



CASE COVER SHEET

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

PLANNING & ZONING CASE NO. Z2023-016

PLANNING & ZONING FEE \$ 215.00

PLATTING APPLICATION

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD



PLANNING AND ZONING COMMISSION

On April 11, 2023, the Planning and Zoning Commission approved a motion to recommend denial of the SUP by a vote of 6-0, with Commissioner Womble absent.

CITY COUNCIL READING #1

On April 17, 2023, the City Council approved a motion to deny the SUP by a vote of 6-0, with Council Member Moeller absent

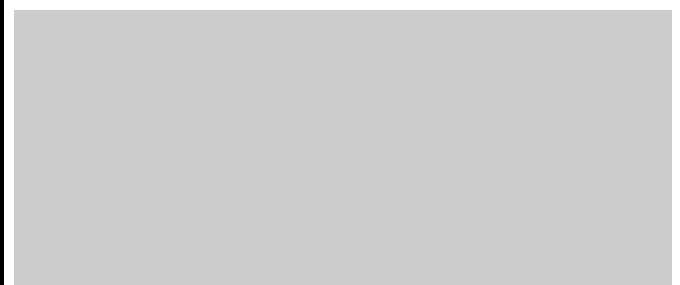
CITY COUNCIL READING #2



CONDITIONS OF APPROVAL



NOTES





DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22023-016

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST (SELECT ONLY ONE BOX):

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
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ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

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.
² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1901 S. Goliad, Rockwall TX 75087

SUBDIVISION Garland Federal Savings & Loan LOT 1 BLOCK 1

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE baill bonds

ACREAGE 0.423

LOTS [CURRENT]

LOTS [PROPOSED]

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER DONNA C Pritchard APPLICANT Jonathan Martinez

CONTACT PERSON Jonathan Martinez

ADDRESS 1610 Shores Blvd ADDRESS 331 S. Riverfront Blvd

CITY, STATE & ZIP Rockwall TX 75087 CITY, STATE & ZIP Dallas, TX, 75207

PHONE 214 923 7031 PHONE 214 235-3421

E-MAIL dcp627@yahoo.com E-MAIL expressbaillbonds19@yahoo.com

NOTARY VERIFICATION [REQUIRED]

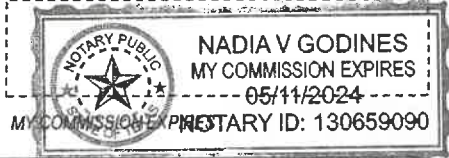
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Donna C. Pritchard [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

¹ I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 10 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14 DAY OF March, 20 23 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF March, 20 23

OWNER'S SIGNATURE Donna C Pritchard

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Nadia V. Godines





EXPRESS BAIL BONDS

LIC#264
331 S. Riverfront Blvd
Dallas Tx, 75207
Office (214) 760-1644
Fax (214) 760-1202

LIC#250
334 N. Beach St
Ft. Worth Tx, 76111
Office (817) 615-9319
Fax (817) 615-9319

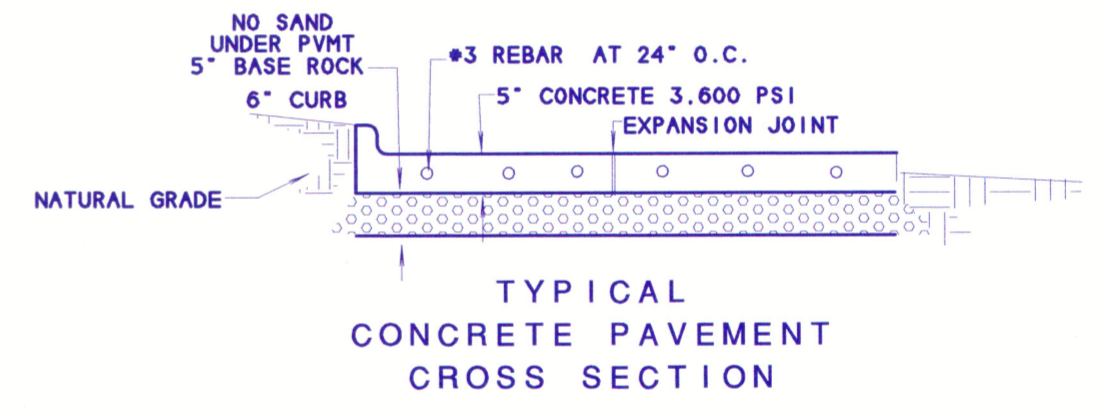
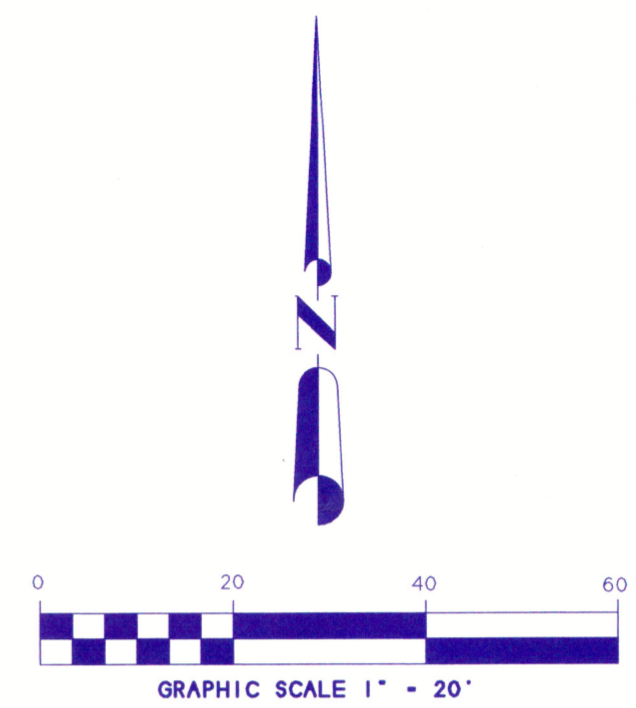
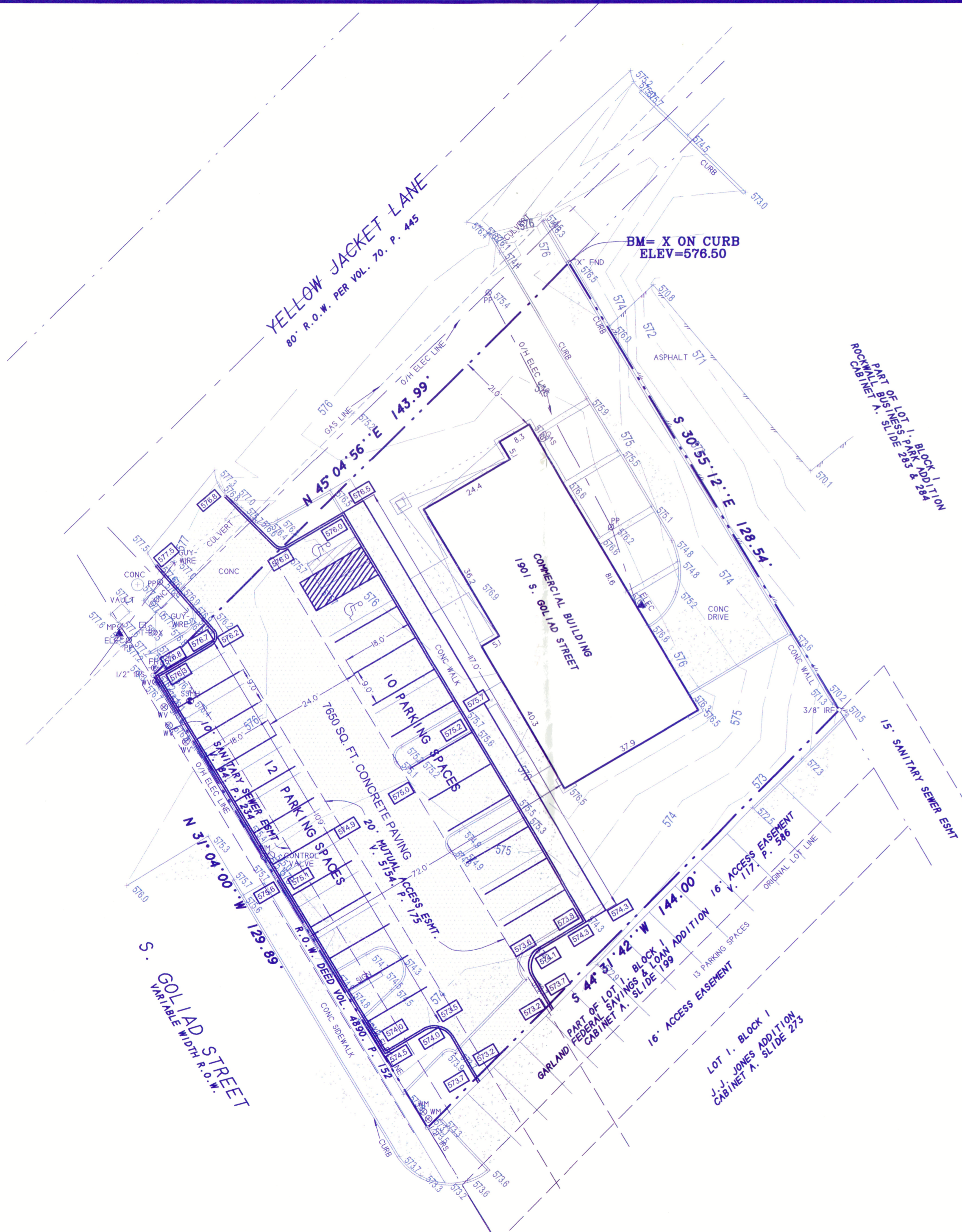
Email: expressbailbonds19@yahoo.com

March 13, 2023

My company as a bail bond office and bondsmen. We provide a service allowing a person (s) to post bail for who is charge with crimes and who do not have the money necessary to post the entire bail with the court. The bail bondsman acts as a surety by providing money to the court for the person(s) bail, promising the defendant will appear in court. We are an office of four people total. Our days and hours is known to be 24 hours, how ever will operate cordially as we provide service. I hope to be apart of Rockwall County to be of service to the community.

Thank you,
Jonathan





SITE PLAN LOT 1, BLOCK 1 GARLAND FEDERAL SAVINGS & LOAN ADDITION

A PART OF THE JOSEPH CADLE
SURVEY, ABSTRACT NO. 65
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNERS:
DONNA CULLINS PRITCHARD
KIMBERLY COLLICHIO
1610 SHORES BLVD.
ROCKWALL, TX 75087
972-771-3060

SYMBOL LEGEND	
TV	TELEVISION
⊗	CABLE RISER
⊕	ELEC. BOX
⊕	ELECTRIC SURFACE JUNCTION BOX
⊕	FENCE
⊕	PROPERTY LINE
⊕	GAS METER
⊕	PHONE RISER
⊕	WATER METER
⊕	A/C UNIT
⊕	PROPANE TANK
⊕	FH
⊕	FIRE HYDRANT
⊕	FP
⊕	POWER POLE
⊕	1/2" IRF
⊕	IRON ROD FOUND IN CORNER
⊕	LP
⊕	LIGHT POLE
⊕	CURB

SURVEY DATE: JULY 9, 2008
SCALE: 1" = 20'
CLIENT: PRITCHARD, GF# NONE
FILE# 20080547SP



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22023-016

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CITY ENGINEER:

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PROPOSED ZONING

PROPOSED USE baill bonds

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LOTS [PROPOSED]

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CONTACT PERSON Jonathan Martinez

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CITY, STATE & ZIP Rockwall TX 75087 CITY, STATE & ZIP Dallas, TX, 75207

PHONE 214 923 7031 PHONE 214 235-3421

E-MAIL dcp627@yahoo.com E-MAIL expressbaillbonds19@yahoo.com

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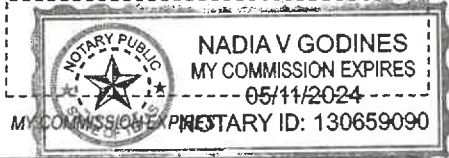
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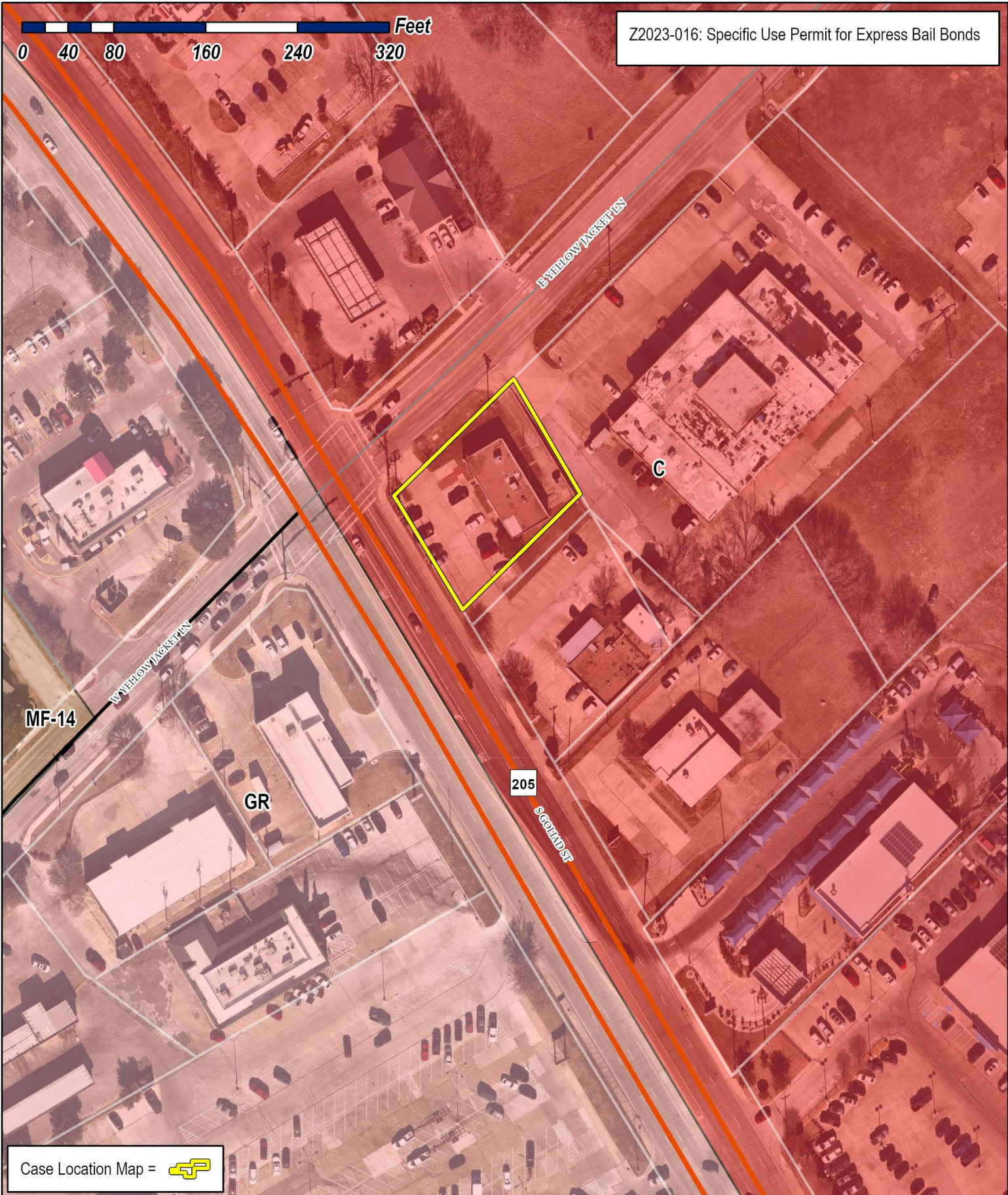
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF March, 20 23


OWNER'S SIGNATURE Donna C Pritchard

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Nadia V. Godines



Z2023-016: Specific Use Permit for Express Bail Bonds



Case Location Map = 



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.

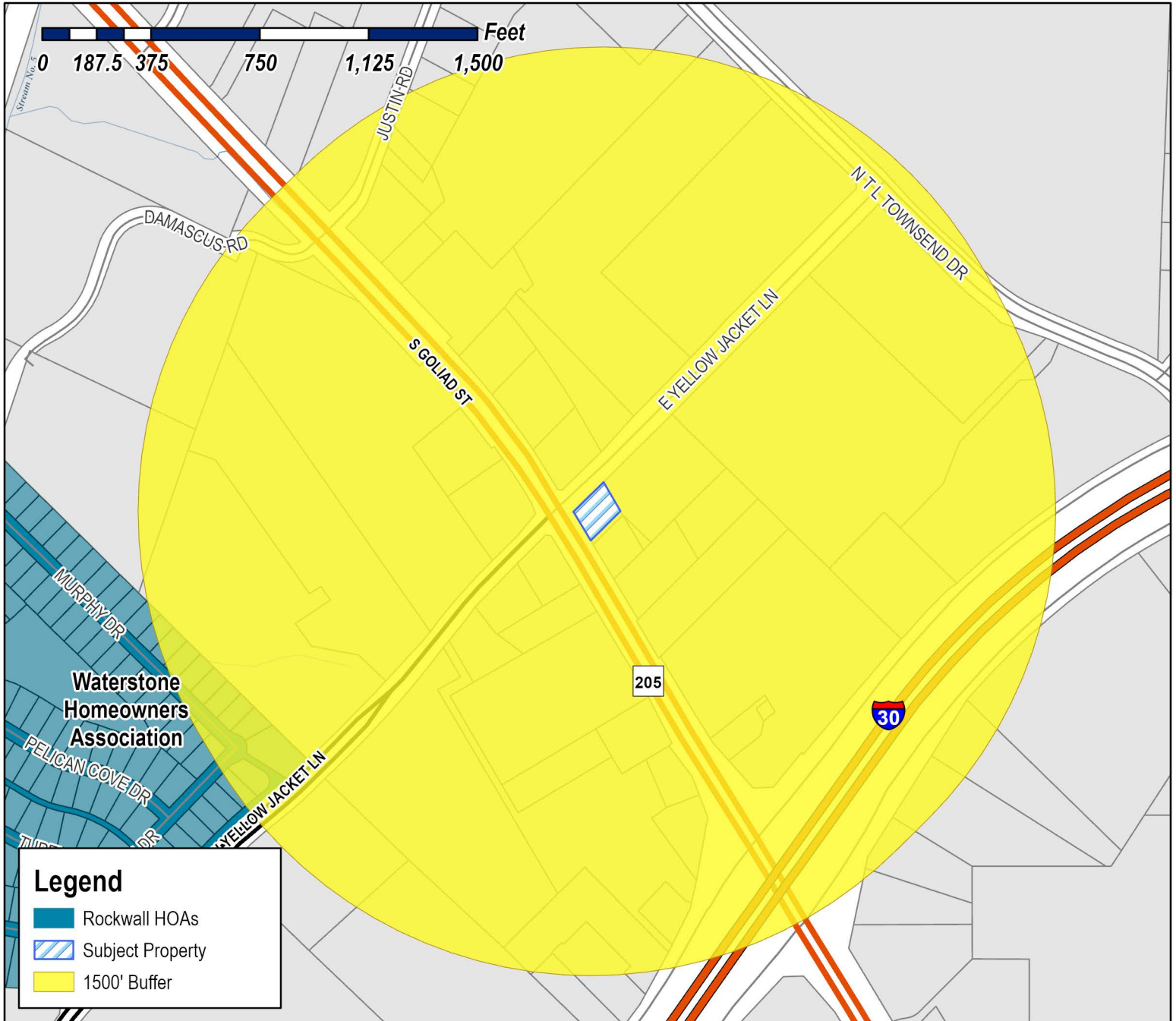




City of Rockwall

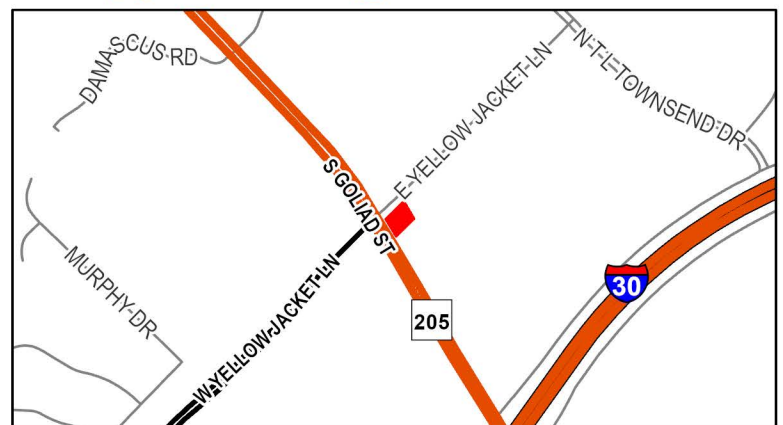
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Case Number: Z2023-016
Case Name: SUP for Express Bail Bonds
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 1901 S. Goliad Street

