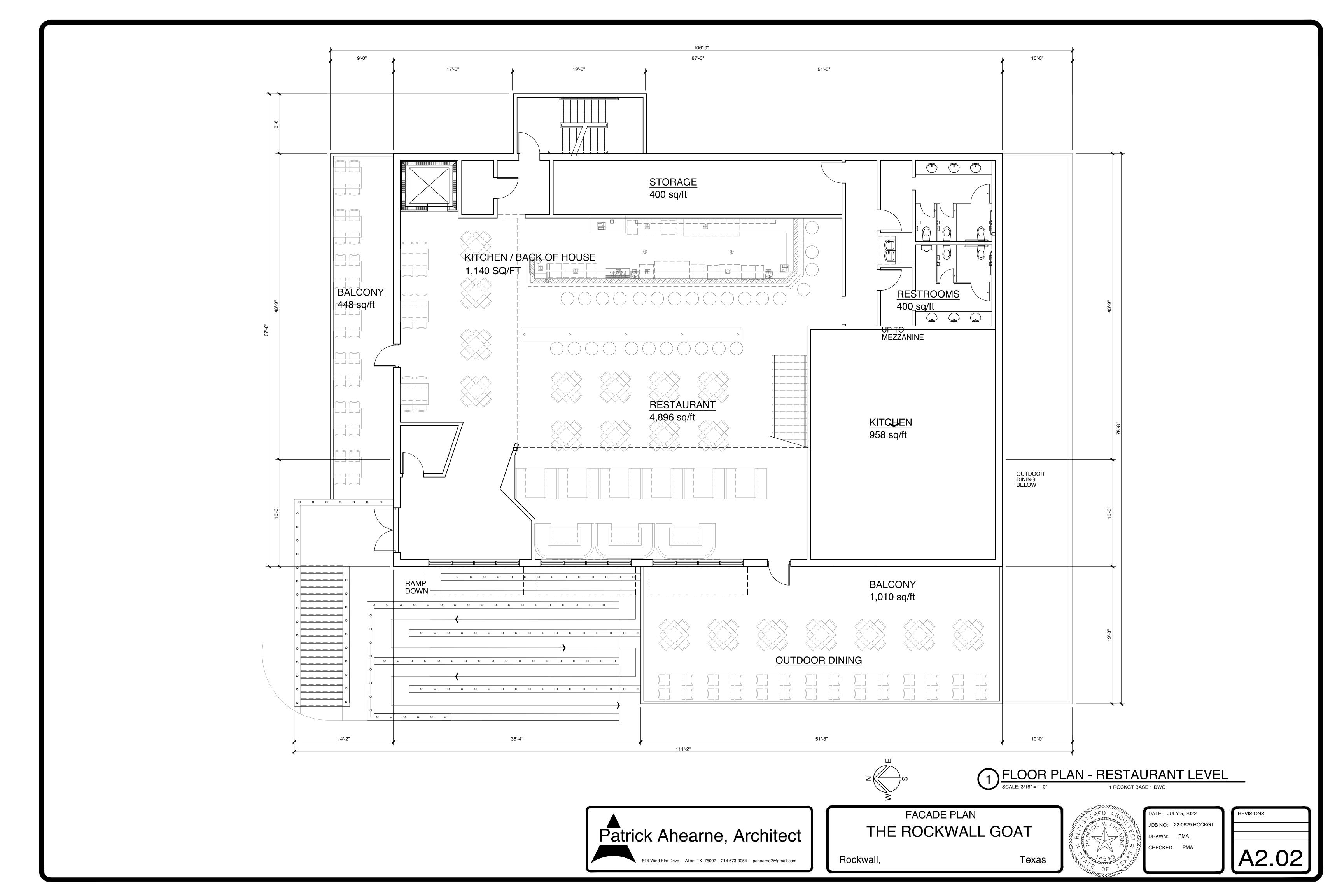
(972) 564 - 4416

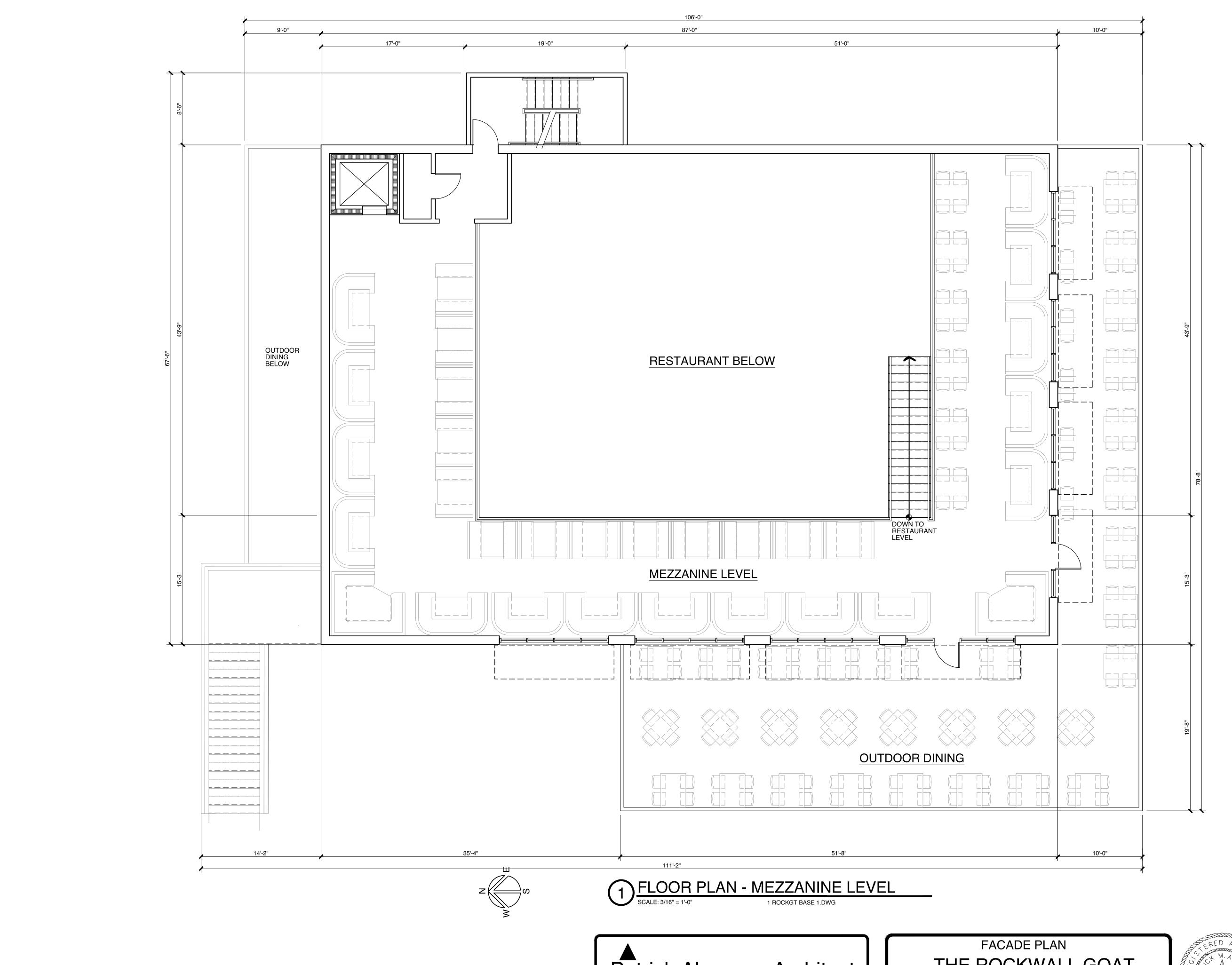
4-13-15

SHEET 1 OF 1 CASE NO. P2015-016









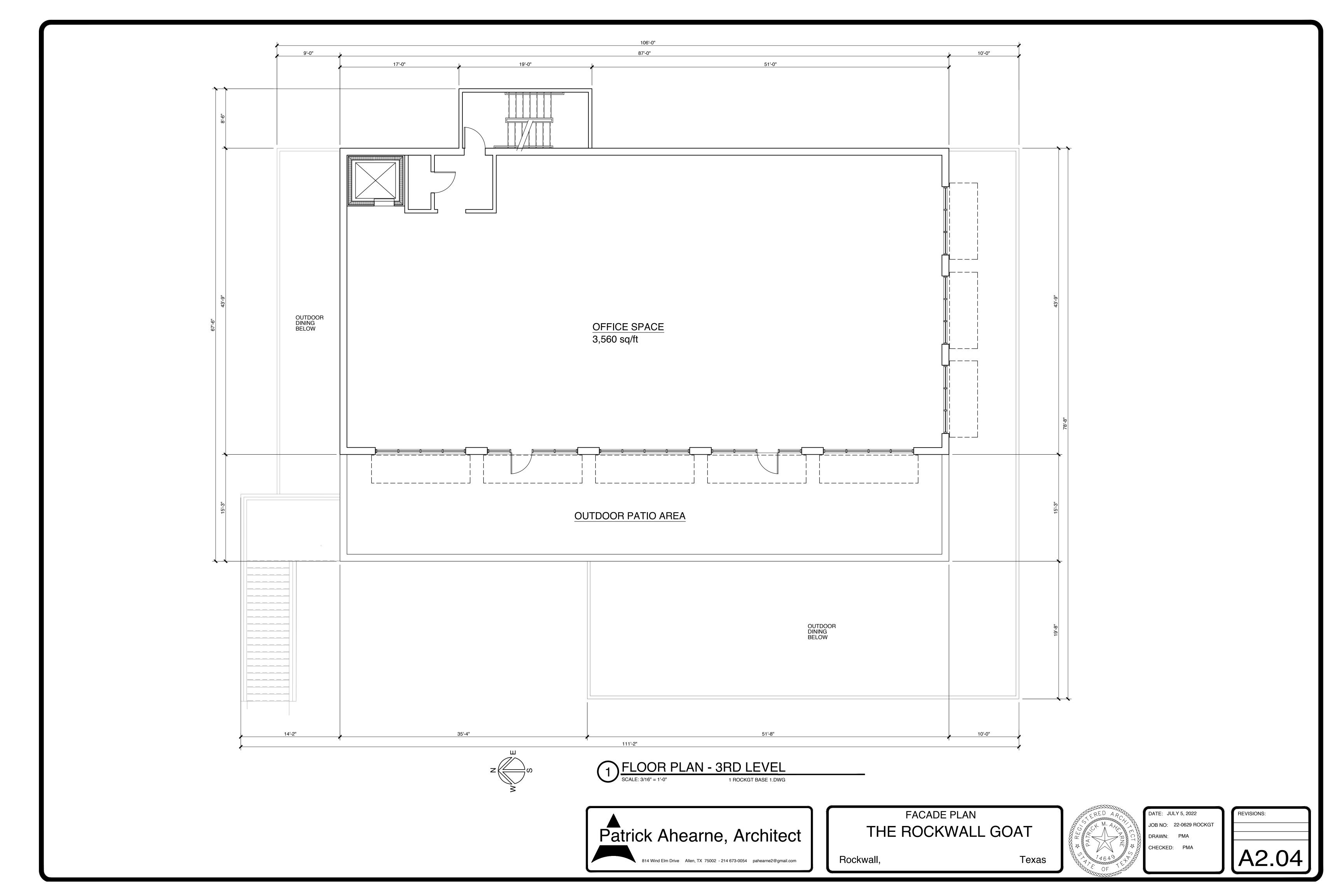




Rockwall,

Texas

JOB NO: 22-0629 ROCKGT DRAWN: PMA CHECKED: PMA



CITY OF ROCKWALL

ORDINANCE NO. 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [ORDINANCE NO. 17-22] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR A RESTAURANT ON A 1.021-ACRE PARCEL OF LAND IDENTIFIED AS LOT 4, BLOCK A, HARBOR DISTRICT ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Patrick Filson of Kirkman Engineering on behalf of 101 Hubbard Dr., LLC for the approval of a *PD Development Plan* for a *Restaurant* situated within the *Summit Office Subdistrict* of Planned Development District 32 (PD-32), on a 1.021-acre parcel of land identified as Lot 4, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas and more fully described and 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 Planned Development District 32 (PD-32) [Ordinance No. 17-22] and the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

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

SECTION 1. That Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] and the Unified Development Code [*Ordinance No. 20-02*], as heretofore amended, shall be further amended by adopting this *PD Development Plan* and amending the official zoning map of the City of Rockwall for the *Subject Property*; and,

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

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

- **SECTION 4.** That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], the Unified Development Code [*Ordinance No. 20-02*], and in compliance with the following conditions and requirements:
 - (1) The development of the subject property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.
 - (2) All building materials and color schemes proposed for this development should conform to the requirements stipulated by Planned Development District 32 (PD-32) [as amended].
 - (3) Prior to the issuance of a building permit the applicant shall submit and seek approval for a detailed *PD Site Plan* that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [as amended] and with the requirements approved in this ordinance.
 - (4) All buildings throughout the development shall be constructed with a consistent design scheme, incorporate four (4) sided architecture that creates an entry appearance on all four (4) sides, and be approved by the Architectural Review Board (ARB) at the time of the PD Site Plan.
- **SECTION 5.** That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense:
- **SECTION 6.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;
- **SECTION 7.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 8. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF AUGUST, 2022.

