



**CASE COVER SHEET**

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

**PLANNING & ZONING CASE NO.**

**PLANNING & ZONING FEE**

**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**

**CITY COUNCIL READING #1**

**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.

**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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
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### NOTES:

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## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1225 STATE HWY 276, ROCKWALL, TX, 75032

SUBDIVISION \_\_\_\_\_ LOT \_\_\_\_\_ BLOCK \_\_\_\_\_

GENERAL LOCATION \_\_\_\_\_

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

OWNER COSTCO WHOLESALE  APPLICANT

CONTACT PERSON GAVIN JONES (AGM) CONTACT PERSON \_\_\_\_\_

ADDRESS 1225 STATE HWY 276 ADDRESS \_\_\_\_\_

CITY, STATE & ZIP ROCKWALL, TX, 75032 CITY, STATE & ZIP \_\_\_\_\_

PHONE 972-772-1600 PHONE \_\_\_\_\_

E-MAIL W01049MGR4@Costco.COM E-MAIL \_\_\_\_\_

## NOTARY VERIFICATION [REQUIRED]

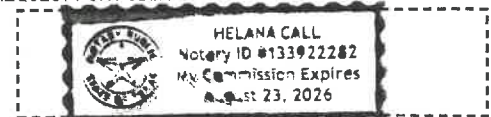
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GAVIN JONES [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13<sup>TH</sup> DAY OF JUNE, 2024. 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."

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OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 08/23/26

---

**Costco #1049 Rockwall, TX - Artificial Turf Issue**

3 messages

**W01049 MGR4** <w01049mgr4@costco.com>

Sat, May 4, 2024 at 10:24 AM

To: "tracejohannesen@rockwall.com" &lt;tracejohannesen@rockwall.com&gt;, Marc Alvarez &lt;w01049mgr@costco.com&gt;, W01049 MGR3 &lt;w01049mgr3@costco.com&gt;, W01049 MGR2 &lt;w01049mgr2@costco.com&gt;

Good afternoon Mayor Johannesen,

I hope this email finds you well. My name is Gavin Jones and I am the Assistant General Manager for Costco Wholesale here in Rockwall. I am sending this email on behalf of my Warehouse Manager Marc Alvarez and the Costco Texas Region Vice President Alex Polo. We wanted to reach out to you directly after being advised this week that we would have to remove an area of artificial turf landscaping we have in our parking lot. Our property here at SH 267 and Goliad is over 20 acres of natural landscaping, including mature trees, shrubs, and river rock. The only exception is this one area that we installed to enhance our parking lot. We have taken great pride in the care and maintenance of our landscaping and facility for the 15 years we have done business in the community and that initiative remains intact today.

This artificial area, along with the natural rock we have throughout the property, was placed here as a sustainability and water saving measure and we are hopeful that we can keep it in place, with your approval. This area has been installed for a year without issue to this point. We would love to set up a time to meet with you and Ryan Miller to discuss this issue and resolve the matter as soon as possible. My warehouse manager, Regional Administration Manager, and Vice President would all attend this meeting with you.

Please let us know when you would like to schedule a time to meet with our warehouse management team. I appreciate your time and attention to this matter. I know you are very busy.



Regards,

**Gavin Jones**Assistant General Manager (4) | #1049 Rockwall  
1225 State Hwy 276, Rockwall, TX 75032Email: [w01049mgr4@costco.com](mailto:w01049mgr4@costco.com) | Office: (972) 772-1600 ext. 222