Date Saved: 3/14/2023
 For Questions on this Case Call (972) 771-7745

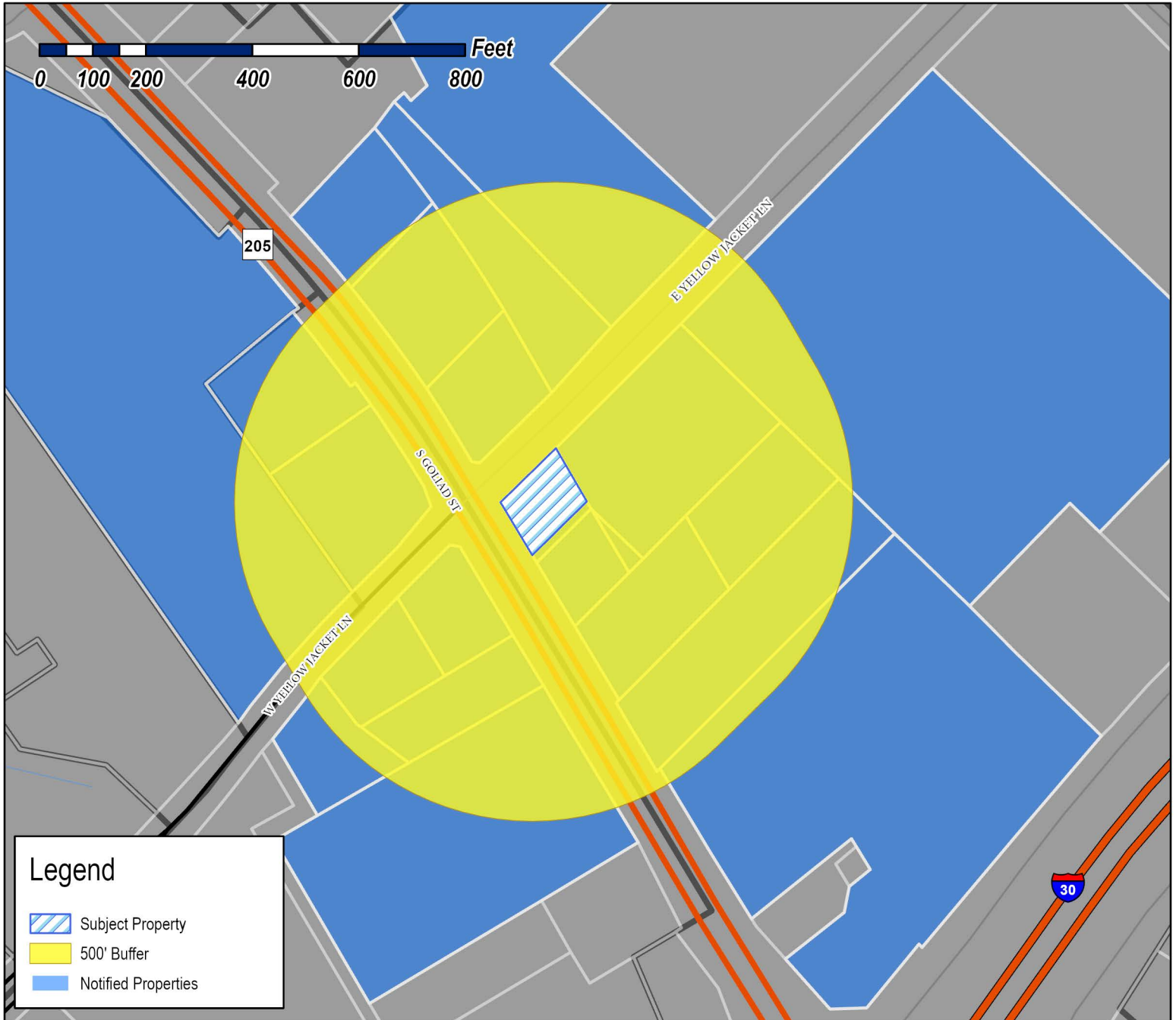




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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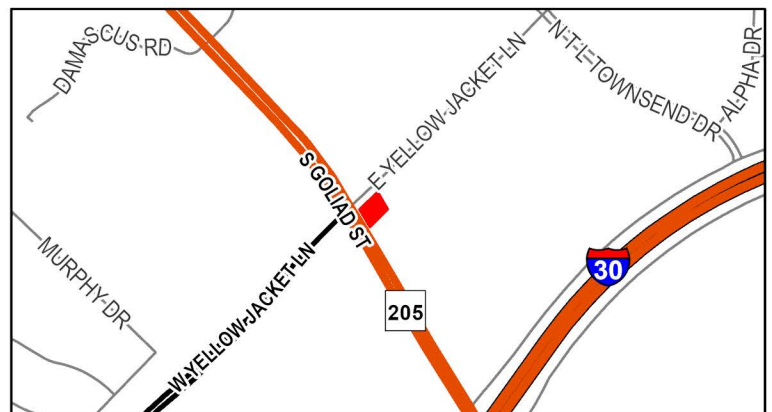
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Case Number: Z2023-016
Case Name: SUP for Express Bail Bonds
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 1901 S. Goliad Street

Date Saved: 3/14/2023

For Questions on this Case Call: (972) 771-7746



RESIDENT
1101 YELLOW JACKET LN
ROCKWALL, TX 75087

ROCKWALL COUNTY
C/O CRIMINAL DIST ATT
1101 RIDGE RD STE 105
ROCKWALL, TX 75087

RESIDENT
1111 E YELLOWJACKET LN
ROCKWALL, TX 75087

RESIDENT
1121 YELLOW JACKET LN
ROCKWALL, TX 75087

MTK REAL ESTATE INVESTMENTS LLC
1131 RIDGE ROAD
ROCKWALL, TX 75087

FIRST UNITED METHODIST CHURCH
FINANCE OFFICE
1200 E YELLOW JACKET LN
ROCKWALL, TX 75087

RESIDENT
1410 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
1415 S GOLIAD ST
ROCKWALL, TX 75087

SMAJLI MARIO
1426 MURPHY DRIVE
ROCKWALL, TX 75087

PRITCHARD DONNA CULLINS
1610 SHORES BLVD
ROCKWALL, TX 75087

RESIDENT
1801 S GOLIAD
ROCKWALL, TX 75087

LONE STAR CHICKEN LP
1810 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
1815 S GOLIAD
ROCKWALL, TX 75087

WDC PEBBLEBROOK APARTMENTS LLC
ATTN: MLG FUND ACCOUNTING
19000 W. BLUEMOUND ROAD
BROOKEFIELD, WI 53045

RESIDENT
1901 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
1902 S GOLIAD
ROCKWALL, TX 75087

UHLIG JANET KAY &
JEFFERY DAVID JOLLEY
1903 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
1920 S GOLIAD
ROCKWALL, TX 75087

ROCKWALL VET CLINIC
C/O JOE LOFTIS
2001 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
2002 S GOLIAD
ROCKWALL, TX 75087

CARMEL CAR WASH ROCKWALL LLC
2003 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
2004 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
2005 S GOLIAD
ROCKWALL, TX 75087

LANDLOW LLC
2070 PONTCHARTRAIN
ROCKWALL, TX 75087

ERNIES RENTAL HEADQUARTERS INC (ERHI) AND
BALDWIN GARDENS INC (BGI) AND BALDWIN
BROTHERS INC (BBI)
2540 VILLAGE COMMON DRIVE
ERIE, PA 16506

DAIRYROCK LLC
300 SE 5TH AVENUE #4100
BOCA RATON, FL 33432

RETAIL BUILDERS INC
3000 NE 63RD ST
OKLAHOMA CITY, OK 73121

ROCK HOB LP
3308 KEMP BLVD STE 3
WICHITA FALLS, TX 76308

COX MORRIS G
6902 ELLSWORTH AVENUE
DALLAS, TX 75214

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

YELLOW JACKET OB 1 LLC
800 EAGLE PASS
HEATH, TX 75032

RESIDENT
811 YELLOW JACKET
ROCKWALL, TX 75087

MIAN REAL ESTATE HOLDINGS LLC-FUND III
SERIES
8660 THOMAS CHARLES LANE
HICKORY HILLS, IL 60457

BOOMPA LTD
PO BOX 999
ROCKWALL, TX 75087



EXPRESS BAIL BONDS

LIC#264
331 S. Riverfront Blvd
Dallas Tx, 75207
Office (214) 760-1644
Fax (214) 760-1202

LIC#250
334 N. Beach St
Ft. Worth Tx, 76111
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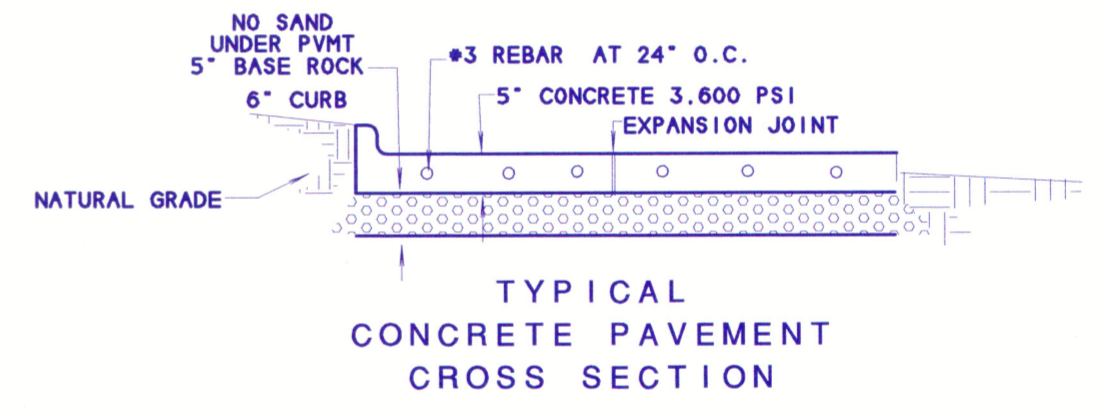
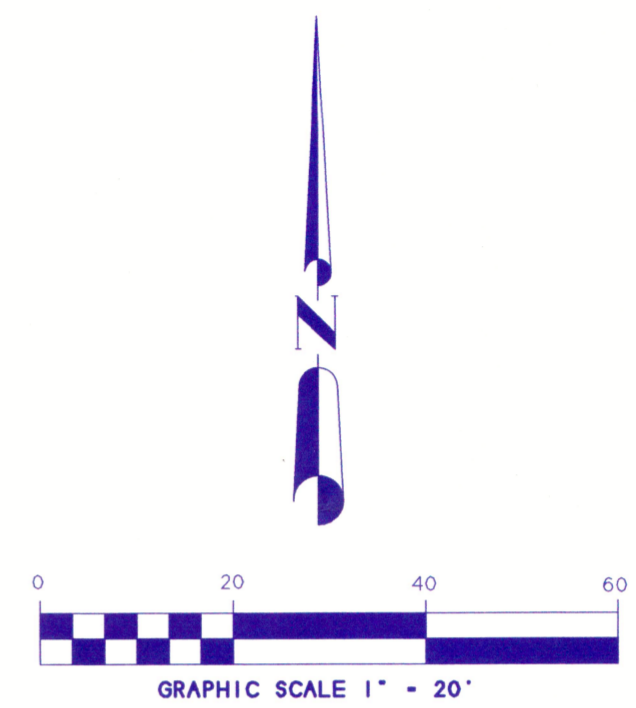
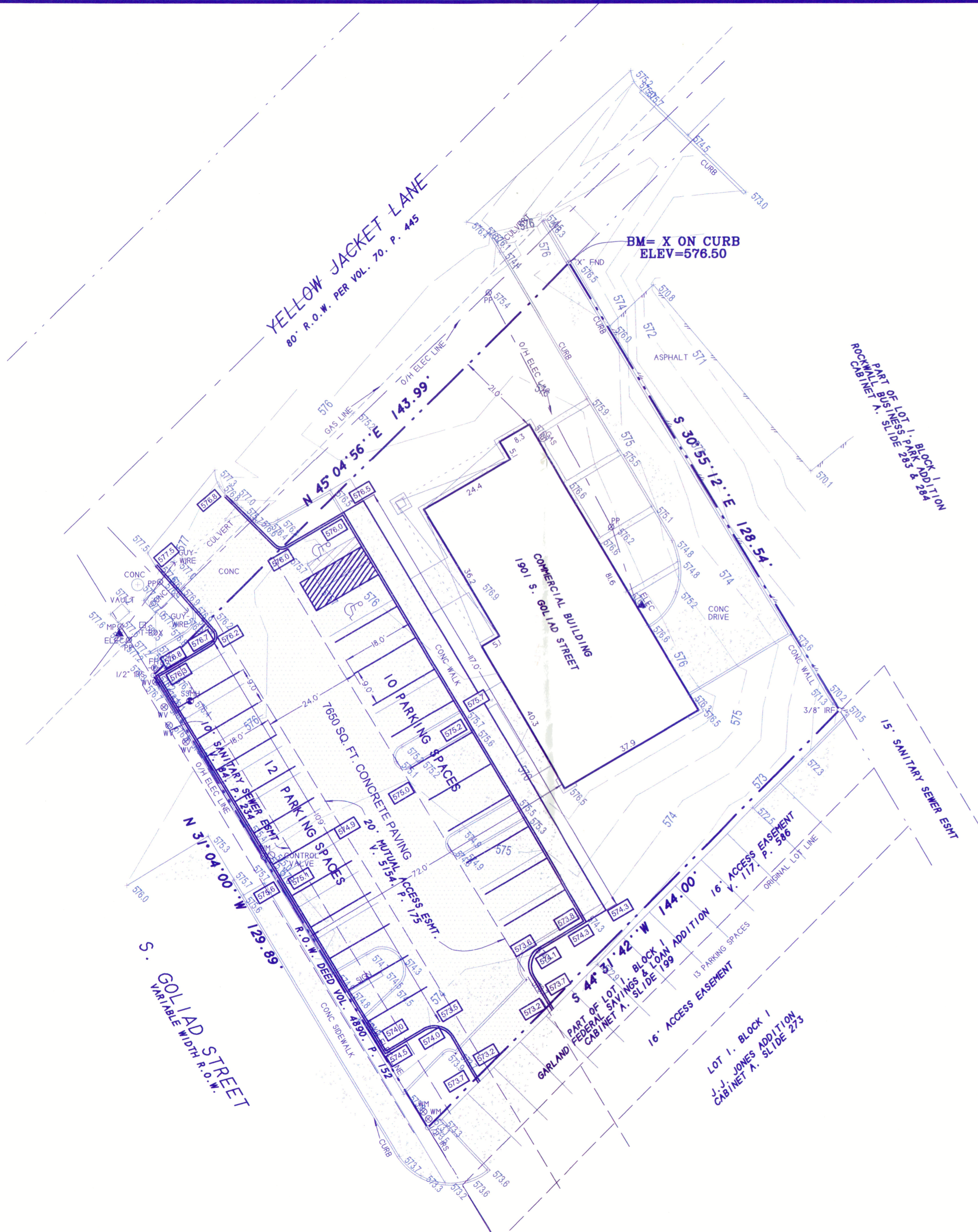
Email: expressbailbonds19@yahoo.com

March 13, 2023

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Thank you,
Jonathan





**SITE PLAN
LOT 1, BLOCK 1
GARLAND FEDERAL
SAVINGS & LOAN ADDITION**

A PART OF THE JOSEPH CADLE
SURVEY, ABSTRACT NO. 65
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNERS:
DONNA CULLINS PRITCHARD
KIMBERLY COLLICHIO
1610 SHORES BLVD.
ROCKWALL, TX 75087
972-771-3060

SYMBOL LEGEND	
	TELEVISION
	CABLE
	ELECTRIC
	TU ELEC BOX
	SURFACE JUNCTION BOX
	FENCE
	PROPERTY LINE
	GAS
	PHONE
	FIRE HYDRANT
	ELECTRIC METER
	TU ELEC METER
	SURFACE METER
	FENCE
	PROPERTY LINE
	1/2" IRF FROM ROAD FOUND I CORNER
	LP
	AIR COND UNIT
	PROPANE TANK

R.S.C.I.
ROCKWALL SURVEYING CO., INC. LAND SURVEYING
1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX

SURVEY DATE: JULY 9, 2008
SCALE: 1" = 20'
CLIENT: PRITCHARD, GF# NONE

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 3/24/2023

PROJECT NUMBER: Z2023-016
PROJECT NAME: SUP for Express Bail Bonds
SITE ADDRESS/LOCATIONS: 1901 S GOLIAD ST

CASE CAPTION: Hold a public hearing to discuss and consider a request by Johnathan Martinez on behalf of Donna C. Pritchard for the approval of a Specific Use Permit (SUP) allowing a Bail Bond Service on a 0.423-acre parcel of land identified as Lot 1, Block 1, Garland Federal Savings & Loan Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1901 S. Goliad Street [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	03/24/2023	Approved w/ Comments

03/24/2023: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Specific Use Permit (SUP) allowing a Bail Bond Service on a 0.423-acre parcel of land identified as Lot 1, Block 1, Garland Federal Savings & Loan Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1901 S. Goliad Street [SH-205].

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (Z2023-016) in the lower right-hand corner of all pages on future submittals.

I.4 According to Subsection 02.02(G)(1), Commercial and Business Services Land Uses, of Article 13, Definitions, of the Unified Development Code (UDC), states that a Bail Bond Service is an “establishment that solicits, negotiates, and executes bonds or other security to guarantee the appearance in court of a person accused of a crime.”

I.5 The subject property is zoned Commercial (C) District. In a Commercial (C) District the Bail Bond Service land use is permitted by Specific Use Permit (SUP). The SUP process allows “discretionary consideration of certain uses that would typically be considered incompatible within certain locations of a zoning district, but may become compatible with the addition of special provisions, conditions or restrictions.” In this case, the proposed Bail Bond Service at 1901 S. Goliad Street must be reviewed by the Planning and Zoning Commission and City Council to determine if the land use is appropriate for the proposed location.