Z2022-033: PD Development Plan for PD-32 Ordinance No. 22-XX; PD-32

	Kevin Fowler, <i>Mayor</i>					
ATTEST:						
Kristy Cole, City Secretary						

Frank J. Garza, City Attorney

APPROVED AS TO FORM:

1st Reading: <u>July 18, 2022</u>2nd Reading: <u>August 1, 2022</u>

Exhibit 'A':
Subdivision Plat and Location Map

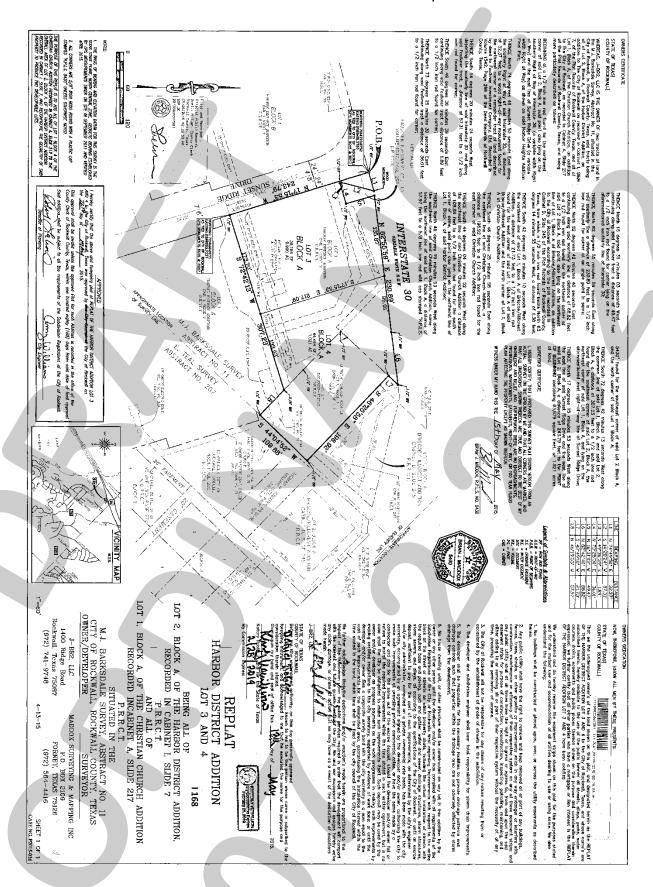


Exhibit 'A':Subdivision Plat and Location Map

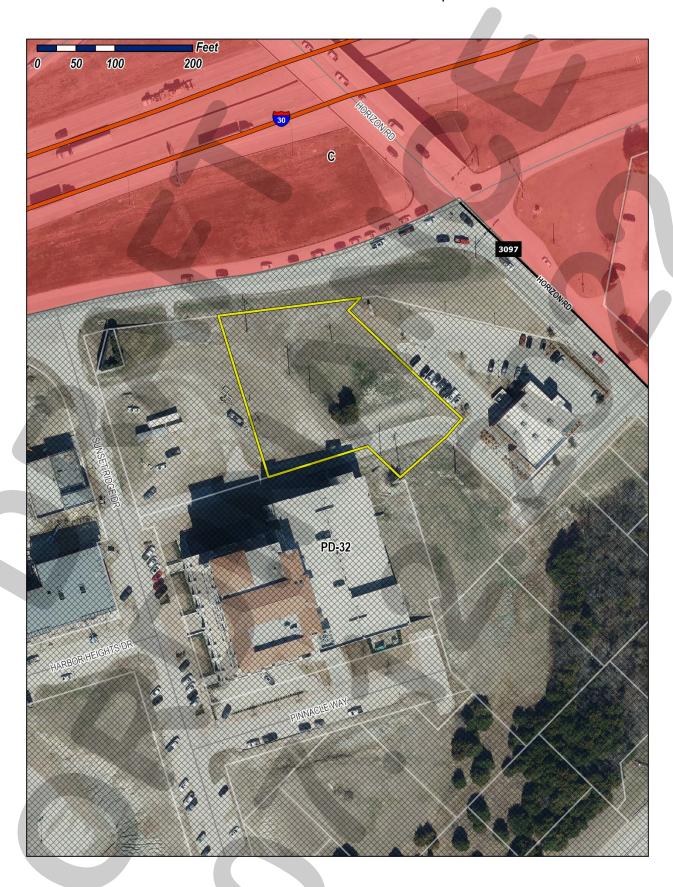


Exhibit 'B': Concept Plan PINNACLE WAY □ □ □ □ □



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

TO: Mayor and City Council

DATE: July 18, 2022

APPLICANT: Patrick Filson; *Kirkman Engineering*

CASE NUMBER: Z2022-033; PD Development Plan for a Restaurant in the Harbor District

SUMMARY

Hold a public hearing to discuss and consider a request by Patrick Filson of Kirkman Engineering on behalf of 101 Hubbard Dr., LLC for the approval of a <u>PD Development Plan</u> for a Restaurant on a 1.021-acre tract of land identified as Lot 4, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the Summit Office Subdistrict of Planned Development District 32 (PD-32), located within the IH-30 Overlay (IH-30 OV) District, generally located at the southwest corner of the intersection of Horizon Road [FM-3097] and the IH-30 Frontage Road, and take any action necessary.

BACKGROUND

The City Council annexed the subject property into the City of Rockwall on November 7, 1960 through the adoption of *Ordinance No. 60-03*. Upon annexation, the subject property was zoned Agricultural (AG) District. On July 19, 1976, a portion of the subject property was platted as a portion of Lot 1, Block A, Christian Church Subdivision. On December 2, 2002, the subject property was rezoned to Planned Development District 32 (PD-32) [*Ordinance No. 02-55*] for General Retail (GR) District land uses. This Planned Development District was again amended on February 4, 2008 by *Ordinance No. 08-11*. This ordinance increased the boundaries of the district, and established a limited set of land uses for the district. On September 20, 2010, the City Council passed *Ordinance No. 10-21*, which superseded all previous ordinances associated with Planned Development District 32 (PD-32) and established a concept plan and development standards for an approximate 78.89-acre tract of land that included the subject property. The subject property was originally platted as Lot 2, Block A, Harbor District Addition by *Case No. P2013-012*. On May 26, 2015, the subject property was replatted as Lot 4, Block A, Harbor District Addition by *Case No. P2015-016*. The subject property has remained vacant since annexation.

PURPOSE

On June 17, 2022, the applicant -- Patrick Filson of Kirkman Engineering -- submitted an application requesting the approval of a PD Development Plan for a mixed office and restaurant building.

ADJACENT LAND USES AND ACCESS

The subject property is located east of the intersection of Sunset Ridge Drive and the IH-30 Frontage Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the eastbound lanes of the IH-30 Frontage Road, followed by the main lanes for IH-30, and then the westbound lanes of the IH-30 Frontage Road, Reyond this is a 1.2994-acre parcel of

lanes for IH-30, and then the westbound lanes of the IH-30 Frontage Road. Beyond this is a 1.2994-acre parcel of land (i.e. Ranch House Addition) with a restaurant (i.e. Snuffer's) situated on it. This property is zoned Commercial

(C) District.

<u>South</u>: Directly south of the subject property is a 2.0617-acre parcel of land (*i.e. Lot 6, Block A, Harbor District Addition*) with an office building (*i.e. Trend Tower*) and parking garage situated on it. This property is situated within the *Summit Office Subdistrict* of Planned Development District 32 (PD-32). Beyond this is Pinnacle Way, which is

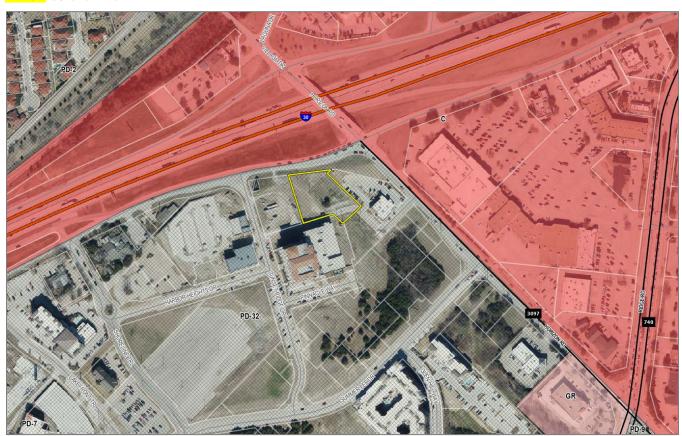
identified as a Street Type 'E' and Street Type 'B' on the Streetscape Plan contained within Planned Development

District 32 (PD-32). Beyond this are multiple vacant parcels of land situated within the *Hillside Mixed-Use Subdistrict* of Planned Development District 32 (PD-32).

<u>East</u>: Directly east of the subject property is a 0.915-acre parcel of land (*i.e.* Lot 4, Block A, Briscoe/Hillcrest Addition) with a medical office (*i.e.* CareNow) situated on it. This property is located within the Summit Office Subdistrict of Planned Development District 32 (PD-32). Beyond this is Horizon Road, which is identified as a M4U (*i.e.* major collector, four [4] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 4.9376-acre parcel of land (*i.e.* Lot 1 of the Carlisle Plaza Addition), which is a portion of a larger shopping center (*i.e.* Carlisle Plaza Shopping Center) that is zoned Commercial (C) District.

<u>West</u>: Directly west of the subject property is a 0.90-acre parcel of vacant land (*i.e.* Lot 5, Block A, Harbor District Addition) that is located within the Summit Office Subdistrict of Planned Development District 32 (PD-32). Beyond this is Sunset Ridge Drive, which is identified as a Street Type 'E' and Street Type 'B' on the Streetscape Plan contained within Planned Development District 32 (PD-32). Beyond this is a 2.893-acre parcel of land (*i.e.* Lot 2, Block B, Harbor District Addition) with a mixed office/retail development situated on it. This property is located within the Hillside Subdistrict of Planned Development District 32 (PD-32).

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted a concept plan showing the establishment of a 5,100 SF restaurant with an 1,800 SF patio, and 5,000 SF of office space. The proposed restaurant will be two (2) stories and incorporate a structure parking garage below the restaurant. Based on the proposed concept plan and floor plan the restaurant will have a parking requirement of one (1) parking space per 100 SF of building area, which translates to a 69-space parking requirement (*i.e.* 5,100 SF + 1,800 SF = 6,900 SF/100 SF = 69 Parking Spaces). The office will have a parking requirement of one (1) parking space per 300 SF of building area, which translates to a 17-space parking requirement (*i.e.* 5,000 SF /300 SF = 16.667 Parking Spaces). The concept plan shows that a total of 86 parking spaces are required and 90 parking spaces will be provided.