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City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
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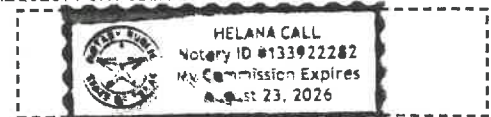
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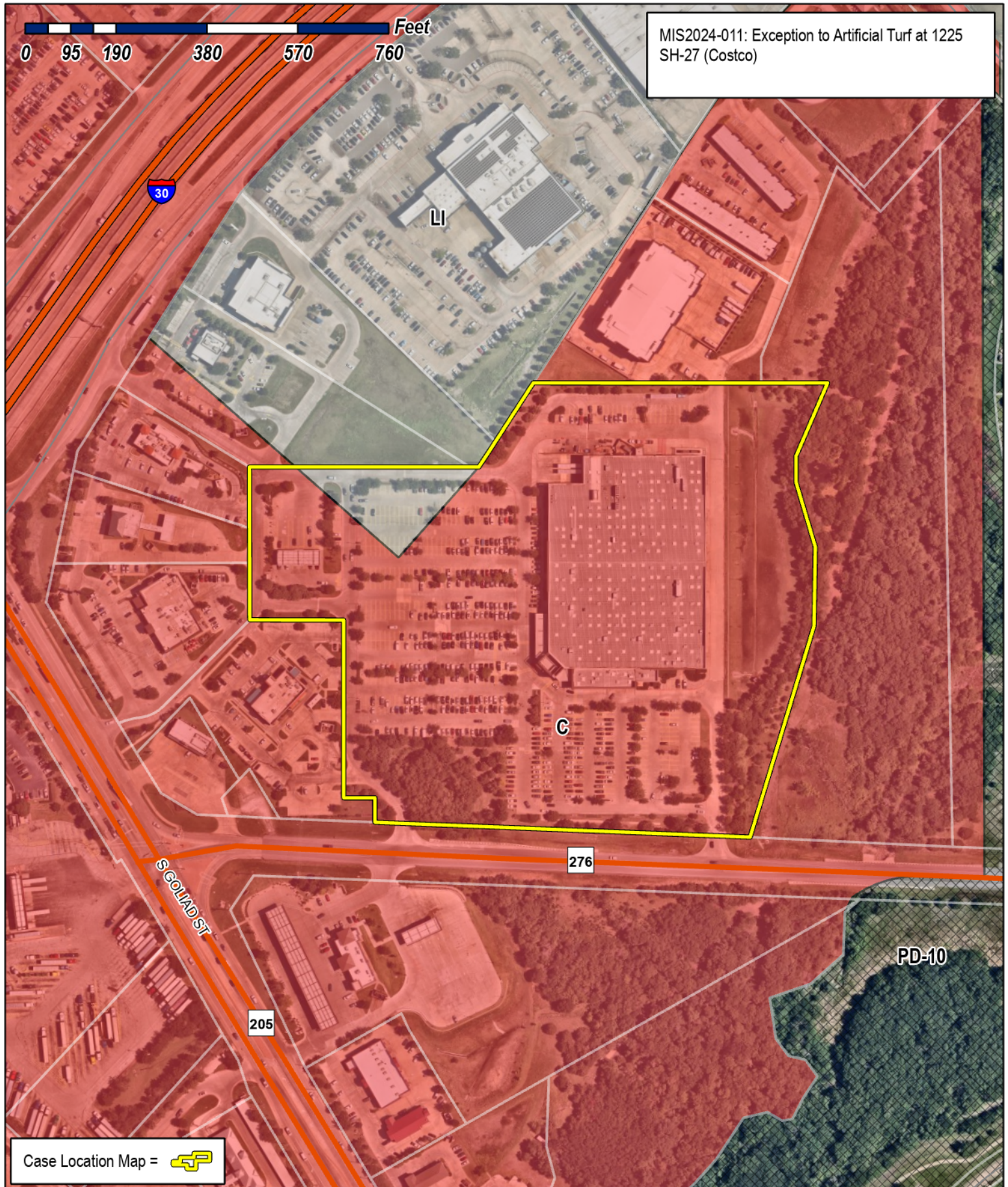
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS




MY COMMISSION EXPIRES 08/23/26





MIS2024-011: Exception to Artificial Turf at 1225 SH-27 (Costco)

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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**Costco #1049 Rockwall, TX - Artificial Turf Issue**

3 messages

**W01049 MGR4** <w01049mgr4@costco.com>

Sat, May 4, 2024 at 10:24 AM

To: "tracejohannesen@rockwall.com" &lt;tracejohannesen@rockwall.com&gt;, Marc Alvarez &lt;w01049mgr@costco.com&gt;, W01049 MGR3 &lt;w01049mgr3@costco.com&gt;, W01049 MGR2 &lt;w01049mgr2@costco.com&gt;

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Regards,

**Gavin Jones**Assistant General Manager (4) | #1049 Rockwall  
1225 State Hwy 276, Rockwall, TX 75032Email: [w01049mgr4@costco.com](mailto:w01049mgr4@costco.com) | Office: (972) 772-1600 ext. 222







# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION MEMORANDUM

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

**TO:** Planning and Zoning Commission  
**FROM:** Angelica Guevara, *Planning Technician*  
**DATE:** June 25, 2024  
**SUBJECT:** MIS2024-011; *Exception Request for 1225 State Highway 276 (i.e. Costco)*

The applicant, Gavin Jones, is requesting the approval of an *Exception* to allow artificial or synthetic plant materials (*i.e. artificial turf/grass*). The subject property is located on a 33.17-acre parcel of land (*i.e. Lot 1R, Block 1, Rockwall Centres Corners Addition*) and is addressed as 1225 SH-276. In this case, the applicant is requesting to allow artificial turf that has already been installed in a parking lot island to remain. Staff should note that this case was referred to the Planning and Zoning Department from the Neighborhood Improvement Services (NIS) Division as part of an enforcement action on the property (*i.e. Case No. CE2024-2222*). Based on the applicant's letter, they are requesting to retain the artificial turf on a median in order to further enhance the look of their parking lot (*see Figure 1*).