M.6 Please review the attached Draft Ordinance prior to the March 28, 2023 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than April 4, 2023.

I.7 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 April 4, 2023; 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 April 11, 2023 Planning and Zoning Commission Public Hearing Meeting.

I.8 The projected City Council meeting dates for this case will be April 17, 2023 (1st Reading) and May 1, 2023 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	03/21/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Henry Lee	03/24/2023	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/20/2023	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/17/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/17/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/20/2023	Approved
No Comments			



DEVELOPMENT APPLICATION

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STAFF USE ONLY

PLANNING & ZONING CASE NO. 22023-016

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST (SELECT ONLY ONE BOX):

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

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.
² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1901 S. Goliad, Rockwall TX 75087

SUBDIVISION Garland Federal Savings & Loan LOT 1 BLOCK 1

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE baill bonds

ACREAGE 0.423

LOTS [CURRENT]

LOTS [PROPOSED]

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER DONNA C Pritchard APPLICANT Jonathan Martinez

CONTACT PERSON Jonathan Martinez

ADDRESS 1610 Shores Blvd ADDRESS 331 S. Riverfront Blvd

CITY, STATE & ZIP Rockwall TX 75087 CITY, STATE & ZIP Dallas, TX, 75207

PHONE 214 923 7031 PHONE 214 235-3421

E-MAIL dcp627@yahoo.com E-MAIL expressbaillbonds19@yahoo.com

NOTARY VERIFICATION [REQUIRED]

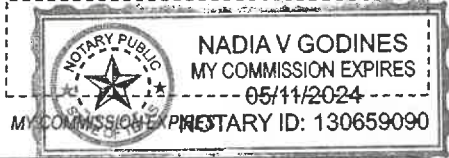
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Donna C. Pritchard [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

¹ I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 10 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14 DAY OF March, 20 23 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

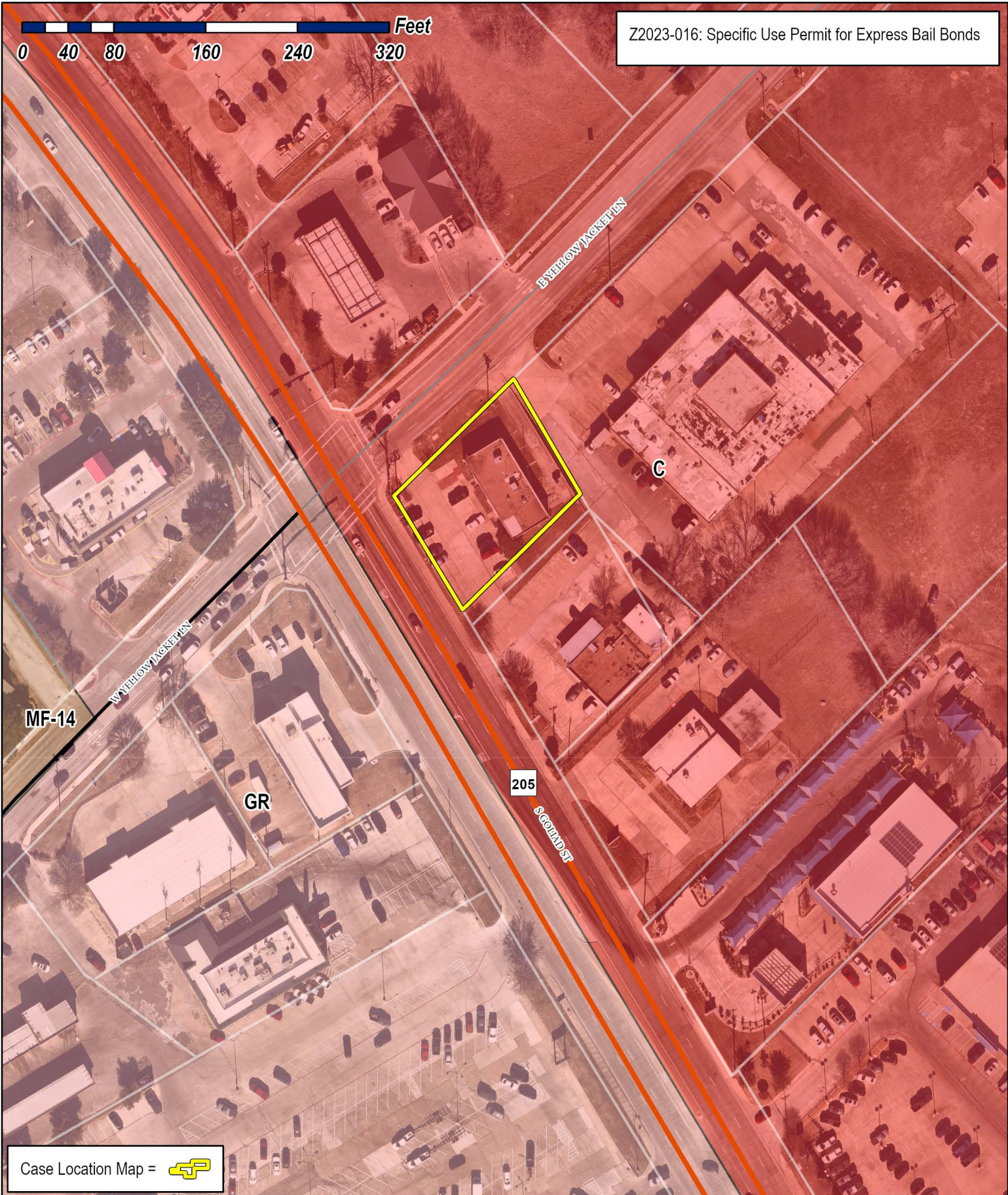
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF March, 20 23

OWNER'S SIGNATURE Donna C Pritchard

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Nadia V. Godines



Z2023-016: Specific Use Permit for Express Bail Bonds



Case Location Map =



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.

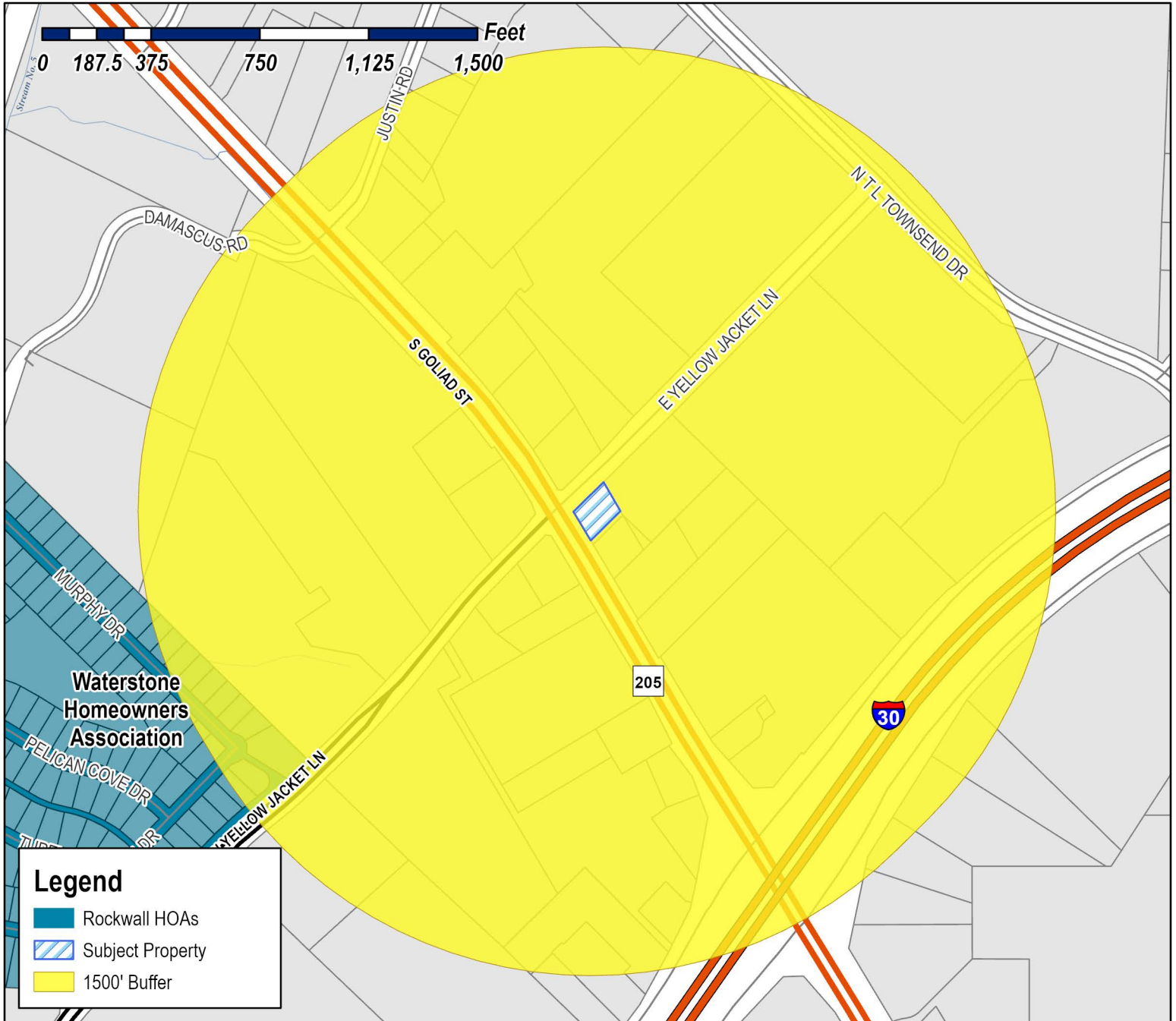




City of Rockwall

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Rockwall, Texas 75087
(P): (972) 771-7745
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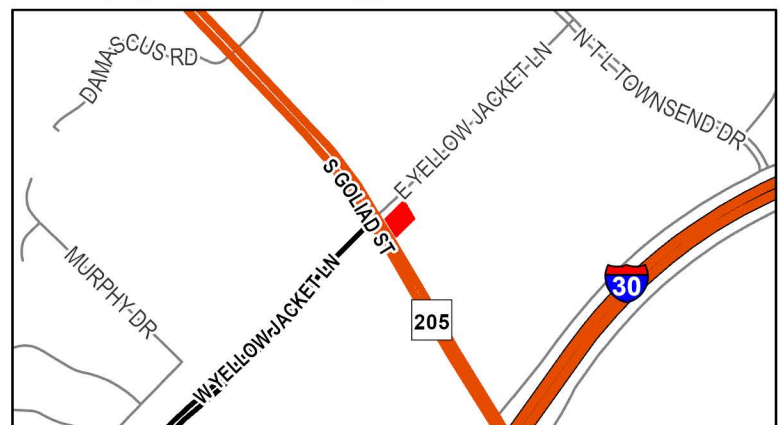
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Case Number: Z2023-016
Case Name: SUP for Express Bail Bonds
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 1901 S. Goliad Street

Date Saved: 3/14/2023

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

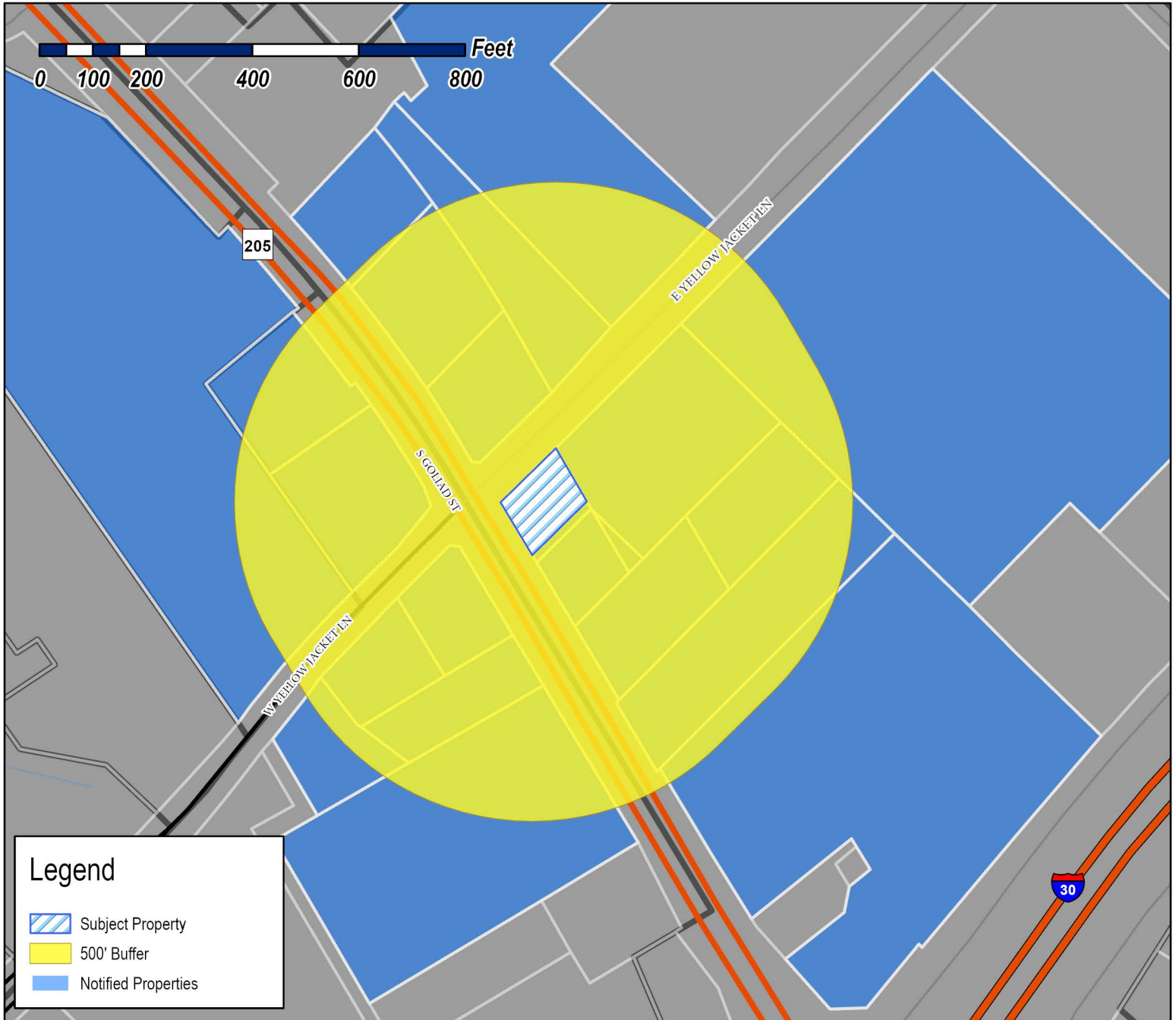




City of Rockwall

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

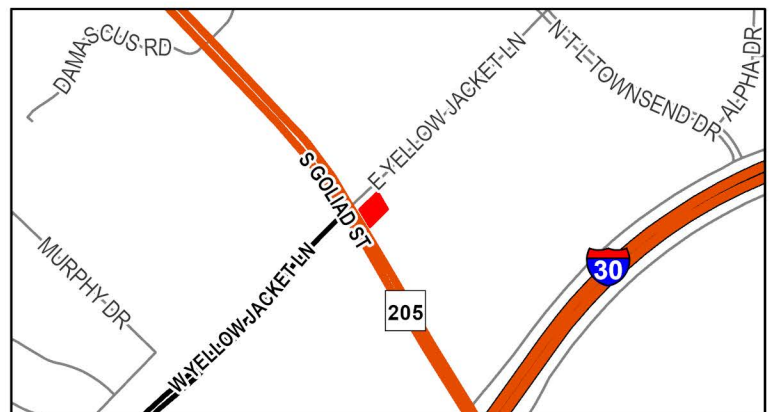
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Case Number: Z2023-016
Case Name: SUP for Express Bail Bonds
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 1901 S. Goliad Street

Date Saved: 3/14/2023

For Questions on this Case Call: (972) 771-7746



RESIDENT
1101 YELLOW JACKET LN
ROCKWALL, TX 75087

ROCKWALL COUNTY
C/O CRIMINAL DIST ATT
1101 RIDGE RD STE 105
ROCKWALL, TX 75087

RESIDENT
1111 E YELLOWJACKET LN
ROCKWALL, TX 75087

RESIDENT
1121 YELLOW JACKET LN
ROCKWALL, TX 75087

MTK REAL ESTATE INVESTMENTS LLC
1131 RIDGE ROAD
ROCKWALL, TX 75087

FIRST UNITED METHODIST CHURCH
FINANCE OFFICE
1200 E YELLOW JACKET LN
ROCKWALL, TX 75087

RESIDENT
1410 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
1415 S GOLIAD ST
ROCKWALL, TX 75087

SMAJLI MARIO
1426 MURPHY DRIVE
ROCKWALL, TX 75087

PRITCHARD DONNA CULLINS
1610 SHORES BLVD
ROCKWALL, TX 75087

RESIDENT
1801 S GOLIAD
ROCKWALL, TX 75087

LONE STAR CHICKEN LP
1810 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
1815 S GOLIAD
ROCKWALL, TX 75087

WDC PEBBLEBROOK APARTMENTS LLC
ATTN: MLG FUND ACCOUNTING
19000 W. BLUEMOUND ROAD
BROOKEFIELD, WI 53045

RESIDENT
1901 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
1902 S GOLIAD
ROCKWALL, TX 75087

UHLIG JANET KAY &
JEFFERY DAVID JOLLEY
1903 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
1920 S GOLIAD
ROCKWALL, TX 75087

ROCKWALL VET CLINIC
C/O JOE LOFTIS
2001 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
2002 S GOLIAD
ROCKWALL, TX 75087

CARMEL CAR WASH ROCKWALL LLC
2003 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
2004 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
2005 S GOLIAD
ROCKWALL, TX 75087

LANDLOW LLC
2070 PONTCHARTRAIN
ROCKWALL, TX 75087

ERNIES RENTAL HEADQUARTERS INC (ERHI) AND
BALDWIN GARDENS INC (BGI) AND BALDWIN
BROTHERS INC (BBI)
2540 VILLAGE COMMON DRIVE
ERIE, PA 16506

DAIRYROCK LLC
300 SE 5TH AVENUE #4100
BOCA RATON, FL 33432

RETAIL BUILDERS INC
3000 NE 63RD ST
OKLAHOMA CITY, OK 73121

ROCK HOB LP
3308 KEMP BLVD STE 3
WICHITA FALLS, TX 76308

COX MORRIS G
6902 ELLSWORTH AVENUE
DALLAS, TX 75214

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

YELLOW JACKET OB 1 LLC
800 EAGLE PASS
HEATH, TX 75032

RESIDENT
811 YELLOW JACKET
ROCKWALL, TX 75087

MIAN REAL ESTATE HOLDINGS LLC-FUND III
SERIES
8660 THOMAS CHARLES LANE
HICKORY HILLS, IL 60457

BOOMPA LTD
PO BOX 999
ROCKWALL, TX 75087

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

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:

Z2023-016: SUP for Bail Bond Service

Hold a public hearing to discuss and consider a request by Johnathan Martinez on behalf of Donna C. Pritchard for the approval of a Specific Use Permit (SUP) allowing a Bail Bond Service on a 0.423-acre parcel of land identified as Lot 1, Block 1, Garland Federal Savings & Loan Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1901 S. Goliad Street [SH-205], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, April 11, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 17, 2023 at 6:00 PM. 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:

Henry Lee
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, April 17, 2023 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



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. Z2023-016: SUP for Bail Bond Service

Please place a check mark on the appropriate line below:

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

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

Name: [Grey box]
Address: [Grey box]

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

Lee, Henry

From: Guevara, Angelica
Sent: Tuesday, March 21, 2023 2:37 PM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry
Subject: Neighborhood Notification Program [Z2023-016]
Attachments: Public Notice Z2023-016.pdf; HOA Map Z2023-016.pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, 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 *March 24, 2023*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, April 11, 2023 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, April 17, 2023 at 6:00 PM*. 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>.