CONFORMANCE WITH PLANNED DEVELOPMENT DISTRICT 32 (PD-32)

According to the *Subdistrict Plan* contained in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] the subject property is situated within the *Summit Office Subdistrict*, which -- according to *Ordinance No. 17-22* -- is intended "...to capitalize on the superior views of Lake Ray Hubbard by providing mid-rise office buildings." In addition, the approved *PD Concept Plan* contained within *Ordinance No. 17-22* shows a mid-rise office building being generally located on the subject property. In this case, the applicant is proposing a three (3) story building that is more characteristic of a low-rise building (*i.e. the district allows up to eight [8] story buildings, which are considered to be a mid-rise building*). With regard to the proposed land uses, the *Subdistrict Land Use Charts* contained in *Ordinance No. 17-22* show that an *Office Building* and a *Restaurant* are permitted *by-right* land uses within the *Summit Office Subdistrict*; however, the project is proposing to incorporate the restaurant on the second floor, which according to the *Subdistrict* standards is required to be located on the ground floor. Based on these areas of non-conformance, staff has requested that the applicant submit a *PD Development Plan* for the project. According to *Ordinance No. 17-22*, "(a) [*PD*] development plan shall be required if a proposed development within any *Subdistrict* that does not meet the intent of the *PD Concept Plan* or the *Subdistrict Plan*, or requires waivers not provided for in *Section 9.3* [*Waivers of Design Standards*] of this ordinance." The following is a summary of the form-based code requirements for the *Subdistrict*, and how the proposed project conforms to these requirements:

TABLE 1: BUILDING PLACEMENT AND PARKING COMPLIANCE THE SUMMIT OFFICE SUBDISTRICT

ORDINANCE PROVISIONS	HILLSIDE MIXED-USE SUBDISTRICT	CONFORMANCE TO THE STANDARDS				
SETBACK (FROM THE ROW):						
IH-30 FRONTAGE ROAD	50-Feet	80-Feet; IN CONFORMANCE				
BUILDING FORM:	45% IH-30 Façade Built to Build-to-Line	0% at Build-to-Line; NOT IN CONFORMANCE				
	Remaining façade must be no less than two (2) feet and no greater than 12-feet from the build-to-line.	Greater Than 12-Feet; NOT IN CONFORMANCE				
MAXIMUM LOT COVERAGE	60%	75.90%; NOT IN CONFORMANCE				
LAND USE:						
GROUND FLOOR	Office Retail, and Restaurant	Parking; NOT IN CONFORMANCE				
UPPER FLOORS	Office	Restaurant and Office; NOT IN CONFORMANCE				
BUILDING HEIGHT:						
MAXIMUM BUILDING HEIGHT	3-Stories	8-Stories or 120-Feet; IN CONFORMANCE				
MINIMUM FIRST FLOOR HEIGHT	A Minimum of 15-Feet	Will be Reviewed with the Site Plan				
ENCROACHMENTS	5-Feet	Will be Reviewed with the Site Plan				
SURFACE PARKING:						
SETBACK FROM ROW LINE	20-Feet from the IH-30 Frontage Road	20-Feet; IN CONFORMANCE				
MAXIMUM AMOUNT OF SURFACE	20%	16 Structured and 74 Surface or 82.22% Surface				
PARKING	2070	Parked; NOT IN CONFORMANCE				
MAXIMUM NUMBER OF DRIVEWAYS	IH-30 Frontage Road: 0	0; IN CONFORMANCE				

In addition to this summary, staff has provided the concept plan for the *Summit Office Subdistrict* in *Figure 1*. Staff did requested building elevations from the applicant; however, the applicant has not provided these elevations. While these are not required, staff had requested them to ensure compliance with the *Design Guidelines* [*Resolution 10-40*]. This review will be performed at the time of site plan.

Taking into account all of the submitted materials, the applicant's request does appear to conform to the majority of the applicable standards and design guidelines stipulated for the *Harbor District*; however, it should be noted that the proposed plan lacks conformance to the [1] maximum lot coverage, [2] building form, [3] land use location requirements, and [4] the surface parking requirements. In evaluating a request for a waiver as part of a *PD Development Plan* the Planning and Zoning Commission and City Council are asked to consider if the request: "(a) Meets the general intent of the *PD District* or *Sub-District* that the property is located; and, (b) Will result in an improved project which will be an attractive

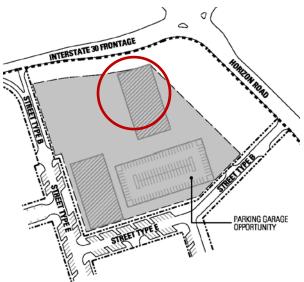


FIGURE 1: SUMMIT OFFICE SUBDISTRICT CONCEPT PLAN RED CIRCLE = APPROXIMATE LOCATION OF SUBJECT PROPERTY

contribution to the PD District or Sub-District; and (c) Will not prevent the implementation of the intent of this PD District." In

this case, the applicant's request does not appear to change the intent of the *Sub-District* as approved in the City Council by *Ordinance No. 10-21* (*currently Ordinance No. 17-22*), or prevent the implementation of the intent of this *PD District*; however, a *PD Development Plan* is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

INFRASTRUCTURE

Based on the applicant's concept plan and the proposed density, the following infrastructure is required to be constructed to provide adequate public services for the proposed development:

(1) <u>Drainage</u>. The applicant shall be required to pay a stormwater pro-rata fee of \$7,226.59 per acre.

NOTIFICATIONS

On June 17, 2022, staff mailed 24 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Lakeside Village and Lago Vista Homeowner's Associations (HOA's), which are the only HOA's within 1,500-feet of the subject property participating in the Neighborhood Notification Program. 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 report was drafted, staff had received two (2) property owner notifications from one (1) property owner that owns two (2) parcels of land within the 500-foot notification area in favor of the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses approve the applicant's request for a <u>PD Development Plan</u> for an *Office and Restaurant Building*, staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the concept plan and development standards contained in the <u>PD Development Plan</u> ordinance.
- (2) Any construction resulting from the approval of this <u>PD Development Plan</u> 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 July 12, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the <u>PD Development</u> <u>Plan</u> by a vote of 6-0, with Commissioner Llewellyn absent.

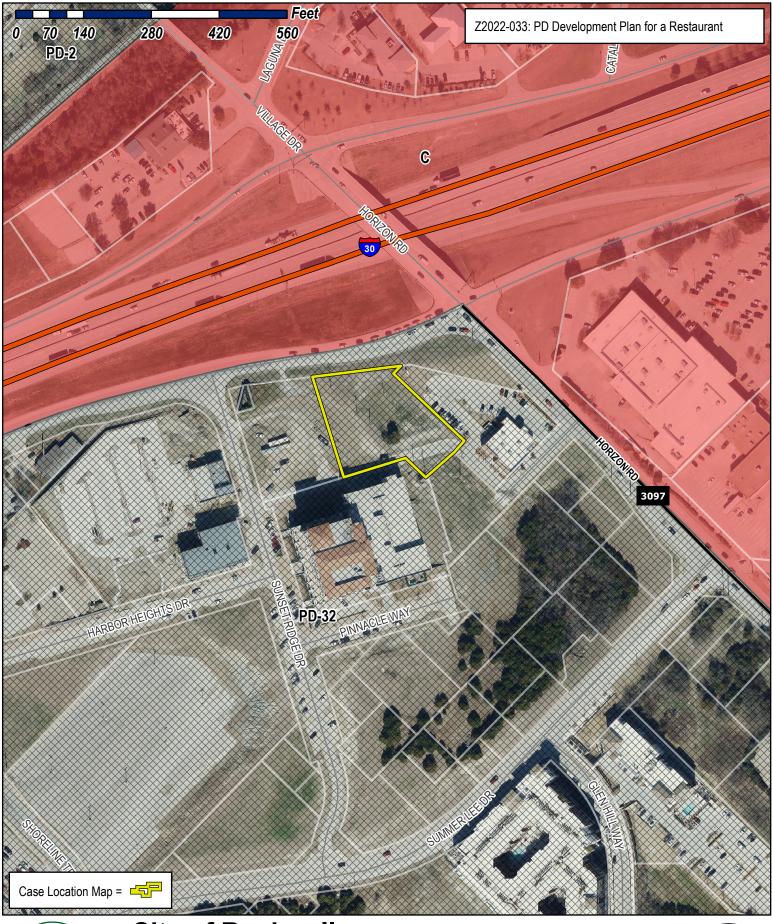


DEVELOPMENT APPLICATION

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

	PLANNING & ZONING CASE NO.			
NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAS SIGNED BELOW.				
	DIRECTOR OF PLANNING:			
	CITY ENGINEER:			

PLEASE CHECK THE A	APPROPRIATE BOX BELOW	TO INDICATE THE TYPE OI	F DEVELOPMENT REQU	UEST [SE	ELECT O	NLY ONE BOX]:			
PLATTING APPLIC MASTER PLAT (PRELIMINARY F FINAL PLAT (\$300.0 REPLAT (\$300.0 MAMENDING OR PLAT REINSTAT	☐ ZONING CHA ☐ SPECIFIC US ☑ PD DEVELOR OTHER APPLIC. ☐ TREE REMO'	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) ☐ VARIANCE REQUEST (\$100.00)								
, · ·	CATION FEES: 0.00 + \$20.00 ACRE) ¹ PLAN/ELEVATIONS/LANDS(NOTES: 1: IN DETERMININ MULTIPLYING BY 1	` '							
PROPERTY INFO	ORMATION [PLEASE PRINT									
ADDRESS	-	1								
SUBDIVISION	ı			L	.OT	4	BLOCK	A		
GENERAL LOCATION	TEN	Horizon Road and E. Ir	nterstate 30							
ZONING, SITE PI	AN AND PLATTING I	NFORMATION [PLEAS	E PRINT]							
CURRENT ZONING	PD - 32		CURRENT USE	Und	evelope	d				
PROPOSED ZONING	PD - 32		PROPOSED USE	Rest	taurant					
ACREAGE	1.021 ac	LOTS [CURRENT]	1		LOTS	[PROPOSED]	1			
SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY W. REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR W. RESULT IN THE DENIAL OF YOUR CASE.										
OWNER/APPLIC	ANT/AGENT INFORM	ATION [PLEASE PRINT/CH	ECK THE PRIMARY CONT	ACT/ORIO	GINAL SIG	NATURES ARE	REQUIRED]			
☐ OWNER	101 Hubbard Dr. LLC		☑ APPLICANT	Kirkr	nan Eng	gineering				
CONTACT PERSON			CONTACT PERSON	Patri	ck Filso	on				
ADDRESS	2701 Sunset Ridge Dr.		ADDRESS	5200	O State 1	Highway 121	l			
	Suite 610									
CITY, STATE & ZIP	Rockwall, TX 75032	2	CITY, STATE & ZIP	Col	leyville	, TX 76034				
PHONE			PHONE	817	'-488-49	960				
E-MAIL			E-MAIL	pat	rick.fils	on@trustke.	com			
BEFORE ME, THE UNDER	CATION [REQUIRED] RSIGNED AUTHORITY, ON THIS ION ON THIS APPLICATION TO E					[OWNER]	THE UNDER	SIGNE	D, WHO	
SNFORMATION CONTAINE		OST OF THIS APPLICATION, HA NG THIS APPLICATION, I AGRE O THE PUBLIC. THE CITY IS	S BEEN PAID TO THE CITY EE THAT THE CITY OF ROC ALSO AUTHORIZED AND	OF ROCKV CKWALL (I. PERMITTI	WALL ON T E. "CITY") ED TO RE	THIS THE IS AUTHORIZED EPRODUCE ANY	AND PERMITT COPYRIGHTEI	ED TO F	DAY OF PROVIDE	
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE DAY OF			. 20	. :					 	
	OWNER'S SIGNATURE							!		
NOTARY PUBLIC IN AND		٨	 иу сомм	ISSION EXPIRES	3		'			





City of Rockwall Planning & Zoning Department 385 S. Goliad Street

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.

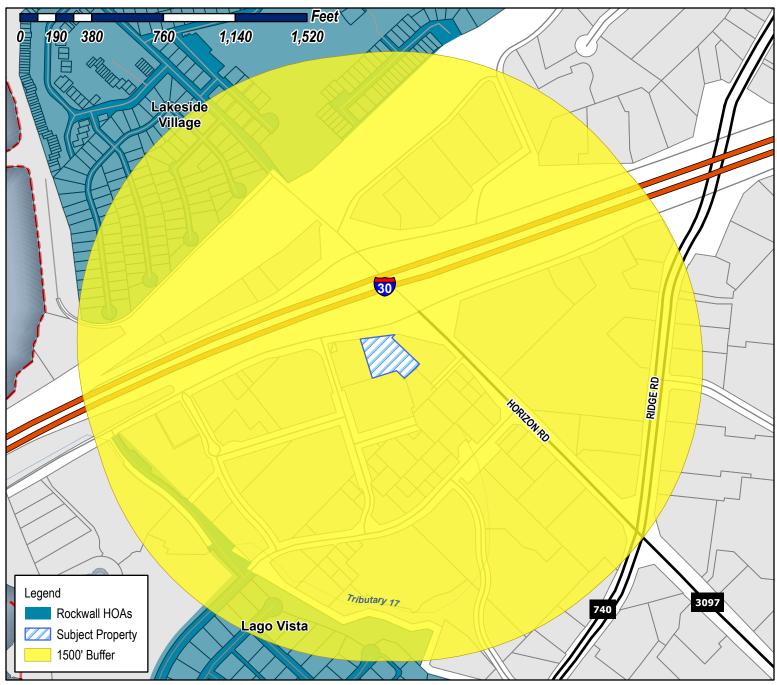




City of Rockwall

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: Z2022-033

Case Name: PD Development Plan for a Restaurant

Case Type: Zoning

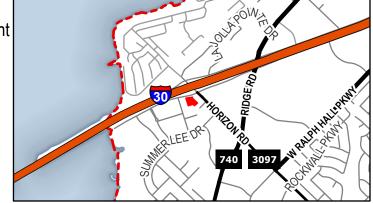
Zoning: Planned Development District 32

(PD-32)

Case Address: Intersection of Horizon Rd. & E. I-30

Date Saved: 6/17/2022

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



Miller, Ryan

From: Gamez, Angelica

Sent: Tuesday, June 21, 2022 4:44 PM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry

Subject: Neighborhood Notification program [Z2022-033]

Attachments: Public Notice (06.20.2022).pdf; HOA Map (06.17.2022).pdf

HOA/Neighborhood Association Representative:

Per your participation in the <u>Neighborhood Notification Program</u>, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on <u>June 24, 2022</u>. The Planning and Zoning Commission will hold a public hearing on <u>Tuesday, July 12, 2022 at 6:00 PM</u>, and the City Council will hold a public hearing on <u>Monday, July 18, 2022 at 6:00 PM</u>. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website:

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

Z2022-033: PD Development Plan for a Restaurant

Hold a public hearing to discuss and consider a request by Patrick Filson of Kirkman Engineering on behalf of 101 Hubbard Dr., LLC for the approval of a <u>PD Development Plan</u> for a <u>Restaurant</u> on a 1.021-acre tract of land identified as Lot 4, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the <u>Summit Office Subdistrict</u> of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road [FM-3097] and the IH-30 Frontage Road, and take any action necessary.

Thank you,

Angelica Gamez

Planning & Zoning Coordinator City of Rockwall 972.771.7745 Office 972.772.6438 Direct http://www.rockwall.com/planning/

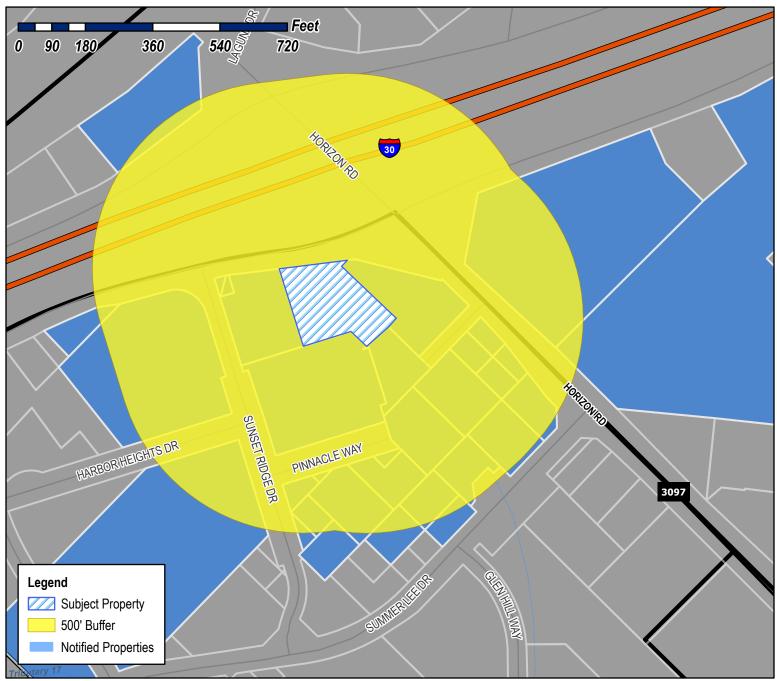
This email was scanned by Bitdefender



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: Z2022-033

Case Name: PD Development Plan for a Restaurant

Case Type: Zoning

Zoning: Planned Development District 32

(PD-32)

Case Address: Intersection of Horizon Rd. & E. I-30

Date Saved: 6/17/2022

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



BENT TREE REALTY CO 16475 DALLAS PKWY STE 880 ADDISON, TX 75001 TRITON I-30 ROCKWALL LLC 1845 WOODALL ROGERS FREEWAY, SUITE 1100 DALLAS, TX 75201 WHITE MICHAEL AND
MARION E WILSON AND DIMENSIONS REAL
ESTATE SERVICES LLC
2304 W WHEATLAND RD
DALLAS, TX 75232

BRYANT JUDY GRACE AND DOUGLASS FREDERICK WYGAL 2528 MARK MESQUITE, TX 75150

HH RETAIL CENTER LP 2620 SUNSET RIDGE DR ROCKWALL, TX 75032 EIGHTYTWENTY REAL ESTATE HOLDINGS LLC 2651 SUNSET RIDGE DR ROCKWALL, TX 75032

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

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

TRITON I-30 ROCKWALL LLC 2901 VILLAGE DR ROCKWALL, TX 75032 BRIDGE VALHALLA INC 311 E I30 ROCKWALL, TX 75032 FAULKNER INVESTMENT CO. LTD 3401 MAIN ST ROWLETT, TX 75088

MOTON ALVIN D SR & ETHEL 3419 LILY LN ROWLETT, TX 75089 MOTON ETHEL REED C/O OF TONY C MOTON 3419 LILY LN ROWLETT, TX 75089

CITY OF ROCKWALL 385 S GOLIAD ST ROCKWALL, TX 75087

KATHERINE BANNER FAMILY TRUST
KATHERINE BANNER- TRUSTEE
4 CHURCH HILL ROAD
HIGH FALLS, NY 12240

BUILDERS ASSOCIATES #3 ATTN: ARNOLD SCHLESINGER 405 I 30 ROCKWALL, TX 75032

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

ATTICUS REAL ESTATE SERVICES INC 5339 ALPHA RD STE 300 DALLAS, TX 75240 EIGHTYTWENTY REAL ESTATE HOLDINGS LLC 5740 PROSPECT AVE SUITE 2001 DALLAS, TX 75206 KATHERINE BANNER FAMILY TRUST
KATHERINE BANNER- TRUSTEE
600 HORIZON DR
ROCKWALL, TX 75032

CARSON MARK R 701 N MUNSON RD ROYSE CITY, TX 75189 BUILDERS ASSOCIATES #3 ATTN: ARNOLD SCHLESINGER 9595 WILSHIRE BLVD STE 700 BEVERLY HILLS, CA 90212 CULPEPPER/SPATEX JV %GARY SHULTZ PO BOX 190569 DALLAS, TX 75219

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

Case No. Z2022-033: PD Development Plan for a Restaurant

Hold a public hearing to discuss and consider a request by Patrick Filson of Kirkman Engineering on behalf of 101 Hubbard Dr., LLC for the approval of a <u>PD</u> <u>Development Plan</u> for a <u>Restaurant</u> on a 1.021-acre tract of land identified as Lot 4, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the <u>Summit Office Subdistrict</u> of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road [FM-3097] and the IH-30 Frontage Road, 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 <u>Tuesday, July 12, 2022 at 6:00 PM</u>, and the City Council will hold a public hearing on <u>Monday, July 18, 2022 at 6:00 PM</u>. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Ryan Miller

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

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

Your comments must be received by Monday, July 18, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Address:

Ryan Miller, AICP

Director of Planning & Zoning





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

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Ryan Miller, AICP

Director of Planning & Zoning





MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

Case No. Z2022-033: PD Development Plan for a Restaurant

PLEASE RETURN THE BELOW FORM

Please place a check mark on the appropriate line below:

,

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

Name: Dw BobsT

Address: 1900 NADGE / Z70/ SVNSET RADGE

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

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Sincerely,

Ryan Miller, AICP

Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2022-033: PD Development Plan for a Restaurant

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

DW BOBST 2701 SUNSET REDGE

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.

Kirkman Engineering 5200 State Highway 121 Colleyville, TX 76034 817.488.4960



May 18, 2022

City of Rockwall 385 S Goliad Street Rockwall, Texas 75087 (972) 771-7700

Project Number: Lot 4 Block A Harbor District Addition PD Amendment

Dear to whom this may concern,

Please accept this as a Letter of Intent for the first formal PD Amendment to update the concept plan with the Harbor District to allow the site to be developed as shown in the attached concept plan. There are currently no variances being requested at this time. Please feel free to reach out to me by phone or email if you have any questions.

Sincerely,

Patrick Filson

Patrick Filson P.E.