Z2023-016: SUP for Bail Bond Service

Hold a public hearing to discuss and consider a request by Johnathan Martinez on behalf of Donna C. Pritchard for the approval of a Specific Use Permit (SUP) allowing a Bail Bond Service on a 0.423-acre parcel of land identified as Lot 1, Block 1, Garland Federal Savings & Loan Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1901 S. Goliad Street [SH-205], and take any action necessary.

Thank you,

Angelica Guevara
Planning Technician
City of Rockwall Planning & Zoning
385 S. Goliad Street
Rockwall, TX 75087
Office: 972-771-7745
Direct: 972-772-6438



EXPRESS BAIL BONDS

LIC#264
331 S. Riverfront Blvd
Dallas Tx, 75207
Office (214) 760-1644
Fax (214) 760-1202

LIC#250
334 N. Beach St
Ft. Worth Tx, 76111
Office (817) 615-9319
Fax (817) 615-9319

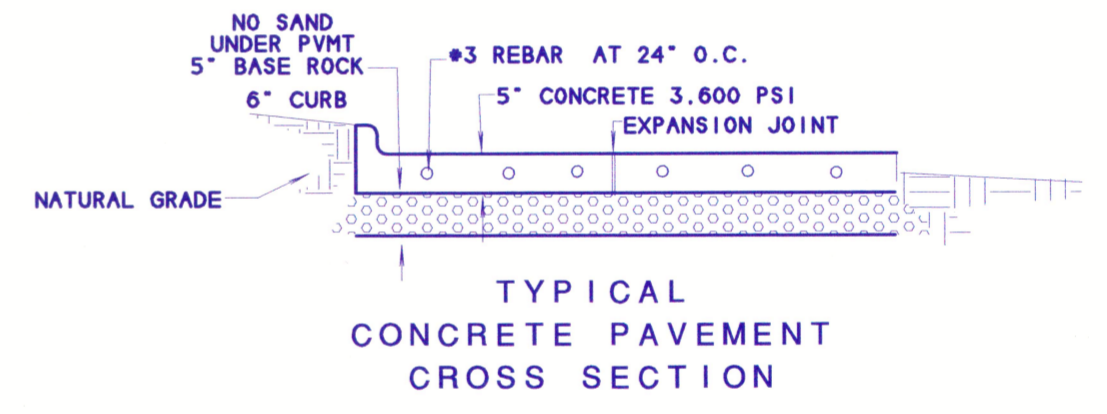
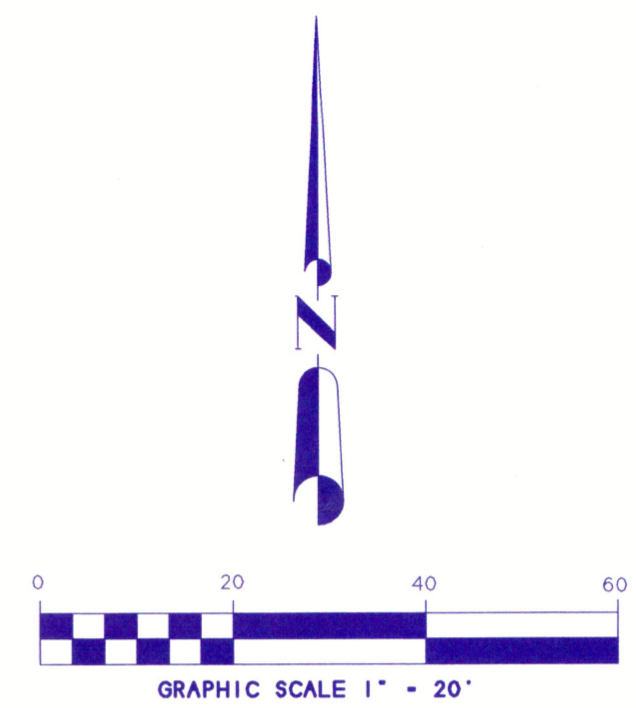
Email: expressbailbonds19@yahoo.com

March 13, 2023

My company as a bail bond office and bondsmen. We provide a service allowing a person (s) to post bail for who is charge with crimes and who do not have the money necessary to post the entire bail with the court. The bail bondsman acts as a surety by providing money to the court for the person(s) bail, promising the defendant will appear in court. We are an office of four people total. Our days and hours is known to be 24 hours, how ever will operate cordially as we provide service. I hope to be apart of Rockwall County to be of service to the community.

Thank you,
Jonathan





**SITE PLAN
LOT 1, BLOCK 1
GARLAND FEDERAL
SAVINGS & LOAN ADDITION**

A PART OF THE JOSEPH CADLE
SURVEY, ABSTRACT NO. 65
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNERS:
DONNA CULLINS PRITCHARD
KIMBERLY COLLICHIO
1610 SHORES BLVD.
ROCKWALL, TX 75087
972-771-3060

SYMBOL LEGEND	
	TELEVISION
	CABLE
	ELECTRIC
	TU ELEC BOX
	ELECTRIC SURFACE JUNCTION BOX
	FENCE
	GAS
	PHONE
	FIRE HYDRANT
	POWER POLE
	1/2" IRF FROM ROAD FOUND I CORNER
	LP
	A/C
	AIR COND.
	PROPANE TANK
	PROPERTY LINE

R.S.C.I.
ROCKWALL SURVEYING CO., INC. **LAND SURVEYING**

SURVEY DATE: JULY 9, 2008
SCALE: 1" = 20'
CLIENT: PRITCHARD, GF# NONE

1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *BAIL BOND SERVICE* ON A 0.423-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK 1, GARLAND FEDERAL SAVINGS AND LOAN ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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, a request has been made by Johnathan Martinez on behalf of Donna Pritchard for the approval of a *Specific Use Permit (SUP)* for a *Bail Bond Service* on a 0.423-acre parcel of land identified as Lot 1, Block 1, Garland Federal Savings and Loan Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1901 S. Goliad Street [SH-205], and being more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

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

SECTION 1. The Unified Development Code [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Bail Bond Service* as stipulated by Article 04, *Permissible Uses*, of the Unified Development Code [Ordinance No. 20-02] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Subsection 01.01, *Land Use Schedule*, of Article 04, *Permissible Uses*, and Subsection 04.01, *General Commercial District Standards*; Subsection 04.05, *Commercial (C) District*; and Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Bail Bond Service* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The proposed *Bail Bond Service* shall be limited to the area depicted in *Exhibit 'B'* of this ordinance.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (after proper notice) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

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

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF MAY, 2023.

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

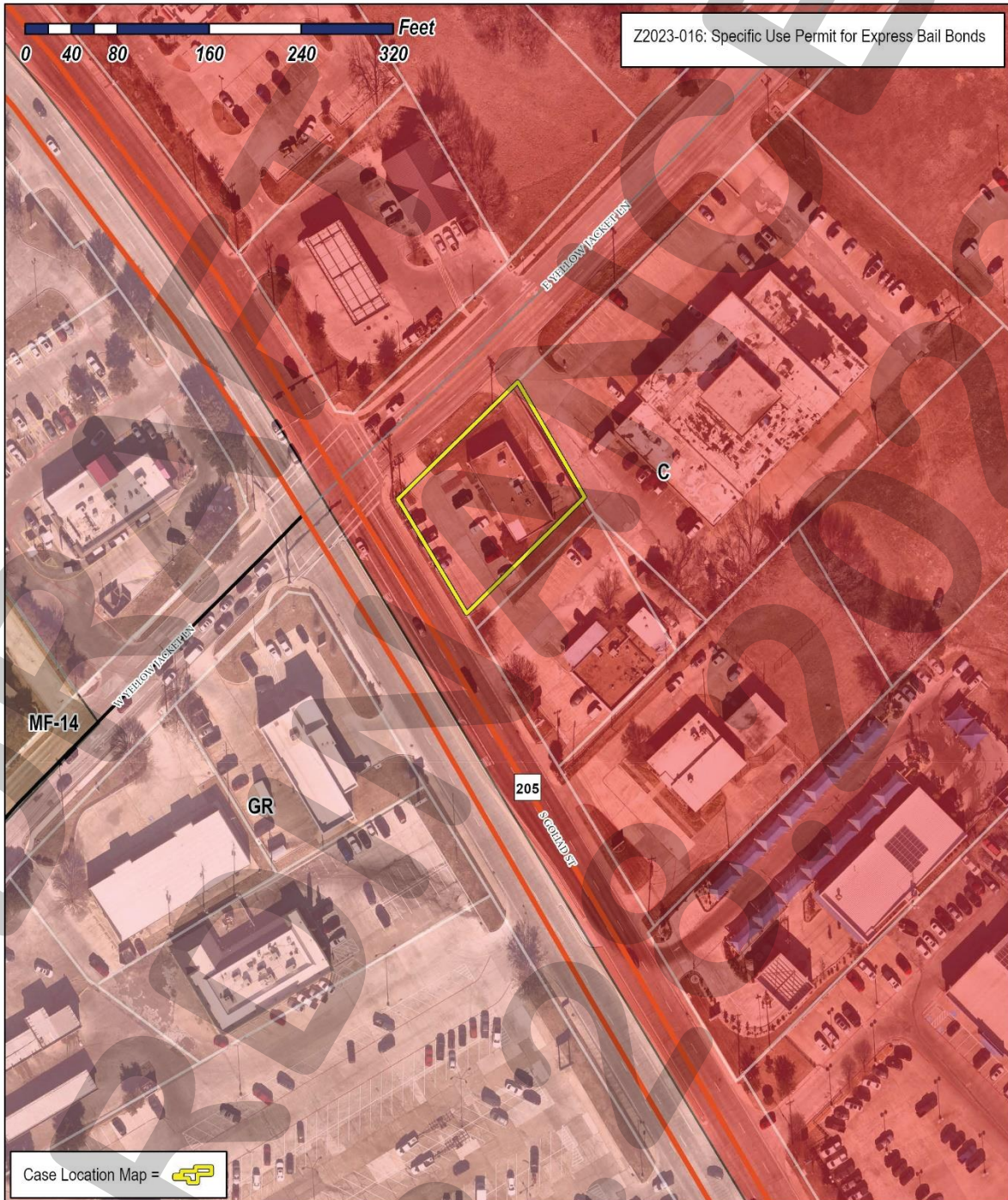
1st Reading: April 17, 2023

2nd Reading: May 1, 2023

DRAFT
ORDINANCE
03.28.2023

**Exhibit 'A':
Location Map**

LEGAL DESCRIPTION: LOT 1, BLOCK 1, GARLAND FEDERAL SAVINGS AND LOANS ADDITION



City of Rockwall

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

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Exhibit 'B':
Survey



SITE PLAN
LOT 1, BLOCK 1
GARLAND FEDERAL
SAVINGS & LOAN ADDITION

OWNERS:
DONNA CULLINS FRITCHARD
KIMBERLY GOLLIQHO
ROCKWALL TX 75087
972-771-3060

Rscj
MICHAEL BRYANT/ENGINEER, INC. LAND SURVEYING
5104 S. FM 501, SUITE 100, ROCKWALL, TEXAS 75087
972-771-3060



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: April 11, 2023
APPLICANT: Jonathan Martinez
CASE NUMBER: Z2023-016; *Specific Use Permit for a Bail Bond Service*

SUMMARY

Hold a public hearing to discuss and consider a request by Johnathan Martinez on behalf of Donna C. Pritchard for the approval of a *Specific Use Permit (SUP)* allowing a *Bail Bond Service* on a 0.423-acre parcel of land identified as Lot 1, Block 1, Garland Federal Savings & Loan Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1901 S. Goliad Street [SH-205], and take any action necessary.

BACKGROUND

A portion of the subject property was originally annexed into the City of Rockwall on June 20, 1959 by *Ordinance No. 59-02*. The remainder of the subject property was annexed into the City of Rockwall on September 5, 1960 by *Ordinance No. 60-02*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the January 3, 1972 historic zoning map, at some point between the time of annexation and January 3, 1972 the subject property was rezoned from Agricultural (AG) District to Commercial (C) District. On March 1, 1976, the City Council approved a final plat that establish the subject property at Lot 1, Block 1, Garland Federal Savings & Loan Addition. According to the Rockwall Central Appraisal District (RCAD) there is a 2,984 SF shopping center constructed in 1992.

PURPOSE

The applicant – *Jonathan Martinez* – is requesting the approval of a Specific Use Permit (SUP) to allow a *Bail Bond Service* in a Commercial (C) District on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1901 S. Goliad Street [SH-205]. The land uses adjacent to the subject property are as follows:

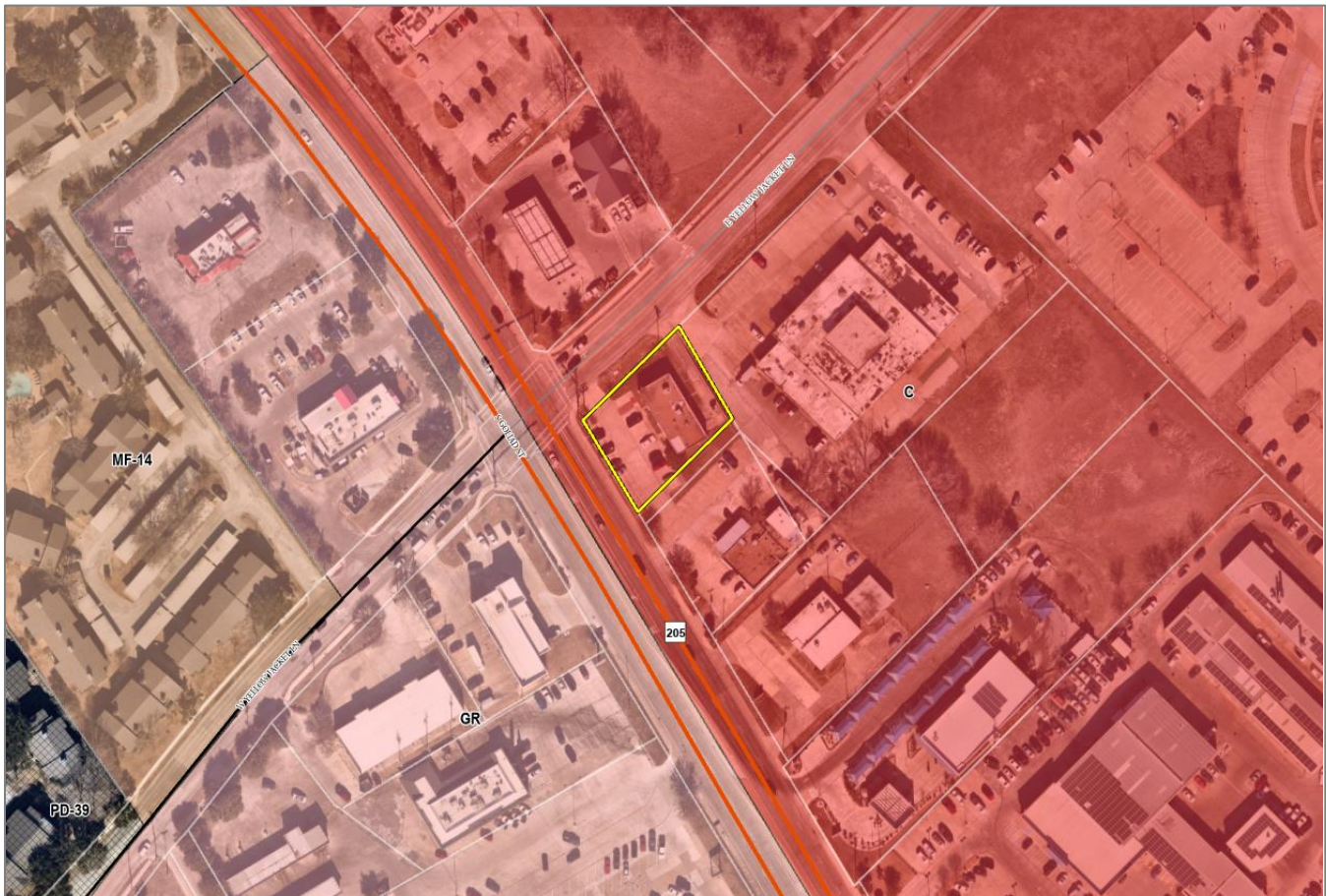
North: Directly north of the subject property is E. Yellow Jacket Lane, which is classified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.8323-acre parcel of land (*i.e. Lot 1, Block 1, 7 Eleven/Goliad Addition*) developed with a *Retail Store with Gasoline Sales*, zoned Commercial (C) District. Following this are two (2) vacant parcels of land (*i.e. Lots 6 & 8, Block 1, First United Methodist Church Addition*) zoned Commercial (C) District.

South: Directly south of the subject property are two (2) tracts of land (*i.e. Lot 1, Block A875, JJ Jones Addition & tract 19 of the J. Cradle Survey, Abstract No. 65*) developed with a *Retail Store* and a *Small Animal Clinic*, zoned Commercial (C) District. Beyond this is S. Goliad Street, which is classified as a P6D (*i.e. principle arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is a 4.82-acre parcel of land (*i.e. Lot 1, I-30/205 Plaza Phase 1 Addition*) developed with a *Retail Store (i.e. Hobby Lobby)*, zoned Commercial (C) District.

East: Directly east of the subject property is a 2.198-acre parcel of land (i.e. part of Lot 1, Rockwall Business Park) developed with a multi-tenant commercial building, zoned Commercial (C) District. Beyond this is a vacant parcel of land (i.e. part of Lot 1, Rockwall Business Park) zoned Commercial (C) District. Following this is a 12.79-acre parcel of land (i.e. Lot 1, Block A, Rockwall County Courthouse Addition) developed with the Rockwall County Courthouse, zoned Commercial (C) District.

West: Directly west of the subject property is the intersection of E. Yellow Jacket Lane and S. Goliad Street, which are classified as a M4D (i.e. major collector, four [4] lane, divided roadway) and a P6D (i.e. principle arterial, six [6] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 1.30-acre parcel of land (i.e. Lot 1A, Block A, Braum's Addition) developed with a Restaurant with a Drive-Through, zoned General Retail (GR) District. Following this is a 11.579-acre parcel of land (i.e. Lot 1, Block A, Pebblebrook Addition) developed with a Multi-Family Development, zoned Multi-Family 14 (MF-14) District.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application, letter, and a zoning exhibit requesting a Specific Use Permit (SUP) for a *Bail Bond Service* on the subject property. According to the Rockwall Central Appraisal District (RCAD) there is an existing 2,984 SF shopping center situated on the subject property. In this case, the applicant is requesting to operate out of one (1) of the three (3) suites in the existing building. According to the applicant's letter, the applicant currently has four (4) employees that would work at this location. The business would operate seven (7) days a week from 8am-8pm, with the phone lines staying open 24-hours a day. Staff has included all of the applicant's submitted materials in the attached packet for the Planning and Zoning Commission and City Council's review.