O: (817) 488-4960

OWNERS CERTIFICATE

STATE OF TEXAS COUNTY OF ROCKWALL}

WHEREAS, J-BR2, LLC IS THE OWNER OF two tracts of land in the M.J. Barksdale Survey, Abstract No. 11, situated in the City of Rockwall, in Rockwall County, Texas, said tracts being all of Lot 2, Block A, of the Harbor District Addition, an addition to The City of Rockwall as recorded in Cabinet I, Slide 7, of the Plat Records of Rockwall County, Texas, and all of Lot 1, Block A, of the Christian Church Addition, an addition to The City of Rockwall, as recorded in Cabinet A, Slide 217 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of said Lot 2, Block A, said point also lying on the southerly Right of Way of Interstate 30, (a variable width Right of Way) and the east line of Sunset Ridge Drive (a variable width Right of Way) as shown on said Harbor Heights Addition

THENCE North 74 degrees 49 minutes 50 seconds East along the southerly Right of Way of said Interstate 30, a distance of 32.37 feet to a wood right-of-way monument found for the northwest corner of a remainder tract of land described by deed to Faulkner Investment Company, Ltd. Recorded in Volume 1542, Page 296 of the Deed Records of Rockwall County, Texas;

THENCE South 14 degrees 20 minutes 24 seconds West departing the southerly line of said Interstate 30 and along said Faulkner tract, a distance of 57.31 feet to a 1/2 inch iron rod found for corner;

THENCE South 49 degrees 36 minutes 39 seconds East continuing along said Faulkner tract a distance of 1.89 feet to a 1/2 inch iron rod found for corner;

THENCE North 73 degrees 25 minutes 30 seconds East continuing along said Faulkner tract a distance of 36.01 feet to a 1/2 inch iron rod found for corner;

THENCE North 16 degrees 31 minutes 03 seconds West continuing along said Faulkner tract a distance of 49.47 feet to a 1/2 inch iron rod found for corner lying on the aforementioned southerly line of Interstate 30;

THENCE North 82 degrees 55 minutes 59 seconds East along said southerly line a distance of 230.89 feet to a 1/2 inch iron rod found for corner at an angle point in same;

THENCE North 82 degrees 42 minutes 40 seconds East continuing along said southerly line a distance of 88.82 feet to a 1/2 inch iron rod found for the northeast corner of said Lot 2 Block A, said point also lying on the northwest line of Lot 1, Block A of Briscoe/Hillcrest Addition, an addition to the City of Rockwall according to the plat recorded in Cabinet D, Slide 245 of the Plat Records of Rockwall County, Texas. from which a 1/2 inch iron rod found bears North 63 degrees 14 minutes 55 seconds West, a distance of 1.38 feet;

THENCE South 42 degrees 49 minutes 10 seconds West along the northwest line of said Lot 1, Block A of Briscoe/Hillcrest Addition, a distance of 21.73 feet to a 1/2 inch iron rod found for the west corner of said Lot 1, Block A of said Briscoe/Hillcrest Addition and the north corner of Lot 1, Block A of Christian Church Addition:

THENCE South 46 degrees 25 minutes 58 seconds East along the northeast line of said Christian Church Addition, a distance of 196.92 feet to a 1/2 inch iron rod found for the east corner of said Christian Church Addition;

THENCE South 44 degrees 04 minutes 52 seconds West along the southeast line of said Christian Church Addition a distance of 109.88 feet to a 1/2 inch iron rod found for the south corner of same, said point also lying on the northeast line of Lot 1, Block A, of said Harbor District Addition;

THENCE North 46 degrees 19 minutes 53 seconds West along the southwest line of said Christion Church Addition, same being the northeast line of said Lot 1. Block A, a distance of 5430" found for the southeast corner of said Lot 2 Block A, and the north corner of said Lot 1 Block A;

THENCE South 72 degrees 42 minutes 13 seconds West along the common line of said Lot 1, Block A, and said Lot 2, Block A, a distance of 307.23 feet to a 1/2 inch iron rod found for the southwest corner of said Lot 2. Block A, the northwest corner of said Lot 1, Block A, and lying on the aforementioned east right—of—way line of Sunset Ridge Drive;

THENCE North 17 degrees 15 minutes 53 seconds West along the east line of said Sunset Ridge Drive and the west line of said Lot 2, Block A, a distance of 243.79 feet to the POINT OF BEGINNING containing 83,679 square Feet, or 1.921 acres

SURVEYORS CERTIFICATE

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED. AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS. PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT-OF- WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS THE 15+17DAY OF MAY BRIAN J. MADDOX, R.P.L.S. NO. 5430

10' T.X.U. ESMT.

BEARING DISTANCE N 74°49′50″ S 14°20′24" W S 49°36′39″ E N 73°25'30" I N 16°31′03″ W 49.47 88.82 N 82°42′40″ S 42°49′10″ \ N 46°19′53″ W

Leaend of Symbols & Abbreviations

IRF = IRON ROD FOUND R.O.W. = RIGHT-OF-WAYP.O.B. = POINT OF BEGINNINGD.E. = DRAINAGE EASEMENT W.E. = WATER EASEMENT

DOC = DOCUMENT VOL. = VOLUME

PG. = PAGECAB. = CABINET

BRIAN J. MADDOX 3

CAB. D, SLD. 245 LOT 1, BLOCK A 57.97 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. BRISCOE/HILLCREST ADDITION CABINET D, SLIDE 245 FAULKNER INVESTMENT CO., LTD. VOLUME 1542, PAGE 296 MONUMENT-P.O.B. NORTHING: 7014393.0752 EASTING: 2589481.3789 AS TIED TO CITY OF ROCKWALL GPS MONUMENTS RO15 & RO17 VOL. 64, PG. 215 BLOCK D.R.R.C.T. CAB. I, SLIDE DOC#2012-473793 P.R.R.C.T. 44,494 SF 1.021 AC LOT 3 BLOCK A $^{\circ}$.R.R.C.T. 39,184 SF 0.900 AC FIFELANE, PUPLIC & UTILITY ESMT. BLOCK B HARBOR DISTRICT ADDITION CAB. I, SLIDE 7 P. R. R. C. **T**. 20' ONCOR ELEC. ESMT. 4324, PAGE 290 iled and Recorded ficial Public Records Shelli Miller, County Clerk Rockwall County, Texas 05/26/2015 02:29:53 PM 10' ONCOR ELECTRIC ESMT. VOL. 7162, PG. 300 BLOCK 5

THE BASIS OF BEARING AND ELEVATION DATUM FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON SITE IN SEPTEMBER 2011 AND VERIFIED

2. ALL CORNERS ARE 5/8" IRON RODS FOUND WITH A PLASTIC CAP STAMPED "R.P.L.S. 5430" UNLESS OTHERWISE NOTED.

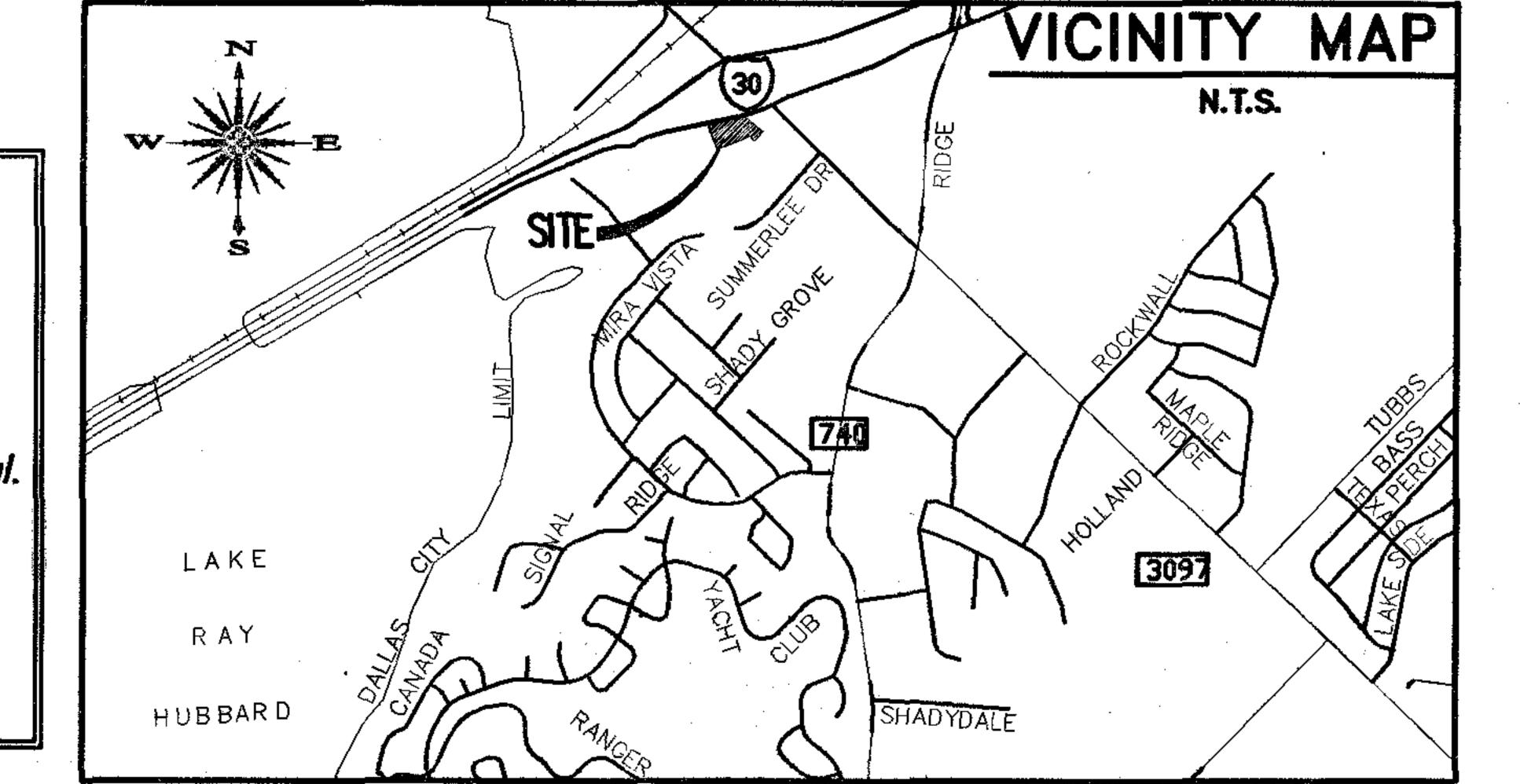
THE PURPOSE OF THIS REPLAT IS TO ADD ALL OF LOT I BLOCK A OF THE CHRISTIAN CHURCH ADDITION RECORDED IN CABINET A, SLIDE 217 TO THE OVERALL AREA OF LOT 2, BLOCK A, OF THE HARBOR DISTRICT ADDITION RECORDED IN CABINET I, SLIDE 7, AND RECONFIGURE THE GEOMETRY OF SAID PROPERTY TO PRODUCE TWO DEVELOPABLE LOTS.

APPROVED

I hereby certify that the above and foregoing plat of REPLAT OF THE HARBOR DISTRICT ADDITION LOT 3 AND 4 to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the 267 day of 1914, 2015.

This approval shall be invalid unless the approved Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred eighty (180) days from said date of final approval. Said addition_shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

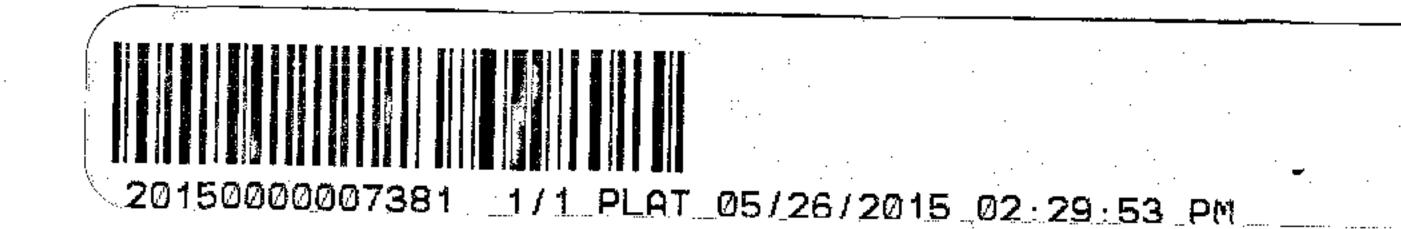
<u> Williams</u> Director of Planning



OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS? COUNTY OF ROCKWALL?



That we the undersigned owner's of the land shown on this plat, and designated herein as the REPLAT OF THE HARBOR DISTRICT ADDITION LOT 3 AND 4 to the City of Rockwall, Texas, and whose name's are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. we further certify that all other parties who have a mortgage or lien interest in the REPLAT OF THE HARBOR DISTRICT ADDITION LOT 3 AND 4 have been notified

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

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

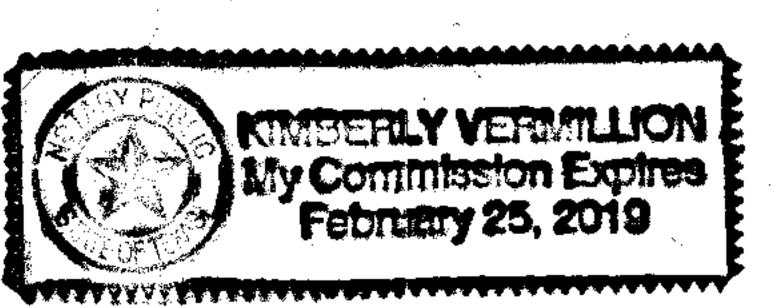
We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision woon the public services required in order that the development will comport with the present and future growth heeds the City; We and our successors and assigns hereby waive any claim, damage, or couse of action that we may have as a result of the dedication of exactions

STATE OF TEXAS

COUNTY OF ROCKWALL Betwee me, the undersigned authority, on this day personally appeared known to me to be the person whose name is subscribed to the

acknowledged to me that he executed the same for the purpose and Given upon my hand and seal of office this _____day of

My Commission Expires:



HARBOR DISTRICT ADDITION LOT 3 AND 4

168

BEING ALL OF LOT 2, BLOCK A, OF THE HARBOR DISTRICT ADDITION, RECORDED IN CABINET I, SLIDE 7 P.R.R.C.T.

AND ALL OF

LOT 1, BLOCK A, OF THE CHRISTIAN CHURCH ADDITION RECORDED INCABINET A, SLIDE 217

P.R.R.C.T.

SITUATED IN THE BARKSDALE SURVEY, ABSTRACT NO. 11

L, ROCKWALL COUNTY, TEXAS CITY OF ROCKWALL, OWNER/DEVELOPER SURVEYOR

J-BR2, LLC 1400 Ridge Road Rockwall, Texas 75087

(972) 741 - 9748

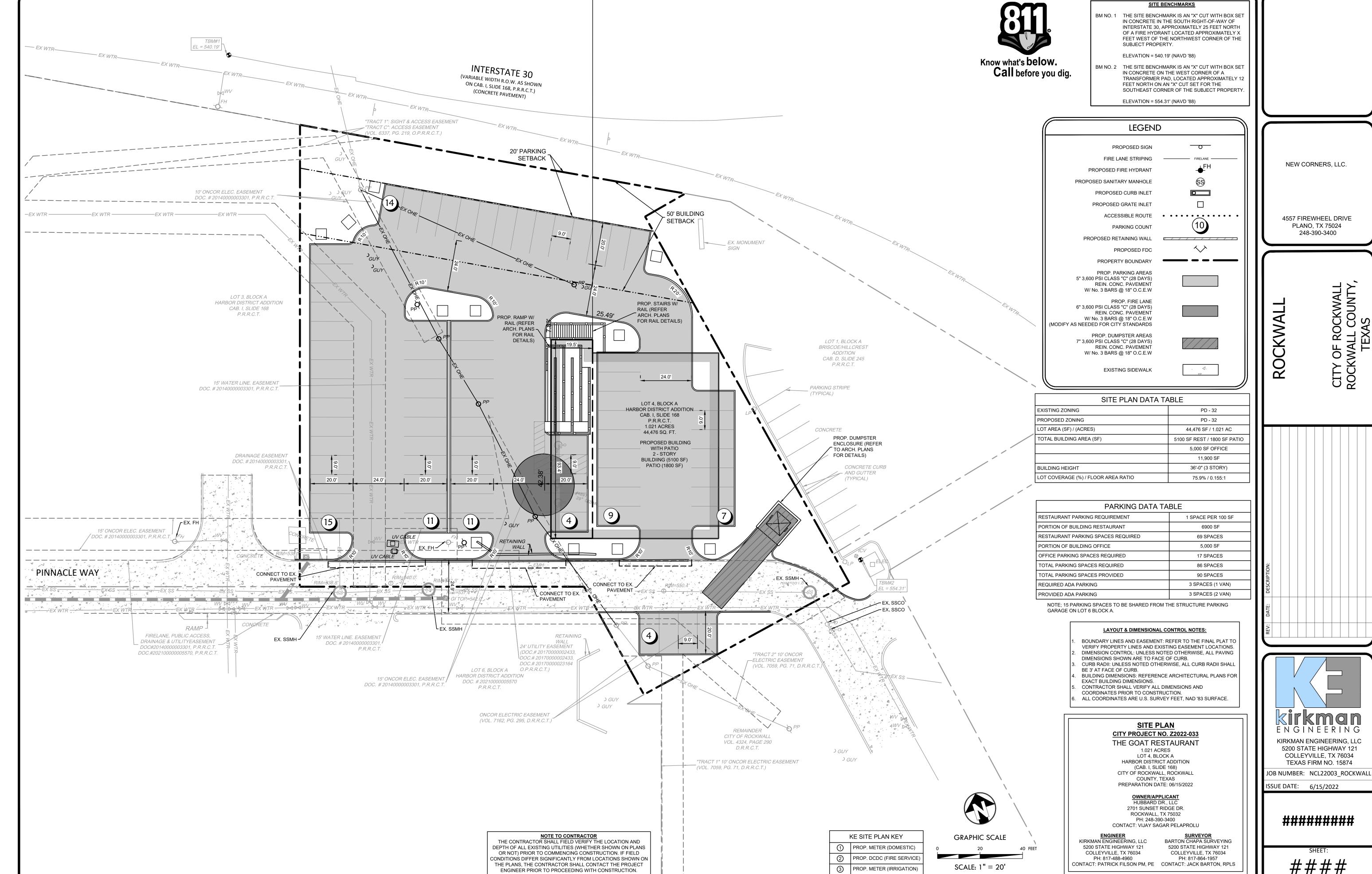
1"=60"