CONFORMANCE WITH THE CITY'S CODES

Subsection 02.01(G), *Commercial and Business Services Land Uses*, of Article 13, *Definitions*, of the Unified Development Code (UDC), defines a *Bail Bond Service* as “(a)n establishment that solicits, negotiates, and executes bonds or other security to guarantee the appearance in court of a person accused of a crime.” In this case, the applicant’s proposed use falls under this classification. According to the *Permissible Use Charts* contained in Article 04, *Permitted Uses*, of the Unified Development Code (UDC), a *Bail Bond Service* requires a Specific Use Permit (SUP) in a Commercial (C) District. The purpose of this requirement is to acknowledge that the *Bail Bond Service* land use is not appropriate within all of the City’s commercial areas, and that the City Council should have discretionary oversight with regard to this land use and their impacts within these types of districts.

STAFF ANALYSIS

According to Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), “(t)he purpose of a Specific Use Permit (SUP) is to allow discretionary consideration of certain uses that would typically be considered incompatible within certain locations of a zoning district.” In addition, the Specific Use Permit (SUP) allows the Planning and Zoning Commission and City Council the discretion to consider certain land uses to mitigate for the proliferation of one (1) land use within close proximity to each other. In this case, there is another *Bail Bond Service* within the adjacent multi-tenant retail building, which is approximately ~100-feet of the subject property (*i.e.* ~285-feet from the subject property to the lease space of the existing *Bail Bond Service*). That being said, approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject is situated within the *IH-30 Corridor District*. This district is composed primarily of a *Special Commercial Corridor (SC)*. The *IH-30 Corridor District* classifies the SC into three (3) zones: *Preservation Zone*, *Transitional Zone*, and *Opportunity Zone*. In this case, the subject property is located within the *Opportunity Zone*, which is defined as “(a) segment of the existing corridor with vacant or strategically placed or underutilized land that could be developed or redeveloped with the highest and best use for the corridor.” It is at the discretion of the Planning and Zoning Commission and City Council if the proposed *Bail Bond Service* meets the *District Strategies* outlined within the OURHometown Vision 2040 Comprehensive Plan.

NOTIFICATIONS

On March 21, 2023, staff mailed 34 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Waterstone Homeowner’s Association (HOA), which is the only HOA/Neighborhood Organization 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). Staff has received no notices in favor or opposed to the applicant’s request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant’s request for a Specific Use Permit (SUP) for a *Bail Bond Service* within a Commercial (C) District, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and which are detailed as follows:
 - (a) The development and operation of the *Bail Bond Service* shall generally conform to the Survey depicted in Exhibit ‘B’ of this ordinance and shall not occupy the entire existing building; and
 - (b) The proposed *Bail Bond Service* shall comply with all signage requirements.

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



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22023-016

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST (SELECT ONLY ONE BOX):

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

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.
² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1901 S. Goliad, Rockwall TX 75087

SUBDIVISION Garland Federal Savings Loan LOT 1 BLOCK 1

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE baill bonds

ACREAGE 0.423

LOTS [CURRENT]

LOTS [PROPOSED]

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER DONNA C Pritchard APPLICANT Jonathan Martinez

CONTACT PERSON Jonathan Martinez

ADDRESS 1610 Shores Blvd ADDRESS 331 S. Riverfront Blvd

CITY, STATE & ZIP Rockwall TX 75087 CITY, STATE & ZIP Dallas, TX, 75207

PHONE 214 923 7031 PHONE 214 235-3421

E-MAIL dcp627@yahoo.com E-MAIL expressbaillbonds19@yahoo.com

NOTARY VERIFICATION [REQUIRED]

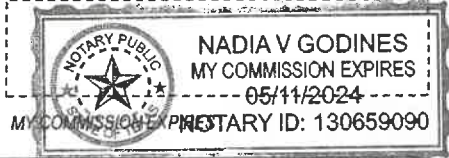
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Donna C. Pritchard [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 10 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14 DAY OF March, 20 23 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

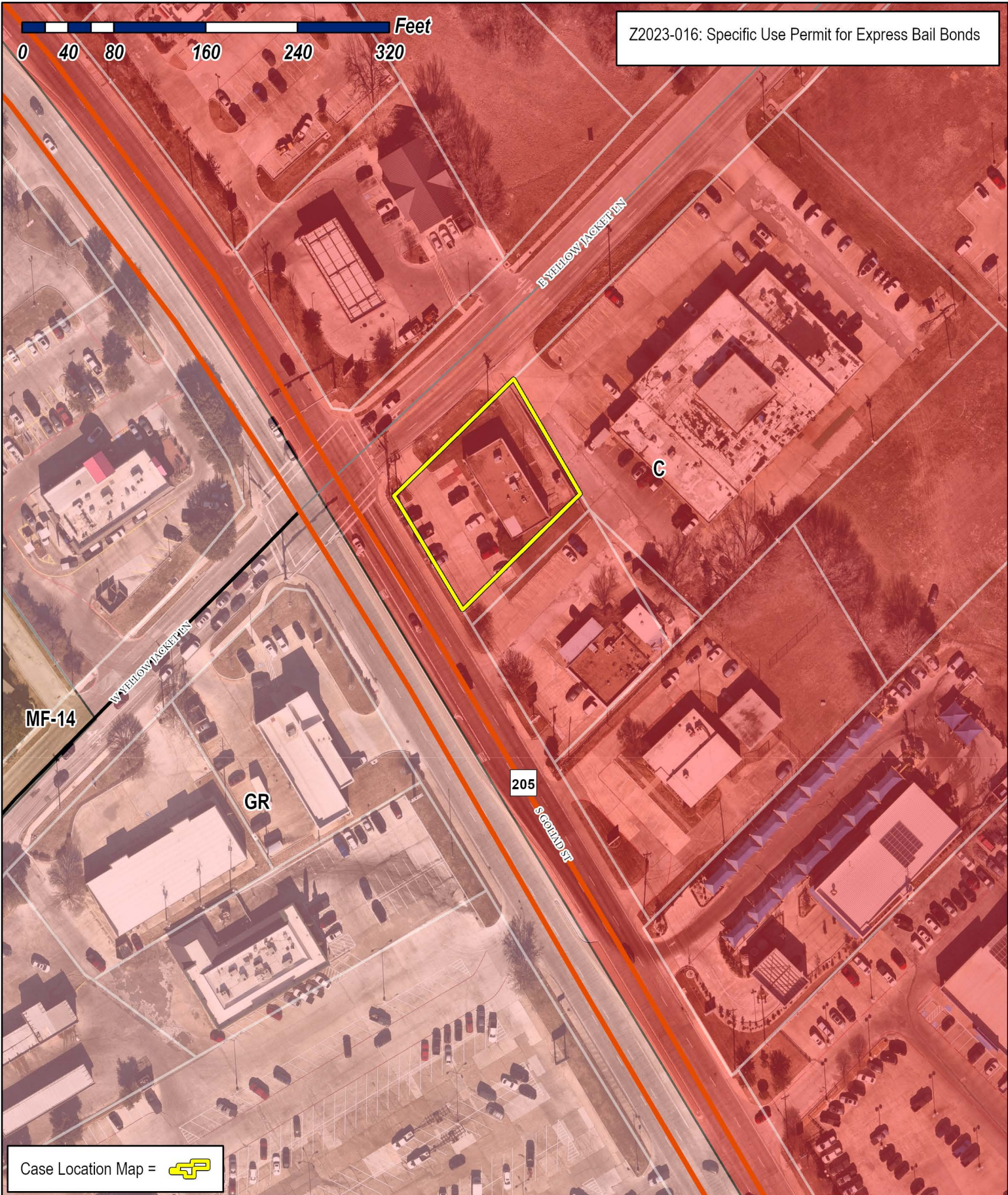
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF March, 20 23


OWNER'S SIGNATURE Donna C Pritchard

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Nadia V. Godines



Z2023-016: Specific Use Permit for Express Bail Bonds



Case Location Map = 



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.

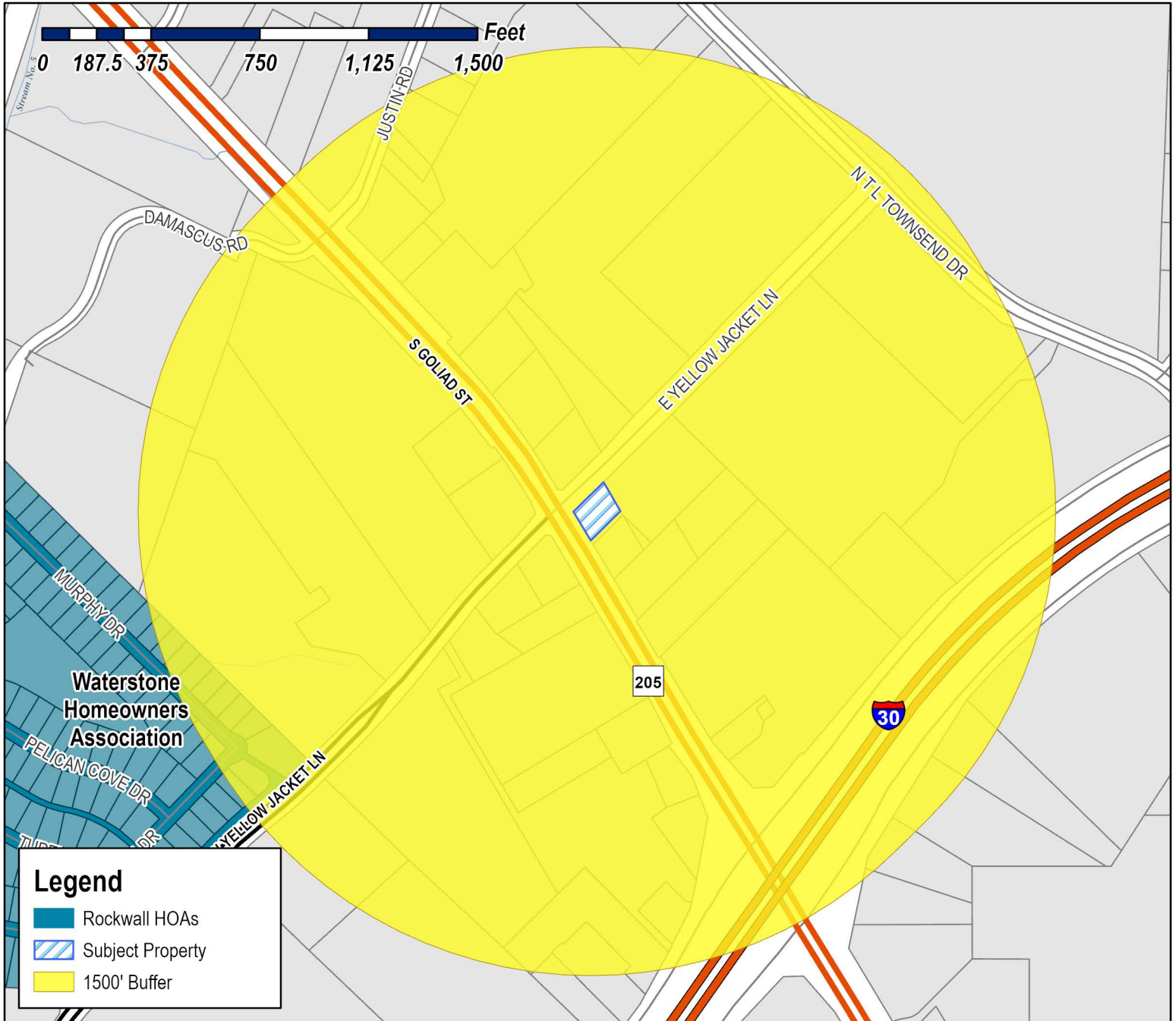




City of Rockwall

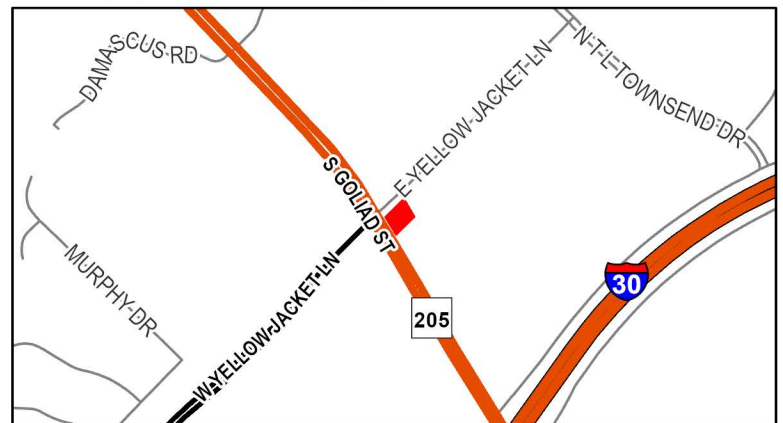
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Case Number: Z2023-016
Case Name: SUP for Express Bail Bonds
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 1901 S. Goliad Street

Date Saved: 3/14/2023
 For Questions on this Case Call (972) 771-7745



Lee, Henry

From: Guevara, Angelica
Sent: Tuesday, March 21, 2023 2:37 PM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry
Subject: Neighborhood Notification Program [Z2023-016]
Attachments: Public Notice Z2023-016.pdf; HOA Map Z2023-016.pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, 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 *March 24, 2023*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, April 11, 2023 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, April 17, 2023 at 6:00 PM*. 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>.

Z2023-016: SUP for Bail Bond Service

Hold a public hearing to discuss and consider a request by Johnathan Martinez on behalf of Donna C. Pritchard for the approval of a Specific Use Permit (SUP) allowing a Bail Bond Service on a 0.423-acre parcel of land identified as Lot 1, Block 1, Garland Federal Savings & Loan Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1901 S. Goliad Street [SH-205], and take any action necessary.

Thank you,

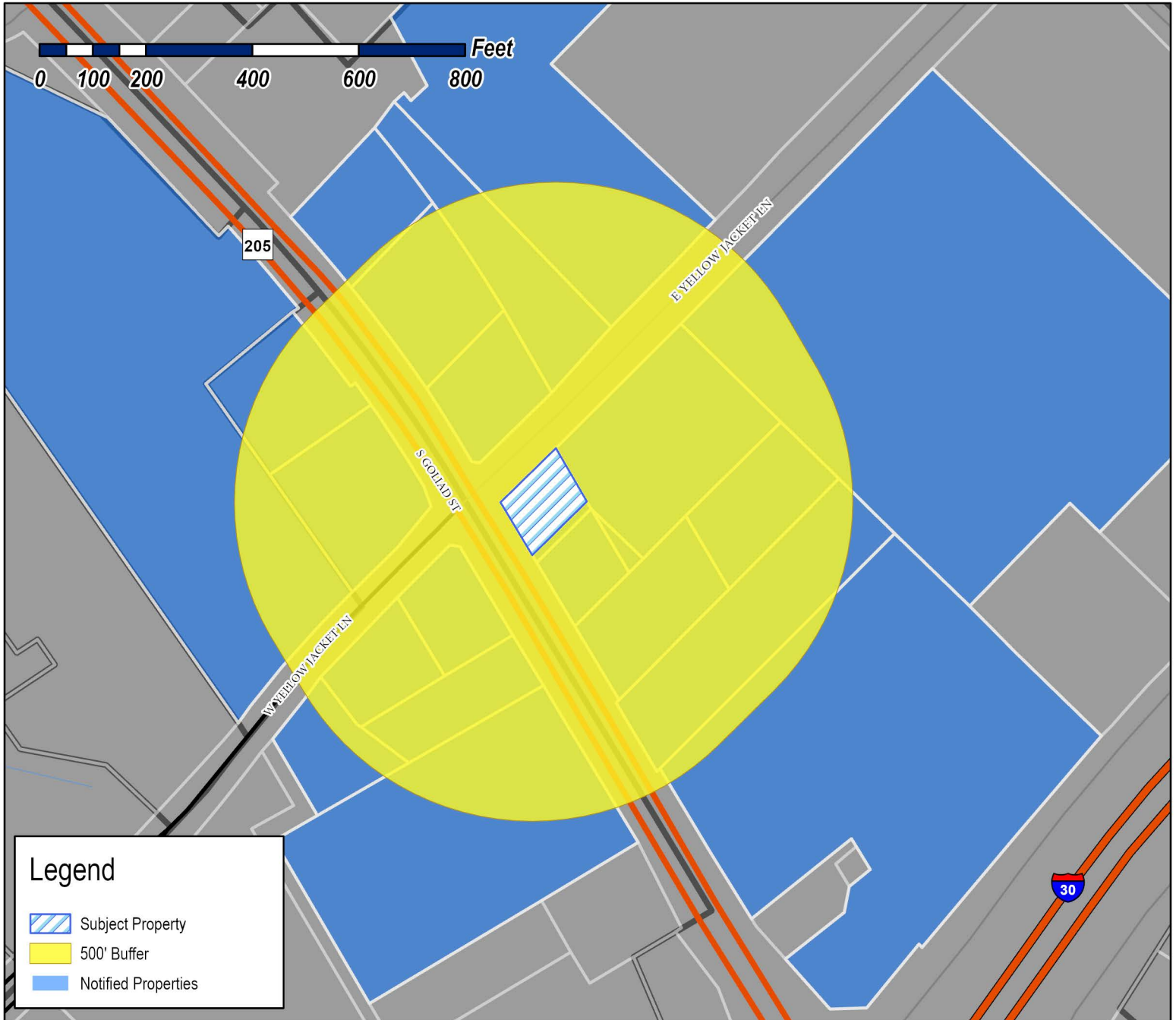
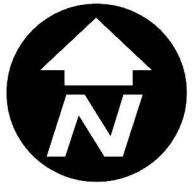
Angelica Guevara
Planning Technician
City of Rockwall Planning & Zoning
385 S. Goliad Street
Rockwall, TX 75087
Office: 972-771-7745
Direct: 972-772-6438



City of Rockwall

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

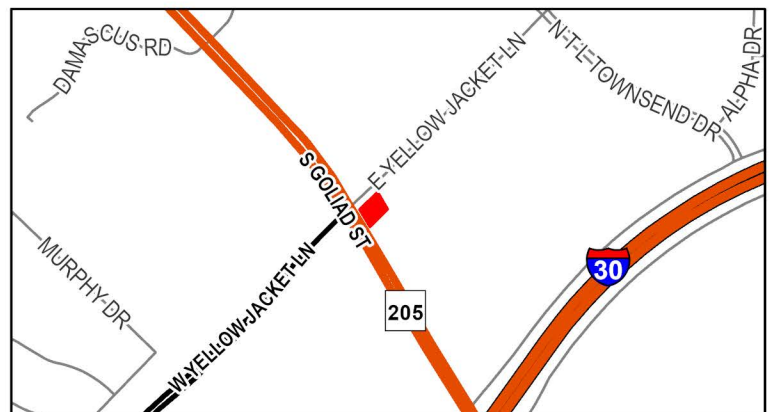
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2023-016
Case Name: SUP for Express Bail Bonds
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 1901 S. Goliad Street

Date Saved: 3/14/2023

For Questions on this Case Call: (972) 771-7746



RESIDENT
1101 YELLOW JACKET LN
ROCKWALL, TX 75087

ROCKWALL COUNTY
C/O CRIMINAL DIST ATT
1101 RIDGE RD STE 105
ROCKWALL, TX 75087

RESIDENT
1111 E YELLOWJACKET LN
ROCKWALL, TX 75087

RESIDENT
1121 YELLOW JACKET LN
ROCKWALL, TX 75087

MTK REAL ESTATE INVESTMENTS LLC
1131 RIDGE ROAD
ROCKWALL, TX 75087

FIRST UNITED METHODIST CHURCH
FINANCE OFFICE
1200 E YELLOW JACKET LN
ROCKWALL, TX 75087

RESIDENT
1410 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
1415 S GOLIAD ST
ROCKWALL, TX 75087

SMAJLI MARIO
1426 MURPHY DRIVE
ROCKWALL, TX 75087

PRITCHARD DONNA CULLINS
1610 SHORES BLVD
ROCKWALL, TX 75087

RESIDENT
1801 S GOLIAD
ROCKWALL, TX 75087

LONE STAR CHICKEN LP
1810 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
1815 S GOLIAD
ROCKWALL, TX 75087

WDC PEBBLEBROOK APARTMENTS LLC
ATTN: MLG FUND ACCOUNTING
19000 W. BLUEMOUND ROAD
BROOKEFIELD, WI 53045

RESIDENT
1901 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
1902 S GOLIAD
ROCKWALL, TX 75087

UHLIG JANET KAY &
JEFFERY DAVID JOLLEY
1903 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
1920 S GOLIAD
ROCKWALL, TX 75087

ROCKWALL VET CLINIC
C/O JOE LOFTIS
2001 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
2002 S GOLIAD
ROCKWALL, TX 75087

CARMEL CAR WASH ROCKWALL LLC
2003 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
2004 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
2005 S GOLIAD
ROCKWALL, TX 75087

LANDLOW LLC
2070 PONTCHARTRAIN
ROCKWALL, TX 75087

ERNIES RENTAL HEADQUARTERS INC (ERHI) AND
BALDWIN GARDENS INC (BGI) AND BALDWIN
BROTHERS INC (BBI)
2540 VILLAGE COMMON DRIVE
ERIE, PA 16506

DAIRYROCK LLC
300 SE 5TH AVENUE #4100
BOCA RATON, FL 33432

RETAIL BUILDERS INC
3000 NE 63RD ST
OKLAHOMA CITY, OK 73121

ROCK HOB LP
3308 KEMP BLVD STE 3
WICHITA FALLS, TX 76308

COX MORRIS G
6902 ELLSWORTH AVENUE
DALLAS, TX 75214

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

YELLOW JACKET OB 1 LLC
800 EAGLE PASS
HEATH, TX 75032

RESIDENT
811 YELLOW JACKET
ROCKWALL, TX 75087

MIAN REAL ESTATE HOLDINGS LLC-FUND III
SERIES
8660 THOMAS CHARLES LANE
HICKORY HILLS, IL 60457

BOOMPA LTD
PO BOX 999
ROCKWALL, TX 75087

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

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:

Z2023-016: SUP for Bail Bond Service

Hold a public hearing to discuss and consider a request by Johnathan Martinez on behalf of Donna C. Pritchard for the approval of a Specific Use Permit (SUP) allowing a Bail Bond Service on a 0.423-acre parcel of land identified as Lot 1, Block 1, Garland Federal Savings & Loan Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1901 S. Goliad Street [SH-205], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, April 11, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 17, 2023 at 6:00 PM. 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:

Henry Lee
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, April 17, 2023 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



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. Z2023-016: SUP for Bail Bond Service

Please place a check mark on the appropriate line below:

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

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

Name:
Address:

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

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

Case No. Z2023-016: SUP for Bail Bond Service

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.

My Dairy Queen is located within a mile of this location. I do not feel this is an appropriate Business to be so close in proximity to a family destination

Name:

Dairy Rock, LLC

Address:

1801 Goliad St., Rockwall, TX 75087

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

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

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

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Z2023-016: SUP for Bail Bond Service

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

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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>

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

Case No. Z2023-016: SUP for Bail Bond Service

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.

No we are opposed to that property being used for that type of business. We feel that would not be a quality use for this location and would cause a loss of property values for other owners.

Name: John Brodersen
Address: 2003 S. Goliad St. Rockwall, TX 75087

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

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

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
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Z2023-016: SUP for Bail Bond Service

Hold a public hearing to discuss and consider a request by Johnathan Martinez on behalf of Donna C. Pritchard for the approval of a Specific Use Permit (SUP) allowing a Bail Bond Service on a 0.423-acre parcel of land identified as Lot 1, Block 1, Garland Federal Savings & Loan Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1901 S. Goliad Street [SH-205], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, April 11, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 17, 2023 at 6:00 PM. 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:

Henry Lee
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, April 17, 2023 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



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. Z2023-016: SUP for Bail Bond Service

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.

- Will hinder the value of properties in the area.

- Does not conform with other businesses in the area.

Name: Tyler C. Sales, Authorized Representative of Hob-Rock, LLC

Address: 2004 S Goliad Street, Rockwall, TX 75087

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

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

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

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:

Z2023-016: SUP for Bail Bond Service

Hold a public hearing to discuss and consider a request by Johnathan Martinez on behalf of Donna C. Pritchard for the approval of a Specific Use Permit (SUP) allowing a Bail Bond Service on a 0.423-acre parcel of land identified as Lot 1, Block 1, Garland Federal Savings & Loan Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1901 S. Goliad Street [SH-205], 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>

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

Case No. Z2023-016: SUP for Bail Bond Service

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.

IT IS A NON-OFFENSIVE BUSINESS THAT WILL NOT
CONTRIBUTE TO ADDITIONAL TRAFFIC CONGESTION
AND WILL ADD ADDITIONAL TAXES TO HELP SUPPORT
THE CITY AND COUNTY

Name: GW Pritchard
Address: 1610 SHOLES BLVD. 75087

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

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



EXPRESS BAIL BONDS

LIC#264
331 S. Riverfront Blvd
Dallas Tx, 75207
Office (214) 760-1644
Fax (214) 760-1202

LIC#250
334 N. Beach St
Ft. Worth Tx, 76111
Office (817) 615-9319
Fax (817) 615-9319

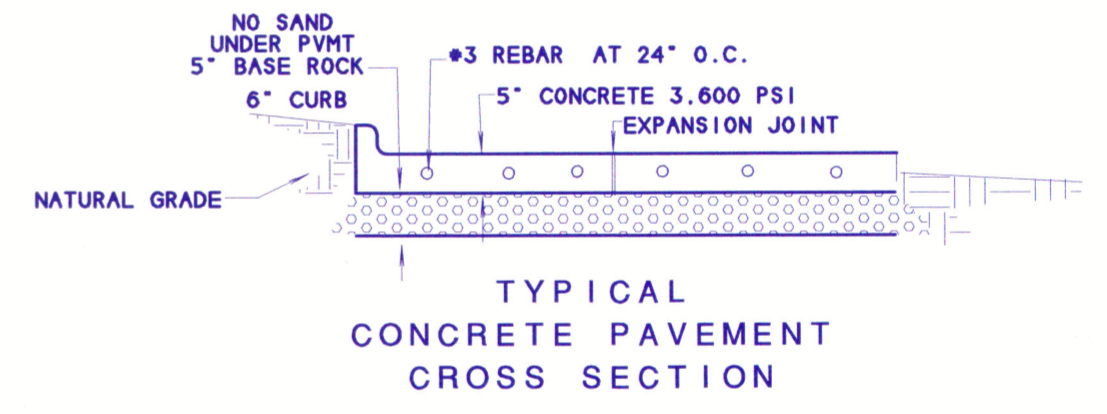
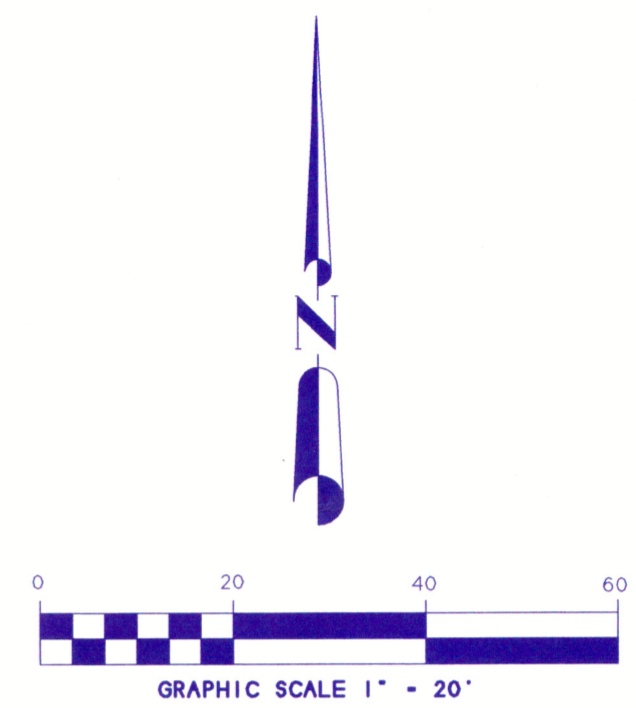
Email: expressbailbonds19@yahoo.com

March 13, 2023

My company as a bail bond office and bondsmen. We provide a service allowing a person (s) to post bail for who is charge with crimes and who do not have the money necessary to post the entire bail with the court. The bail bondsman acts as a surety by providing money to the court for the person(s) bail, promising the defendant will appear in court. We are an office of four people total. Our days and hours is known to be 24 hours, how ever will operate cordially as we provide service. I hope to be apart of Rockwall County to be of service to the community.

Thank you,
Jonathan





SITE PLAN LOT 1, BLOCK 1 GARLAND FEDERAL SAVINGS & LOAN ADDITION

A PART OF THE JOSEPH CADLE
SURVEY, ABSTRACT NO. 65
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNERS:
DONNA CULLINS PRITCHARD
KIMBERLY COLLICHIO
1610 SHORES BLVD.
ROCKWALL, TX 75087
972-771-3060

SYMBOL LEGEND	
	TELEVISION
	CABLE
	ELECTRIC
	TU ELEC BOX
	SURFACE JUNCTION BOX
	FENCE
	GAS
	PHONE
	FIRE HYDRANT
	POWER POLE
	1/2" IRF FROM ROAD FOUND CORNER
	LP
	A/C
	AIR COND.
	PROPANE TANK
	PROPERTY LINE

R.S.C.I.
ROCKWALL SURVEYING CO., INC. LAND SURVEYING
1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX

SURVEY DATE: JULY 9, 2008
SCALE: 1" = 20'
CLIENT: PRITCHARD, GF# NONE

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *BAIL BOND SERVICE* ON A 0.423-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK 1, GARLAND FEDERAL SAVINGS AND LOAN ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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, a request has been made by Johnathan Martinez on behalf of Donna Pritchard for the approval of a *Specific Use Permit (SUP)* for a *Bail Bond Service* on a 0.423-acre parcel of land identified as Lot 1, Block 1, Garland Federal Savings and Loan Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1901 S. Goliad Street [SH-205], and being more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

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

SECTION 1. The Unified Development Code [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Bail Bond Service* as stipulated by Article 04, *Permissible Uses*, of the Unified Development Code [Ordinance No. 20-02] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Subsection 01.01, *Land Use Schedule*, of Article 04, *Permissible Uses*, and Subsection 04.01, *General Commercial District Standards*; Subsection 04.05, *Commercial (C) District*; and Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Bail Bond Service* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The proposed *Bail Bond Service* shall be limited to the area depicted in *Exhibit 'B'* of this ordinance.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (after proper notice) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

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

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF MAY, 2023.

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

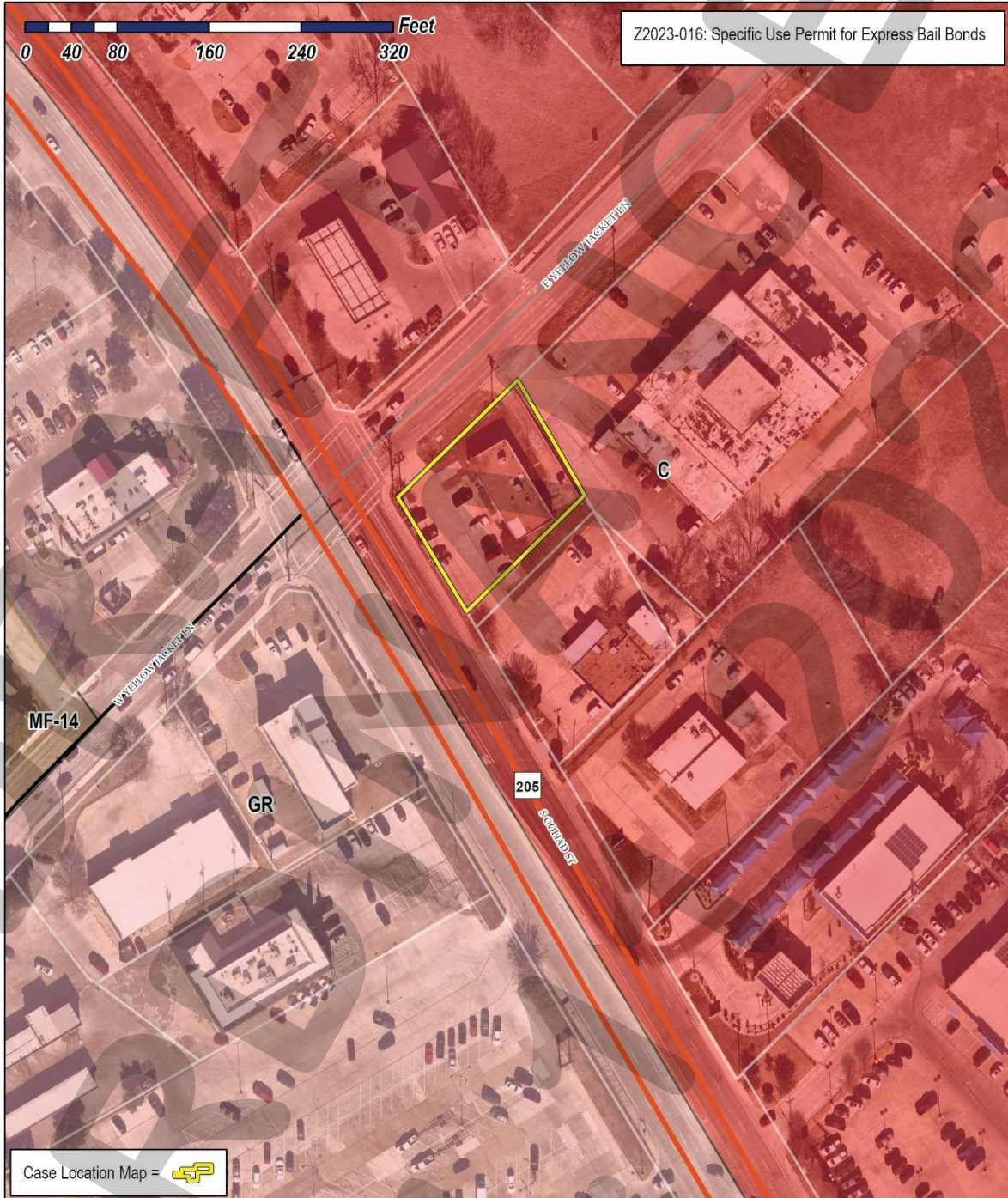
1st Reading: April 17, 2023

2nd Reading: May 1, 2023

DRAFT
ORDINANCE
04.17.2023

**Exhibit 'A':
Location Map**

LEGAL DESCRIPTION: LOT 1, BLOCK 1, GARLAND FEDERAL SAVINGS AND LOANS ADDITION



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.





CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: April 17, 2023
APPLICANT: Jonathan Martinez
CASE NUMBER: Z2023-016; *Specific Use Permit for a Bail Bond Service*

SUMMARY

Hold a public hearing to discuss and consider a request by Johnathan Martinez on behalf of Donna C. Pritchard for the approval of a *Specific Use Permit (SUP)* allowing a *Bail Bond Service* on a 0.423-acre parcel of land identified as Lot 1, Block 1, Garland Federal Savings & Loan Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1901 S. Goliad Street [SH-205], and take any action necessary.

BACKGROUND

A portion of the subject property was originally annexed into the City of Rockwall on June 20, 1959 by *Ordinance No. 59-02*. The remainder of the subject property was annexed into the City of Rockwall on September 5, 1960 by *Ordinance No. 60-02*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the January 3, 1972 historic zoning map, at some point between the time of annexation and January 3, 1972 the subject property was rezoned from Agricultural (AG) District to Commercial (C) District. On March 1, 1976, the City Council approved a final plat that establish the subject property at Lot 1, Block 1, Garland Federal Savings & Loan Addition. According to the Rockwall Central Appraisal District (RCAD) there is a 2,984 SF shopping center constructed in 1992.

PURPOSE

The applicant – *Jonathan Martinez* – is requesting the approval of a Specific Use Permit (SUP) to allow a *Bail Bond Service* in a Commercial (C) District on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1901 S. Goliad Street [SH-205]. The land uses adjacent to the subject property are as follows:

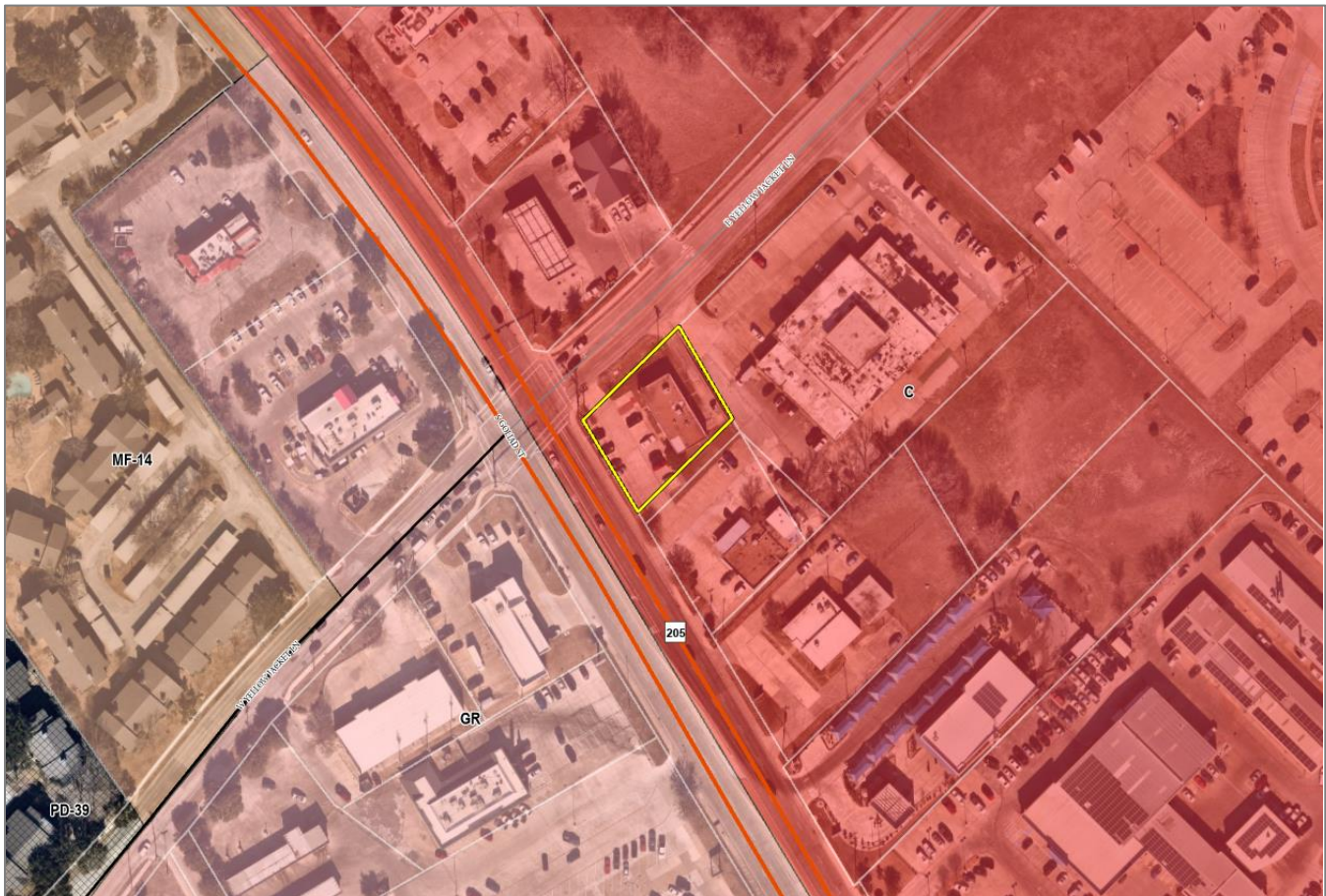
North: Directly north of the subject property is E. Yellow Jacket Lane, which is classified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.8323-acre parcel of land (*i.e. Lot 1, Block 1, 7 Eleven/Goliad Addition*) developed with a *Retail Store with Gasoline Sales*, zoned Commercial (C) District. Following this are two (2) vacant parcels of land (*i.e. Lots 6 & 8, Block 1, First United Methodist Church Addition*) zoned Commercial (C) District.