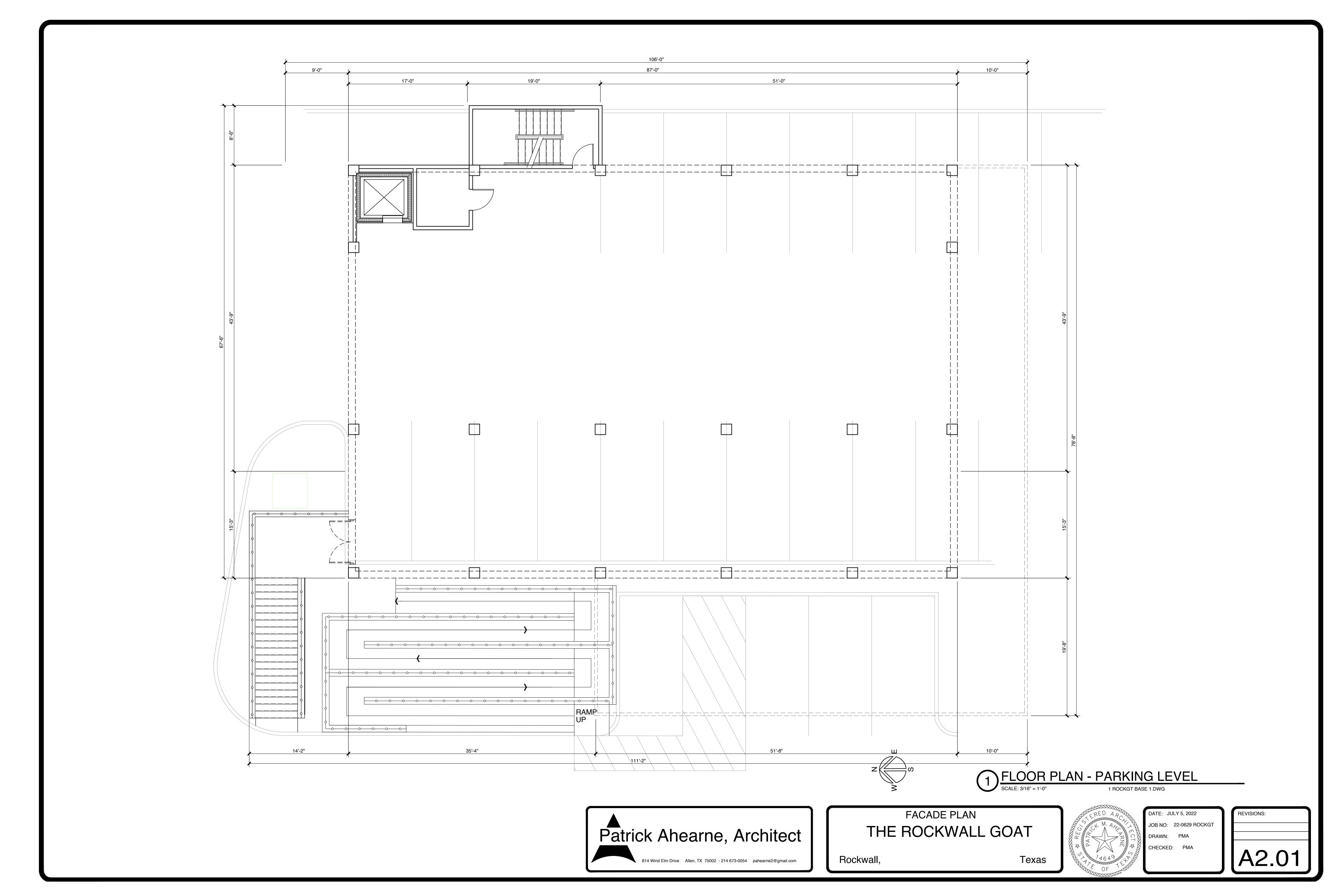
MADDOX SURVEYING & MAPPING INC P.O. BOX 2109 FORNEY, TEXAS 75126

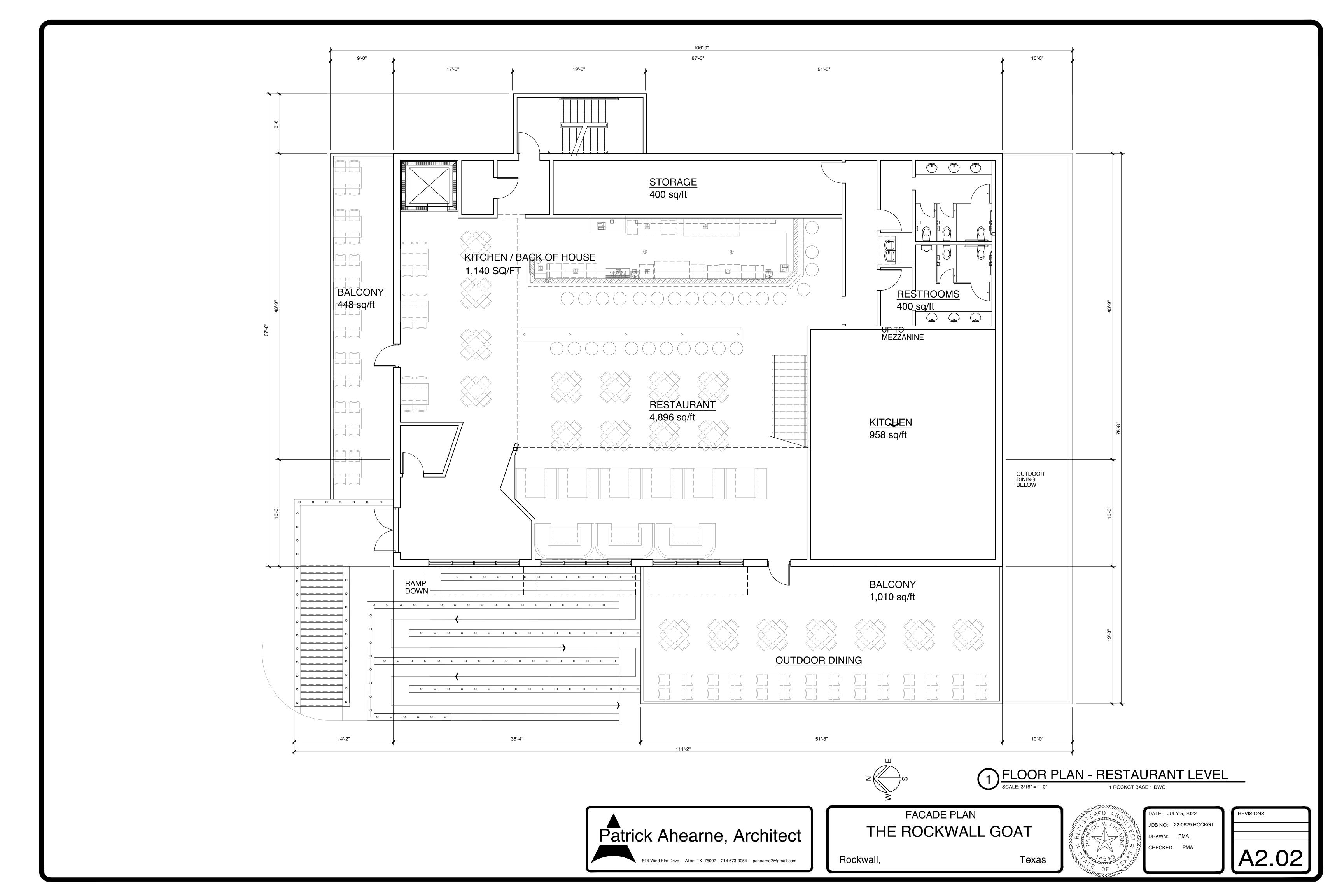
(972) 564 - 4416

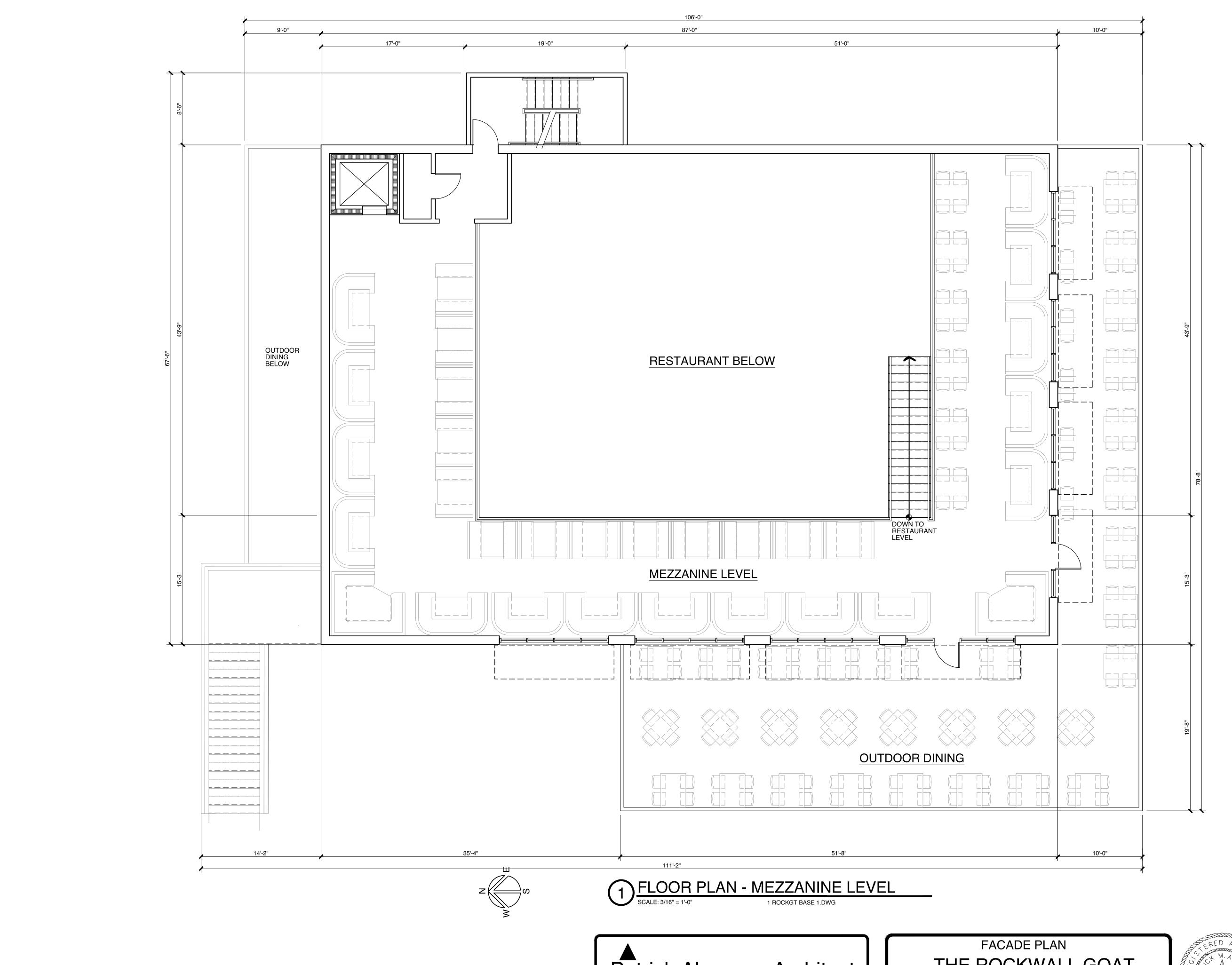
4-13-15

SHEET 1 OF 1 CASE NO. P2015-016









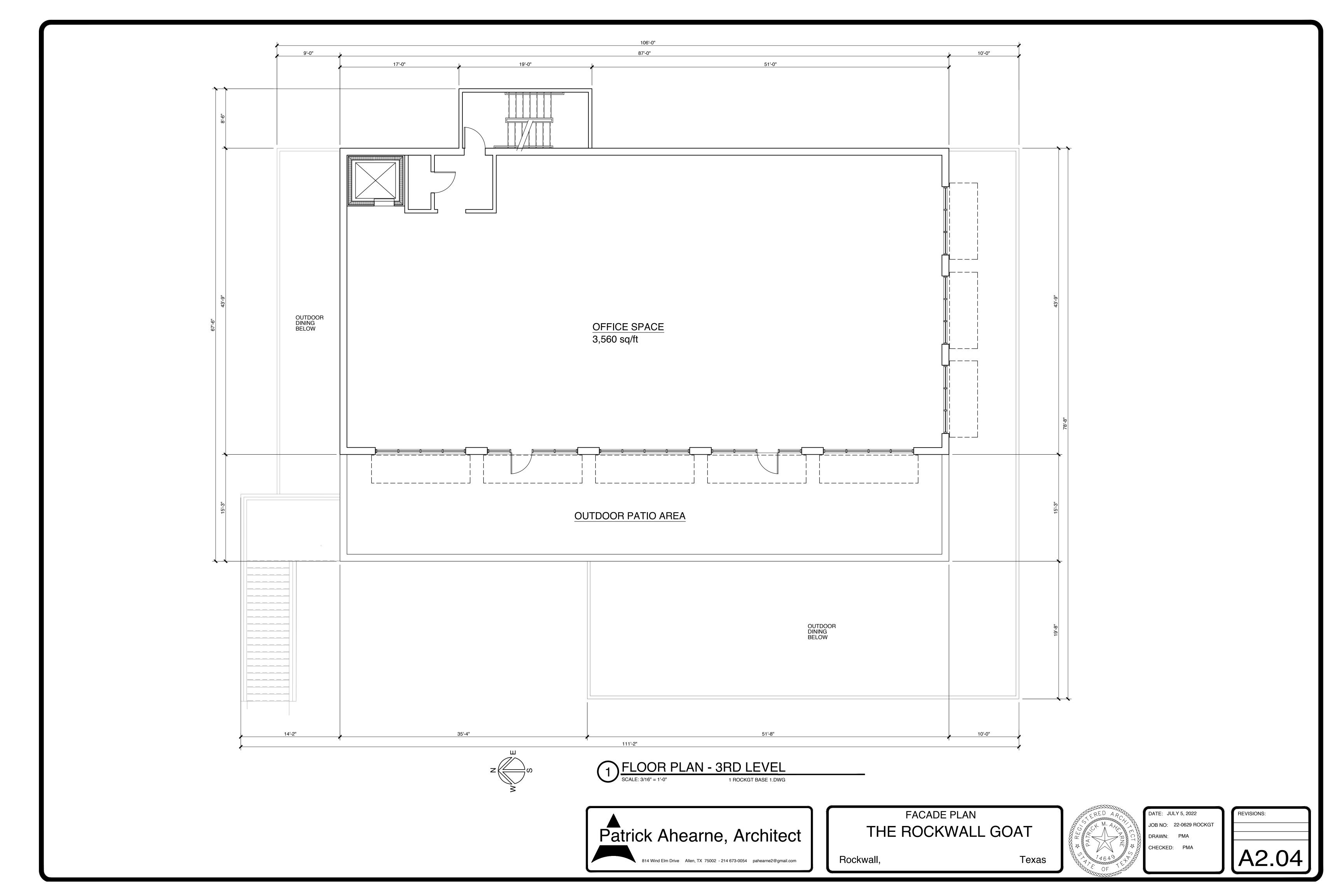




Rockwall,

Texas

JOB NO: 22-0629 ROCKGT DRAWN: PMA CHECKED: PMA



CITY OF ROCKWALL

ORDINANCE NO. 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [ORDINANCE NO. 17-22] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR A RESTAURANT ON A 1.021-ACRE PARCEL OF LAND IDENTIFIED AS LOT 4, BLOCK A, HARBOR DISTRICT ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Patrick Filson of Kirkman Engineering on behalf of 101 Hubbard Dr., LLC for the approval of a *PD Development Plan* for a *Restaurant* situated within the *Summit Office Subdistrict* of Planned Development District 32 (PD-32), on a 1.021-acre parcel of land identified as Lot 4, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas and more fully described and 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 Planned Development District 32 (PD-32) [Ordinance No. 17-22] and the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

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

SECTION 1. That Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] and the Unified Development Code [*Ordinance No. 20-02*], as heretofore amended, shall be further amended by adopting this *PD Development Plan* and amending the official zoning map of the City of Rockwall for the *Subject Property*; and,

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

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

- **SECTION 4.** That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], the Unified Development Code [*Ordinance No. 20-02*], and in compliance with the following conditions and requirements:
 - (1) The development of the subject property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.
 - (2) All building materials and color schemes proposed for this development should conform to the requirements stipulated by Planned Development District 32 (PD-32) [as amended].
 - (3) Prior to the issuance of a building permit the applicant shall submit and seek approval for a detailed *PD Site Plan* that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [as amended] and with the requirements approved in this ordinance.
 - (4) All buildings throughout the development shall be constructed with a consistent design scheme, incorporate four (4) sided architecture that creates an entry appearance on all four (4) sides, and be approved by the Architectural Review Board (ARB) at the time of the PD Site Plan.
- **SECTION 5.** That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense:
- **SECTION 6.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;
- **SECTION 7.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 8. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF AUGUST, 2022.