South: Directly south of the subject property are two (2) tracts of land (*i.e. Lot 1, Block A875, JJ Jones Addition & tract 19 of the J. Cradle Survey, Abstract No. 65*) developed with a *Retail Store* and a *Small Animal Clinic*, zoned Commercial (C) District. Beyond this is S. Goliad Street, which is classified as a P6D (*i.e. principle arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is a 4.82-acre parcel of land (*i.e. Lot 1, I-30/205 Plaza Phase 1 Addition*) developed with a *Retail Store (i.e. Hobby Lobby)*, zoned Commercial (C) District.

East: Directly east of the subject property is a 2.198-acre parcel of land (i.e. part of Lot 1, Rockwall Business Park) developed with a multi-tenant commercial building, zoned Commercial (C) District. Beyond this is a vacant parcel of land (i.e. part of Lot 1, Rockwall Business Park) zoned Commercial (C) District. Following this is a 12.79-acre parcel of land (i.e. Lot 1, Block A, Rockwall County Courthouse Addition) developed with the Rockwall County Courthouse, zoned Commercial (C) District.

West: Directly west of the subject property is the intersection of E. Yellow Jacket Lane and S. Goliad Street, which are classified as a M4D (i.e. major collector, four [4] lane, divided roadway) and a P6D (i.e. principle arterial, six [6] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 1.30-acre parcel of land (i.e. Lot 1A, Block A, Braum's Addition) developed with a Restaurant with a Drive-Through, zoned General Retail (GR) District. Following this is a 11.579-acre parcel of land (i.e. Lot 1, Block A, Pebblebrook Addition) developed with a Multi-Family Development, zoned Multi-Family 14 (MF-14) District.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application, letter, and a zoning exhibit requesting a Specific Use Permit (SUP) for a *Bail Bond Service* on the subject property. According to the Rockwall Central Appraisal District (RCAD) there is an existing 2,984 SF shopping center situated on the subject property. In this case, the applicant is requesting to operate out of one (1) of the three (3) suites in the existing building. According to the applicant's letter, the applicant currently has four (4) employees that would work at this location. The business would operate seven (7) days a week from 8am-8pm, with the phone lines staying open 24-hours a day. Staff has included all of the applicant's submitted materials in the attached packet for the Planning and Zoning Commission and City Council's review.

CONFORMANCE WITH THE CITY'S CODES

Subsection 02.01(G), *Commercial and Business Services Land Uses*, of Article 13, *Definitions*, of the Unified Development Code (UDC), defines a *Bail Bond Service* as “(a)n establishment that solicits, negotiates, and executes bonds or other security to guarantee the appearance in court of a person accused of a crime.” In this case, the applicant’s proposed use falls under this classification. According to the *Permissible Use Charts* contained in Article 04, *Permitted Uses*, of the Unified Development Code (UDC), a *Bail Bond Service* requires a Specific Use Permit (SUP) in a Commercial (C) District. The purpose of this requirement is to acknowledge that the *Bail Bond Service* land use is not appropriate within all of the City’s commercial areas, and that the City Council should have discretionary oversight with regard to this land use and their impacts within these types of districts.

STAFF ANALYSIS

According to Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), “(t)he purpose of a Specific Use Permit (SUP) is to allow discretionary consideration of certain uses that would typically be considered incompatible within certain locations of a zoning district.” In addition, the Specific Use Permit (SUP) allows the Planning and Zoning Commission and City Council the discretion to consider certain land uses to mitigate for the proliferation of one (1) land use within close proximity to each other. In this case, there is another *Bail Bond Service* within the adjacent multi-tenant retail building, which is approximately ~100-feet of the subject property (*i.e.* ~285-feet from the subject property to the lease space of the existing *Bail Bond Service*). That being said, approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject is situated within the *IH-30 Corridor District*. This district is composed primarily of a *Special Commercial Corridor (SC)*. The *IH-30 Corridor District* classifies the SC into three (3) zones: *Preservation Zone*, *Transitional Zone*, and *Opportunity Zone*. In this case, the subject property is located within the *Opportunity Zone*, which is defined as “(a) segment of the existing corridor with vacant or strategically placed or underutilized land that could be developed or redeveloped with the highest and best use for the corridor.” It is at the discretion of the Planning and Zoning Commission and City Council if the proposed *Bail Bond Service* meets the *District Strategies* outlined within the OURHometown Vision 2040 Comprehensive Plan.

NOTIFICATIONS

On March 21, 2023, staff mailed 34 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Waterstone Homeowner’s Association (HOA), which is the only HOA/Neighborhood Organization 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). Staff has received no notices in favor or opposed to the applicant’s request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant’s request for a Specific Use Permit (SUP) for a *Bail Bond Service* within a Commercial (C) District, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and which are detailed as follows:
 - (a) The development and operation of the *Bail Bond Service* shall generally conform to the Survey depicted in Exhibit ‘B’ of this ordinance and shall not occupy the entire existing building; and
 - (b) The proposed *Bail Bond Service* shall comply with all signage requirements.

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

PLANNING AND ZONING COMMISSION

On April 11, 2023, the Planning and Zoning Commission approved a motion to recommend denial of the SUP by a vote of 6-0, with Commissioner Womble absent. According to Subsection 02.03(G), *Protest of a Zoning Change*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), “(i)f such change [*zoning change or Specific Use Permit (SUP)*] is recommended for denial by the Planning and Zoning Commission, such zoning change or Specific Use Permit (SUP) shall require a supermajority vote (*i.e. three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval.”



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22023-016

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST (SELECT ONLY ONE BOX):

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

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.
² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1901 S. Goliad, Rockwall TX 75087

SUBDIVISION Garland Federal Savings & Loan LOT 1 BLOCK 1

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE baill bonds

ACREAGE 0.423

LOTS [CURRENT]

LOTS [PROPOSED]

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER DONNA C Pritchard APPLICANT Jonathan Martinez

CONTACT PERSON Jonathan Martinez

ADDRESS 1610 Shores Blvd ADDRESS 331 S. Riverfront Blvd

CITY, STATE & ZIP Rockwall TX 75087 CITY, STATE & ZIP Dallas, TX, 75207

PHONE 214 923 7031 PHONE 214 235-3421

E-MAIL dcp627@yahoo.com E-MAIL expressbailbonds19@yahoo.com

NOTARY VERIFICATION [REQUIRED]

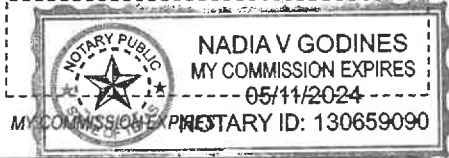
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Donna C. Pritchard [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

¹ I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 10 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14 DAY OF March, 20 23 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

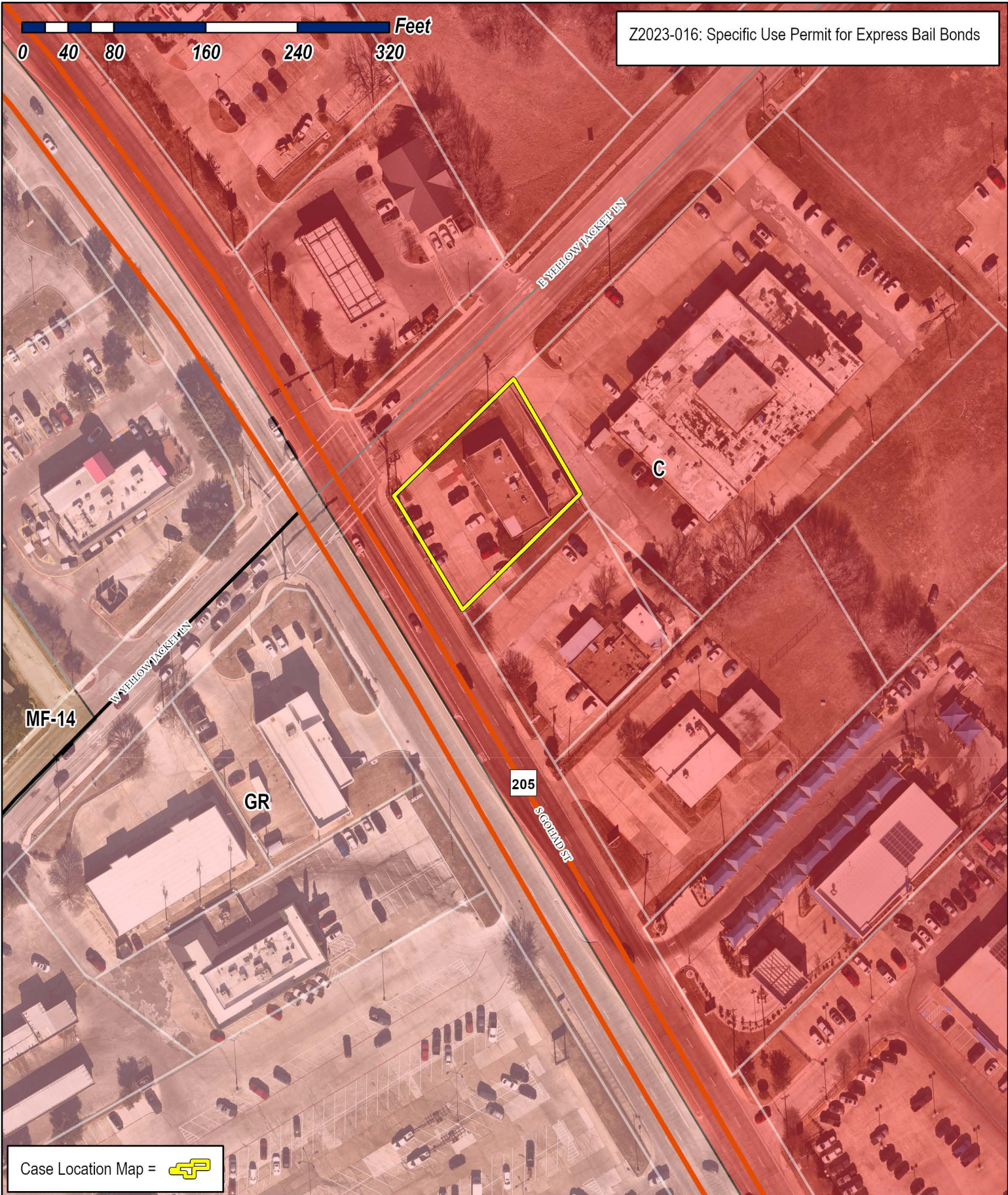
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF March, 20 23


OWNER'S SIGNATURE Donna C Pritchard

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Nadia V. Godines



Z2023-016: Specific Use Permit for Express Bail Bonds



Case Location Map = 



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.

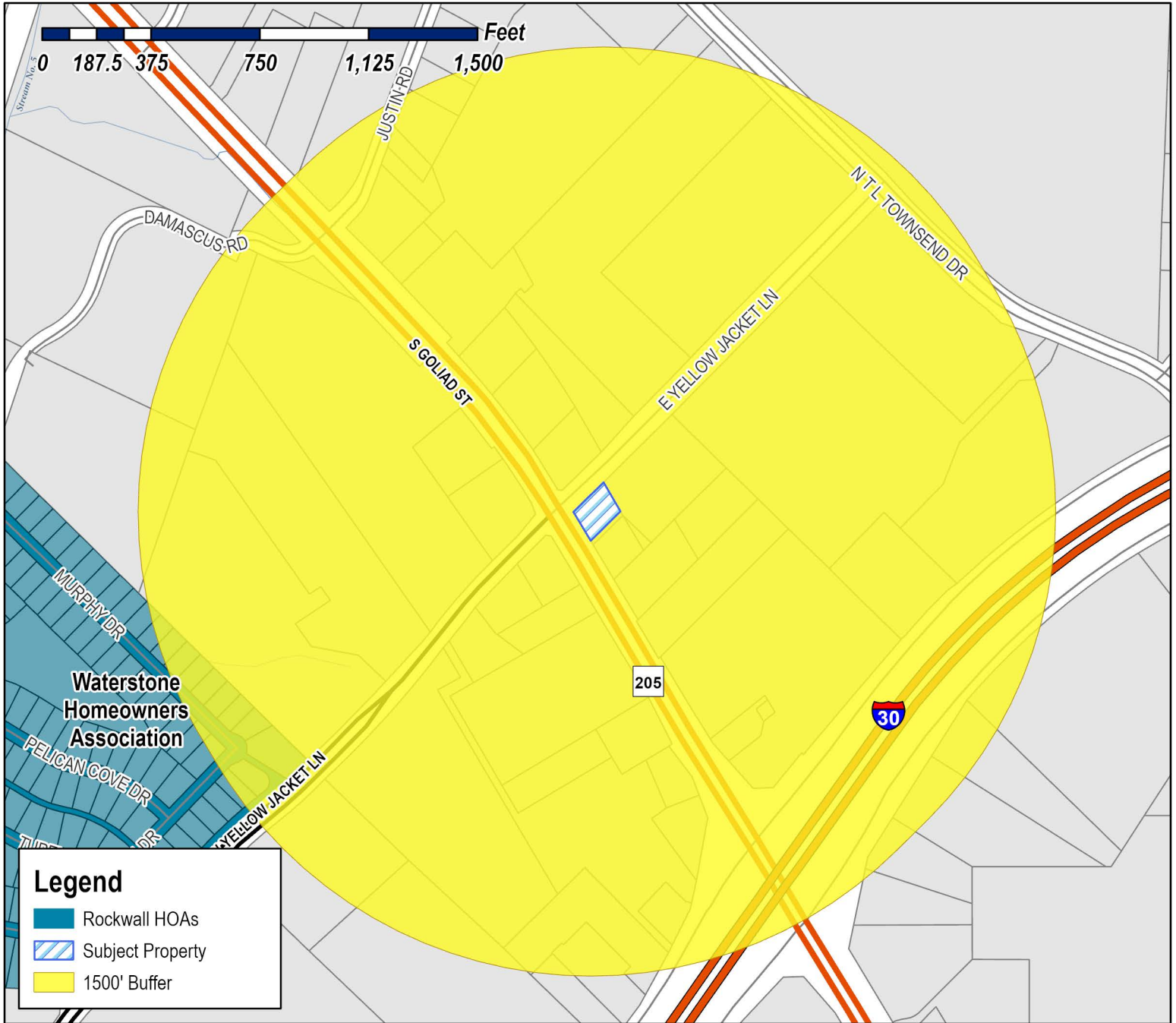




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Case Number: Z2023-016
Case Name: SUP for Express Bail Bonds
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 1901 S. Goliad Street

Date Saved: 3/14/2023
 For Questions on this Case Call (972) 771-7745



Lee, Henry

From: Guevara, Angelica
Sent: Tuesday, March 21, 2023 2:37 PM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry
Subject: Neighborhood Notification Program [Z2023-016]
Attachments: Public Notice Z2023-016.pdf; HOA Map Z2023-016.pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, 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 *March 24, 2023*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, April 11, 2023 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, April 17, 2023 at 6:00 PM*. 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>.

Z2023-016: SUP for Bail Bond Service

Hold a public hearing to discuss and consider a request by Johnathan Martinez on behalf of Donna C. Pritchard for the approval of a Specific Use Permit (SUP) allowing a Bail Bond Service on a 0.423-acre parcel of land identified as Lot 1, Block 1, Garland Federal Savings & Loan Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1901 S. Goliad Street [SH-205], and take any action necessary.

Thank you,

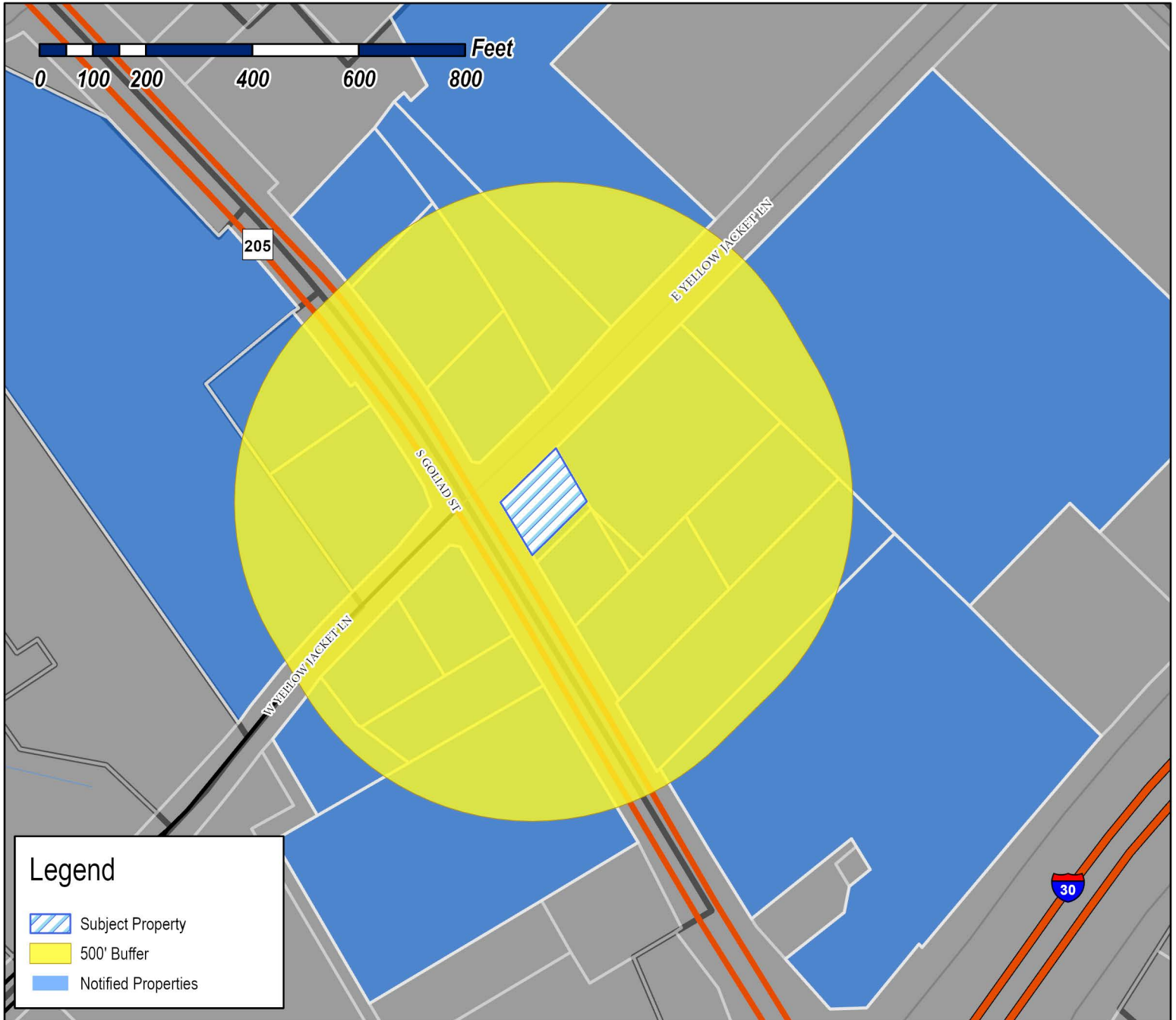
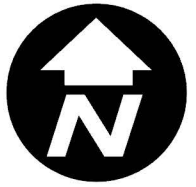
Angelica Guevara
Planning Technician
City of Rockwall Planning & Zoning
385 S. Goliad Street
Rockwall, TX 75087
Office: 972-771-7745
Direct: 972-772-6438



City of Rockwall

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

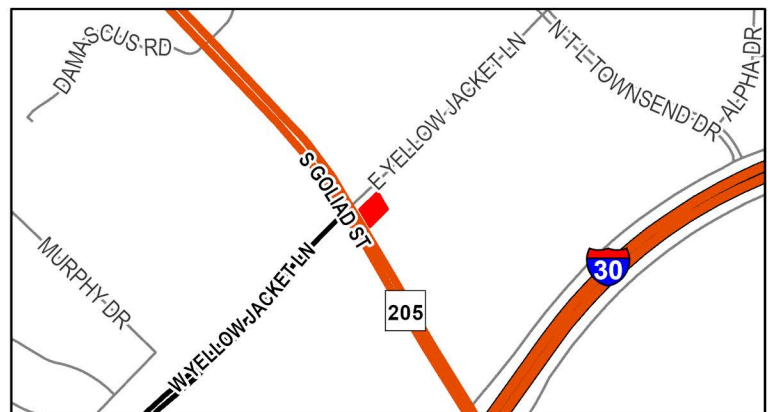
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Case Number: Z2023-016
Case Name: SUP for Express Bail Bonds
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 1901 S. Goliad Street

Date Saved: 3/14/2023

For Questions on this Case Call: (972) 771-7746



RESIDENT
1101 YELLOW JACKET LN
ROCKWALL, TX 75087

ROCKWALL COUNTY
C/O CRIMINAL DIST ATT
1101 RIDGE RD STE 105
ROCKWALL, TX 75087

RESIDENT
1111 E YELLOWJACKET LN
ROCKWALL, TX 75087

RESIDENT
1121 YELLOW JACKET LN
ROCKWALL, TX 75087

MTK REAL ESTATE INVESTMENTS LLC
1131 RIDGE ROAD
ROCKWALL, TX 75087

FIRST UNITED METHODIST CHURCH
FINANCE OFFICE
1200 E YELLOW JACKET LN
ROCKWALL, TX 75087

RESIDENT
1410 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
1415 S GOLIAD ST
ROCKWALL, TX 75087

SMAJLI MARIO
1426 MURPHY DRIVE
ROCKWALL, TX 75087

PRITCHARD DONNA CULLINS
1610 SHORES BLVD
ROCKWALL, TX 75087

RESIDENT
1801 S GOLIAD
ROCKWALL, TX 75087

LONE STAR CHICKEN LP
1810 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
1815 S GOLIAD
ROCKWALL, TX 75087

WDC PEBBLEBROOK APARTMENTS LLC
ATTN: MLG FUND ACCOUNTING
19000 W. BLUEMOUND ROAD
BROOKEFIELD, WI 53045

RESIDENT
1901 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
1902 S GOLIAD
ROCKWALL, TX 75087

UHLIG JANET KAY &
JEFFERY DAVID JOLLEY
1903 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
1920 S GOLIAD
ROCKWALL, TX 75087

ROCKWALL VET CLINIC
C/O JOE LOFTIS
2001 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
2002 S GOLIAD
ROCKWALL, TX 75087

CARMEL CAR WASH ROCKWALL LLC
2003 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
2004 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
2005 S GOLIAD
ROCKWALL, TX 75087

LANDLOW LLC
2070 PONTCHARTRAIN
ROCKWALL, TX 75087

ERNIES RENTAL HEADQUARTERS INC (ERHI) AND
BALDWIN GARDENS INC (BGI) AND BALDWIN
BROTHERS INC (BBI)
2540 VILLAGE COMMON DRIVE
ERIE, PA 16506

DAIRYROCK LLC
300 SE 5TH AVENUE #4100
BOCA RATON, FL 33432

RETAIL BUILDERS INC
3000 NE 63RD ST
OKLAHOMA CITY, OK 73121

ROCK HOB LP
3308 KEMP BLVD STE 3
WICHITA FALLS, TX 76308

COX MORRIS G
6902 ELLSWORTH AVENUE
DALLAS, TX 75214

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

YELLOW JACKET OB 1 LLC
800 EAGLE PASS
HEATH, TX 75032

RESIDENT
811 YELLOW JACKET
ROCKWALL, TX 75087

MIAN REAL ESTATE HOLDINGS LLC-FUND III
SERIES
8660 THOMAS CHARLES LANE
HICKORY HILLS, IL 60457

BOOMPA LTD
PO BOX 999
ROCKWALL, TX 75087

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

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:

Z2023-016: SUP for Bail Bond Service

Hold a public hearing to discuss and consider a request by Johnathan Martinez on behalf of Donna C. Pritchard for the approval of a Specific Use Permit (SUP) allowing a Bail Bond Service on a 0.423-acre parcel of land identified as Lot 1, Block 1, Garland Federal Savings & Loan Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1901 S. Goliad Street [SH-205], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, April 11, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 17, 2023 at 6:00 PM. 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:

Henry Lee
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, April 17, 2023 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



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. Z2023-016: SUP for Bail Bond Service

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

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

Case No. Z2023-016: SUP for Bail Bond Service

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.

My Dairy Queen is located within a mile of this location. I do not feel this is an appropriate Business to be so close in proximity to a family destination

Name:

Dairy Rock, LLC

Address:

1801 Goliad St., Rockwall, TX 75087

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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Case No. Z2023-016: SUP for Bail Bond Service

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.

No we are opposed to that property being used for that type of business. We feel that would not be a quality use for this location and would cause a loss of property values for other owners.

Name: John Brodersen
Address: 2003 S. Goliad St. Rockwall, TX 75087

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

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Case No. Z2023-016: SUP for Bail Bond Service

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.

- Will hinder the value of properties in the area.

- Does not conform with other businesses in the area.

Name: Tyler C. Sales, Authorized Representative of Hob-Rock, LLC

Address: 2004 S Goliad Street, Rockwall, TX 75087

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

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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.

IT IS A NON-OFFENSIVE BUSINESS THAT WILL NOT
CONTRIBUTE TO ADDITIONAL TRAFFIC CONGESTION
AND WILL ADD ADDITIONAL TAXES TO HELP SUPPORT
THE CITY AND COUNTY

Name: GW Pritchard
Address: 1610 SHOLES BLVD. 75087

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PLEASE RETURN THE BELOW FORM

Case No. Z2023-016: SUP for Bail Bond Service

Please place a check mark on the appropriate line below:

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

I don't want this kind of business next door to me. Many kids walk from the middle school to Pebblebrook + will be within 15 feet of this. Many kids walk from the high school to the library + will be right here on the corner

Name: This kind of business will drag this corner down.

Address: KAY Jolley 1903 S. Goliad Rockwall, TX 75087

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

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EXPRESS BAIL BONDS

LIC#264
331 S. Riverfront Blvd
Dallas Tx, 75207
Office (214) 760-1644
Fax (214) 760-1202

LIC#250
334 N. Beach St
Ft. Worth Tx, 76111
Office (817) 615-9319
Fax (817) 615-9319

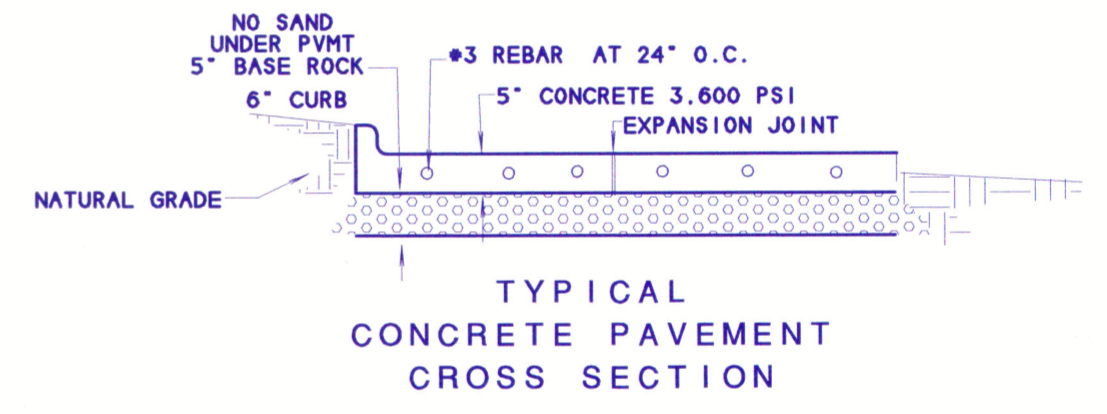
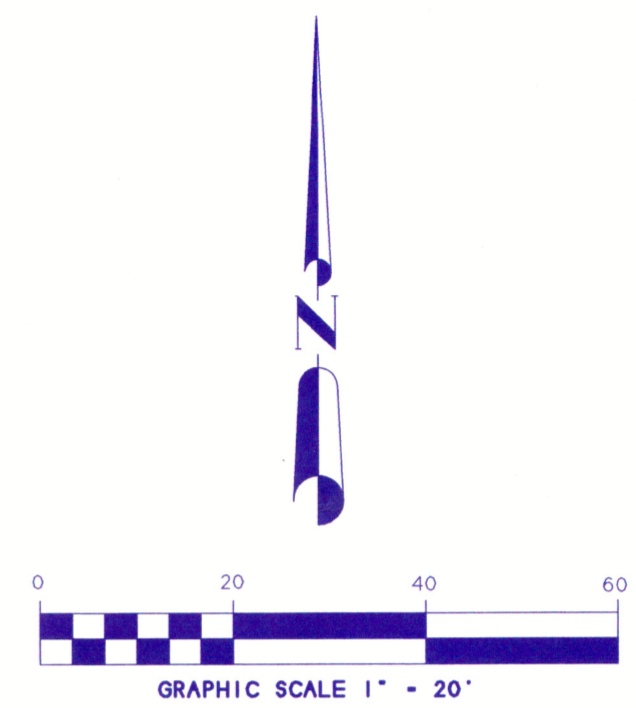
Email: expressbailbonds19@yahoo.com

March 13, 2023

My company as a bail bond office and bondsmen. We provide a service allowing a person (s) to post bail for who is charge with crimes and who do not have the money necessary to post the entire bail with the court. The bail bondsman acts as a surety by providing money to the court for the person(s) bail, promising the defendant will appear in court. We are an office of four people total. Our days and hours is known to be 24 hours, how ever will operate cordially as we provide service. I hope to be apart of Rockwall County to be of service to the community.

Thank you,
Jonathan





SITE PLAN LOT 1, BLOCK 1 GARLAND FEDERAL SAVINGS & LOAN ADDITION

A PART OF THE JOSEPH CADLE
SURVEY, ABSTRACT NO. 65
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNERS:
DONNA CULLINS PRITCHARD
KIMBERLY COLLICHIO
1610 SHORES BLVD.
ROCKWALL, TX 75087
972-771-3060

SYMBOL LEGEND	
	TELEVISION
	CABLE
	ELECTRIC
	TU ELEC BOX
	SURFACE JUNCTION BOX
	FENCE
	GAS
	PHONE
	FIRE HYDRANT
	POWER POLE
	1/2\"/> IRF
	IRON ROD FOUND IN CORNER
	LP
	A/C
	AIR COND.
	PROPANE TANK
	PROPERTY LINE

R.S.C.I.
ROCKWALL SURVEYING CO., INC. LAND SURVEYING
1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX

SURVEY DATE: JULY 9, 2008
SCALE: 1" = 20'
CLIENT: PRITCHARD, GF# NONE

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *BAIL BOND SERVICE* ON A 0.423-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK 1, GARLAND FEDERAL SAVINGS AND LOAN ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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, a request has been made by Johnathan Martinez on behalf of Donna Pritchard for the approval of a *Specific Use Permit (SUP)* for a *Bail Bond Service* on a 0.423-acre parcel of land identified as Lot 1, Block 1, Garland Federal Savings and Loan Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1901 S. Goliad Street [SH-205], and being more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

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

SECTION 1. The Unified Development Code [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Bail Bond Service* as stipulated by Article 04, *Permissible Uses*, of the Unified Development Code [Ordinance No. 20-02] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Subsection 01.01, *Land Use Schedule*, of Article 04, *Permissible Uses*, and Subsection 04.01, *General Commercial District Standards*; Subsection 04.05, *Commercial (C) District*; and Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Bail Bond Service* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The proposed *Bail Bond Service* shall be limited to the area depicted in *Exhibit 'B'* of this ordinance.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (after proper notice) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

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

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF MAY, 2023.

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

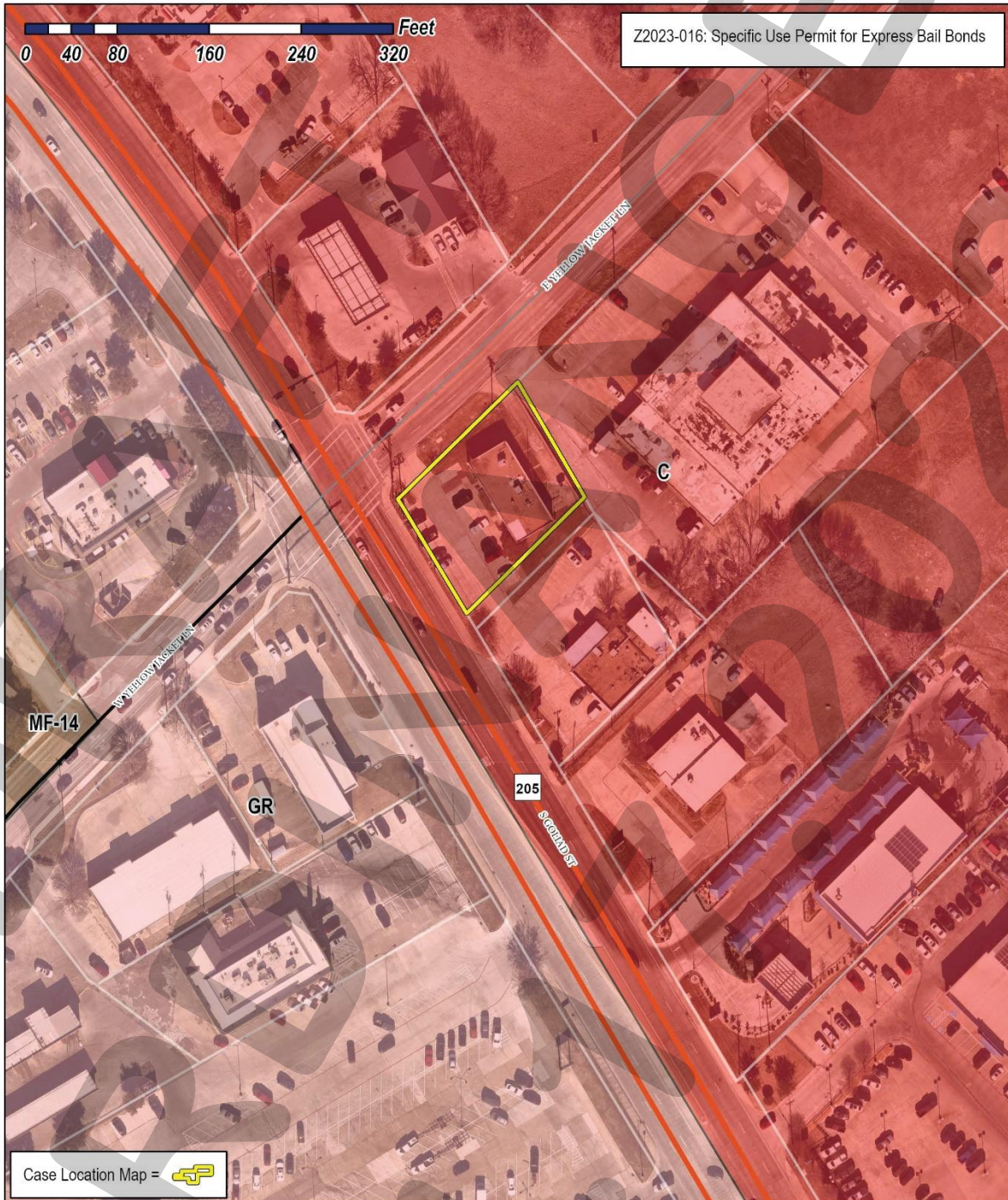
1st Reading: April 17, 2023

2nd Reading: May 1, 2023

DRAFT
ORDINANCE
04.17.2023

**Exhibit 'A':
Location Map**

LEGAL DESCRIPTION: LOT 1, BLOCK 1, GARLAND FEDERAL SAVINGS AND LOANS ADDITION



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.





May 31, 2023

TO: Jonathan Martinez
331 S. Riverfront Boulevard
Dallas, Texas 75207

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

SUBJECT: Z2023-016; Specific Use Permit (SUP) for a Bail Bond Service

Jonathan Martinez:

This letter serves to notify you that the above referenced zoning case, that you submitted for consideration by the City of Rockwall, was denied by the City Council on April 17, 2023. The following is a record of all voting records:

Planning and Zoning Commission

On April 11, 2023, the Planning and Zoning Commission approved a motion to recommend denial of the SUP by a vote of 6-0, with Commissioner Womble absent. According to Subsection 02.03(G), Protest of a Zoning Change, of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC), "(i)f such change zoning change or Specific Use Permit (SUP) is recommended for denial by the Planning and Zoning Commission, such zoning change or Specific Use Permit (SUP) shall require a supermajority vote (i.e. three-fourths vote of those members present), with a minimum of four (4) votes in the affirmative required for approval."

City Council

On April 17, 2023, the City Council approved a motion to deny the SUP by a vote of 6-0, with Council Member Moeller absent.

According to Subsection 02.05, *City Council Action*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(t)he City Council may deny a request for a zoning change, Specific Use Permit (SUP), or text amendment with or without prejudice. If a request or amendment is denied with prejudice, a new application may not be submitted for the same lot or tract of land -- or any portion thereof -- for a period of one (1) year unless the request is for a more restrictive or less intense land use than the previously denied request ... If a request or amendment is denied without prejudice, no restrictions on resubmitting an application shall apply (i.e. an application for the same request may be filed at the applicant's discretion). A failure to indicate a denial is with or without prejudice in making a motion to deny a request or amendment shall be considered a denial with prejudice." Should you have any questions or concerns regarding the denial of your site plan or the site planning process, please feel free to contact me a (972) 771-7745.

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', is written over a light blue horizontal line.

Henry Lee, AICP, Senior Planner
City of Rockwall Planning and Zoning Department