Z2022-033: PD Development Plan for PD-32 Ordinance No. 22-XX; PD-32

	Kevin Fowler, <i>Mayor</i>
ATTEST:	
Kristy Cole, City Secretary	

Frank J. Garza, City Attorney

APPROVED AS TO FORM:

1st Reading: <u>July 18, 2022</u>

2nd Reading: August 1, 2022

Exhibit 'A':Subdivision Plat and Location Map

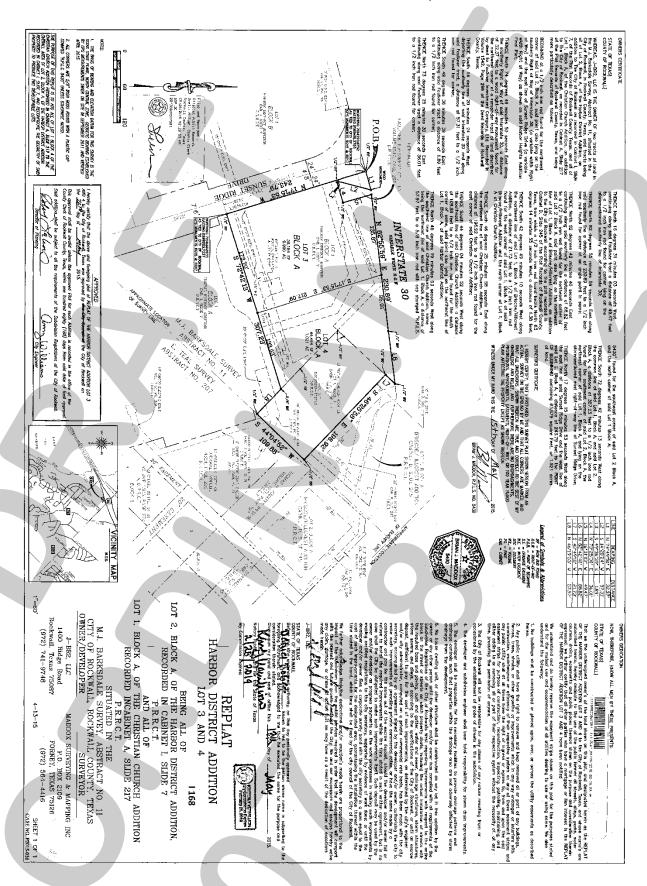


Exhibit 'A':Subdivision Plat and Location Map

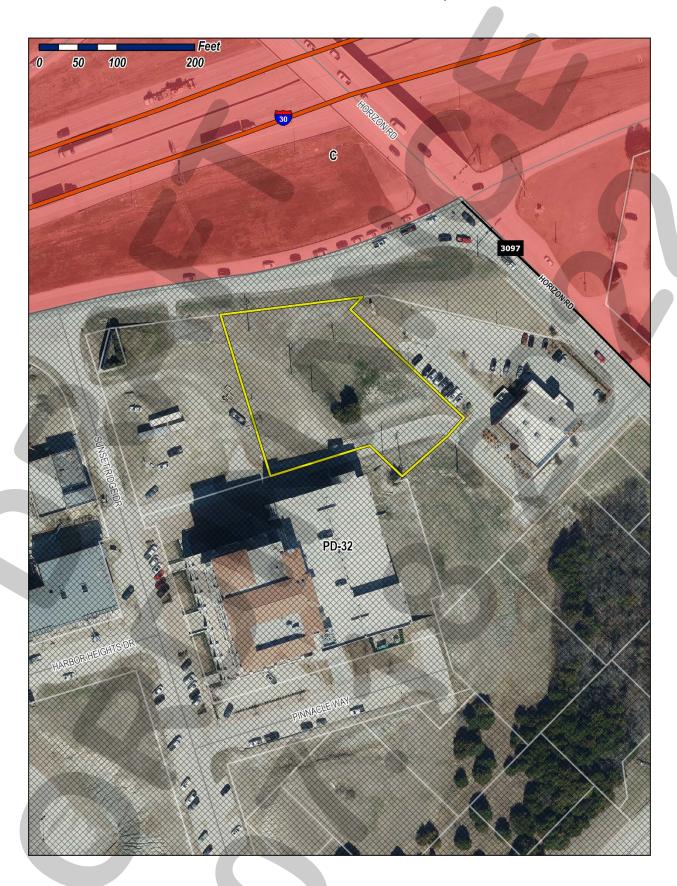


Exhibit 'B': Concept Plan PINNACLE WAY □ □ □ □ □

Miller, Ryan

From: Miller, Ryan

Sent: Friday, June 24, 2022 3:32 PM
To: 'patrick.filson@trustke.com'
Subject: Z2022-033: Project Comments

Attachments: Project Comments (06.24.2022).pdf; Draft Ordinance (06.21.2022).pdf; Engineering Comments

(06.24.2022).pdf

Bill ... Attached are the project comments and draft ordinance for your zoning case. The meeting schedule for this case is as follows:

Planning and Zoning Commission Work Session: June 28, 2022 Planning and Zoning Commission Public Hearing: July 12, 2022 City Council Public Hearing/1st Reading: July 18, 2022 City Council 2nd Reading: August 1, 2022

Please note that a representative is required to be at all meetings and all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Should you have any questions please let me know. Thanks.



RYAN C. MILLER, AICP

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL 972.772.6441 OFFICE RMILLER@ROCKWALL.COM 385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION WEBSITE | MUNICIPAL CODE WEBSITE GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | UNIFIED DEVELOPMENT CODE

NOTES

1) <u>APPOINTED AND ELECTED OFFICIALS</u>: BY <u>REPLYING ALL</u> TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.

2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

Miller, Ryan

From: Patrick Filson <patrick.filson@trustke.com>

Sent: Wednesday, July 6, 2022 8:23 AM

To: Miller, Ryan

Subject: RE: Z2022-033: Project Comments

Attachments: 220628 NCL22003 CR.pdf; 220629 NCL22003 C3.0 SITE PLAN.pdf; 22 07 05 GOAT Floor

Plan.pdf

Ryan,

Please see the attached revised drawings along with our comment response letter. Please let me know if any hard copies are required.

Patrick Filson 817.987.9614

From: Miller, Ryan < RMiller@rockwall.com>

Sent: Friday, June 24, 2022 3:33 PM

To: Patrick Filson <patrick.filson@trustke.com> **Subject:** RE: Z2022-033: Project Comments

Sorry Patrick ... I forgot to change the name on the email.



Ryan C. Miller, AICP

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL 972.772.6441 OFFICE

RMILLER@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

helpful links | City of Rockwall Website | Planning & Zoning Division Website | Municipal Code Website GIS Division Website | City of Rockwall Interactive Maps | UNIFIED DEVELOPMENT CODE

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From: Miller, Ryan <>

Sent: Friday, June 24, 2022 3:32 PM

To: 'patrick.filson@trustke.com' <patrick.filson@trustke.com>

Subject: Z2022-033: Project Comments

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Please note that a representative is required to be at all meetings and all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Should you have any questions please let me know. Thanks.



Ryan C. Miller, AICP DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL 972.772.6441 OFFICE

RMILLER@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

helpful links | City of Rockwall Website | Planning & Zoning Division Website | Municipal Code Website GIS Division Website | City of Rockwall Interactive Maps | UNIFIED DEVELOPMENT CODE

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



August 8, 2022

TO:

Patrick Filson

Kirkman Engineering 5200 State Highway 121 Colleyville, TX 76034

CC:

Dan Bobst

101 Hubbard Dr. LLC

2701 Sunset Ridge Drive, Suite 610

Rockwall, TX 75032

FROM:

Ryan Miller, AICP

City of Rockwall Planning and Zoning Department

385 S. Goliad Street Rockwall, TX 75087

SUBJECT:

Z2022-033; PD Development Plan for a Restaurant in the Harbor District

Mr. Filson:

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall was approved by the City Council on August 1, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) The applicant shall be responsible for maintaining compliance with the concept plan and development standards contained in the PD Development Plan ordinance.
- (2) Any construction resulting from the approval of this PD Development Plan 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 July 12, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the PD Development Plan by a vote of 6-0, with Commissioner Llewellyn absent.

City Council

On July 18, 2022, the City Council approved a motion to approve the PD Development Plan with the conditions of approval by a vote of 5-0, with Council Members Jorif and Moeller absent.

On August 1, 2022, the City Council approved a motion to approve the PD Development Plan with a vote of 6-0 with Council Member Macalik absent.

Included with this letter is a copy of *Ordinance No. 22-42*, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely,

RyaMiller, AICP

Director of Planning and Zoning

CITY OF ROCKWALL

ORDINANCE NO. 22-42

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [ORDINANCE NO. 17-22] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR A RESTAURANT ON A 1.021-ACRE PARCEL OF LAND IDENTIFIED AS LOT 4, BLOCK A, HARBOR DISTRICT ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY. TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY EXHIBIT 'A': PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR **EACH OFFENSE:** PROVIDING FOR A SEVERABILITY CLAUSE: PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Patrick Filson of Kirkman Engineering on behalf of 101 Hubbard Dr., LLC for the approval of a *PD Development Plan* for a *Restaurant* situated within the *Summit Office Subdistrict* of Planned Development District 32 (PD-32), on a 1.021-acre parcel of land identified as Lot 4, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas and more fully described and 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 Planned Development District 32 (PD-32) [Ordinance No. 17-22] and the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

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

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

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

- **SECTION 4.** That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], the Unified Development Code [*Ordinance No. 20-02*], and in compliance with the following conditions and requirements:
 - (1) The development of the subject property shall generally conform to the Concept Plan depicted in Exhibit 'B' of this ordinance.
 - (2) All building materials and color schemes proposed for this development should conform to the requirements stipulated by Planned Development District 32 (PD-32) [as amended].
 - (3) Prior to the issuance of a building permit the applicant shall submit and seek approval for a detailed *PD Site Plan* that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [as amended] and with the requirements approved in this ordinance.
 - (4) All buildings throughout the development shall be constructed with a consistent design scheme, incorporate four (4) sided architecture that creates an entry appearance on all four (4) sides, and be approved by the Architectural Review Board (ARB) at the time of the PD Site Plan.
- **SECTION 5.** That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;
- **SECTION 6.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable:
- **SECTION 7.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 8. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1^{ST} DAY OF AUGUST, 2022.

Z2022-033: PD Development Plan for PD-32 Ordinance No. 22-42; PD-32

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: July 18, 2022

2nd Reading: August 1, 2022



Exhibit 'A':
Subdivision Plat and Location Map

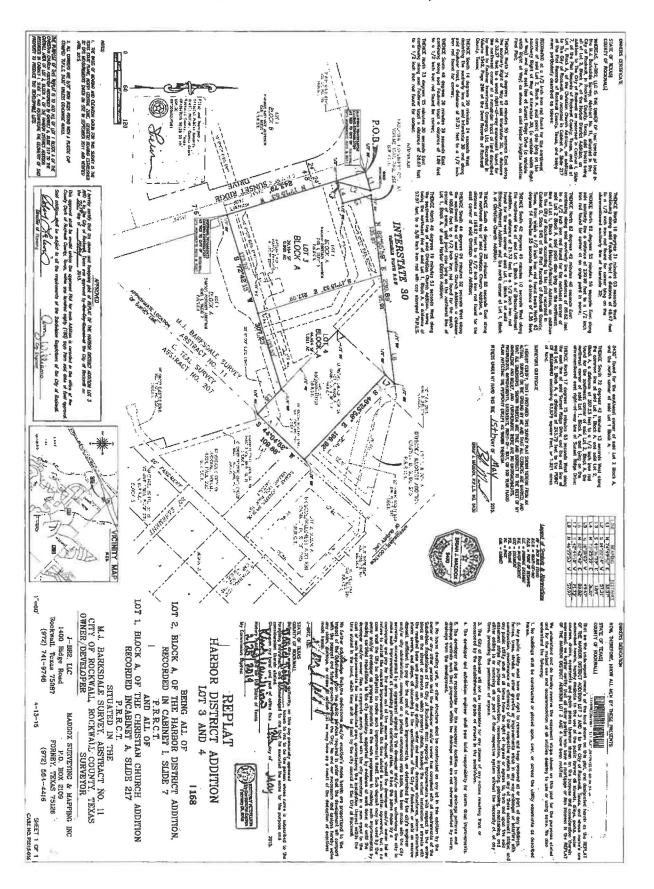


Exhibit 'A':
Subdivision Plat and Location Map



Exhibit 'B': Concept Plan LOUBLE STREETS SEED OF () 1 1 THE PARK TO GOOD IT ⑤ □[∞•,

Z2022-033: PD Development Plan for PD-32 Ordinance No. 22-42; PD-32