**FIGURE 1:** MEDIAN WITH ARTIFICIAL TURF

According to Section 04, *Landscape Materials*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(a)rtificial or synthetic plant materials (*e.g. artificial grass, turf, trees shrubs*) shall be prohibited on all non-residentially zoned property; however, the Planning and Zoning Commission can grant an *Exception* in accordance with the procedures contained in Article 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) where it is found that the artificial plant materials are integral to the operations of the proposed non-residential land use or where it will serve as an on-site amenity to the non-residential land use." The applicant's letter indicates that the artificial area was installed approximately one (1) year ago, and that the median also consists of natural rock that was placed on the property as a sustainability and water saving measure. In addition,

the applicant has indicated that the subject property consists of over ~20.00-acres of natural landscaping, including mature trees, shrubs, and river rock. Of those ~20.00-acres, the only place consisting of artificial turf would be the median by the store entrance. Staff should note that the applicant's request does not seem to negatively impact the overall look of the existing Costco location or its parking lot, and that the artificial landscaping in the median seems to have been well maintained since its installation; however, approval of an exception is a discretionary decision for the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff will be available at the meeting on June 25, 2024.

# PROJECT COMMENTS



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

DATE: 6/21/2024

PROJECT NUMBER: MIS2024-011  
 PROJECT NAME: Exception for Costco  
 SITE ADDRESS/LOCATIONS: 1225 STATE HIGHWAY 276

CASE CAPTION: Discuss and consider a request by Gavin Jones on behalf of Costco Wholesale Corporation for the approval of a Miscellaneous Case for an Exception to allow artificial or synthetic plant materials on a 33.17-acre parcel of land identified as Lot 1R, Block 1, Rockwall Centre Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) District and the SH-276 Overlay (SH-276 OV) District, addressed as 1225 SH-276, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	06/18/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	06/17/2024	Approved w/ Comments
06/17/2024: If approved will need to obtain a permit for the artificial turf with Building Inspection Department and must provide the specification sheets on the turf installed.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/20/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/17/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/11/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/17/2024	Approved w/ Comments
06/17/2024: Creates more of a heat island and conflicts with our UDC			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	06/19/2024	Approved w/ Comments
06/19/2024: MIS2024-011; Exception Request for 1225 SH-276 (Costco)			



Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by request by Gavin Jones on behalf of Costco Wholesale Corporation for the approval of a Miscellaneous Case for an Exception to allow artificial or synthetic plant materials on a 33.17-acre parcel of land identified as Lot 1R, Block 1, Rockwall Centre Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) District and the SH-276 Overlay (SH-276 OV) District, addressed as 1225 SH-276.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438, or email [aguevara@rockwall.com](mailto:aguevara@rockwall.com).

I.3 According to Section 04, Approved Landscape Materials, of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC), "(a)rtificial or synthetic plant materials (e.g. artificial grass, turf, trees shrubs) shall be prohibited on all non-residentially zoned property." In this case, you are requesting approval of artificial turf landscaping, which requires review by the Planning and Zoning Commission. The code goes on to state that an Exception may be granted by the Planning and Zoning Commission if it is found that the artificial plant materials are integral to the operations of the proposed non-residential land use or where it will serve as an on-site amenity to the non-residential land use. In this case, the artificial landscaping is currently installed and requires approval by the Planning and Zoning Commission to remain in place.

I.4 Please note the scheduled meeting for this case:

1) Planning & Zoning meeting will be held on June 25, 2024 at 6:00 PM in the council chambers at City Hall.

I.5 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request.



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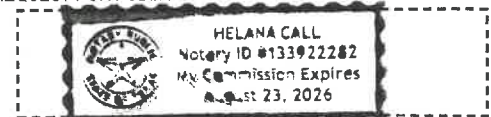
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GAVIN JONES [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13<sup>TH</sup> DAY OF JUNE, 2024. 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 13<sup>TH</sup> DAY OF JUNE, 2024.

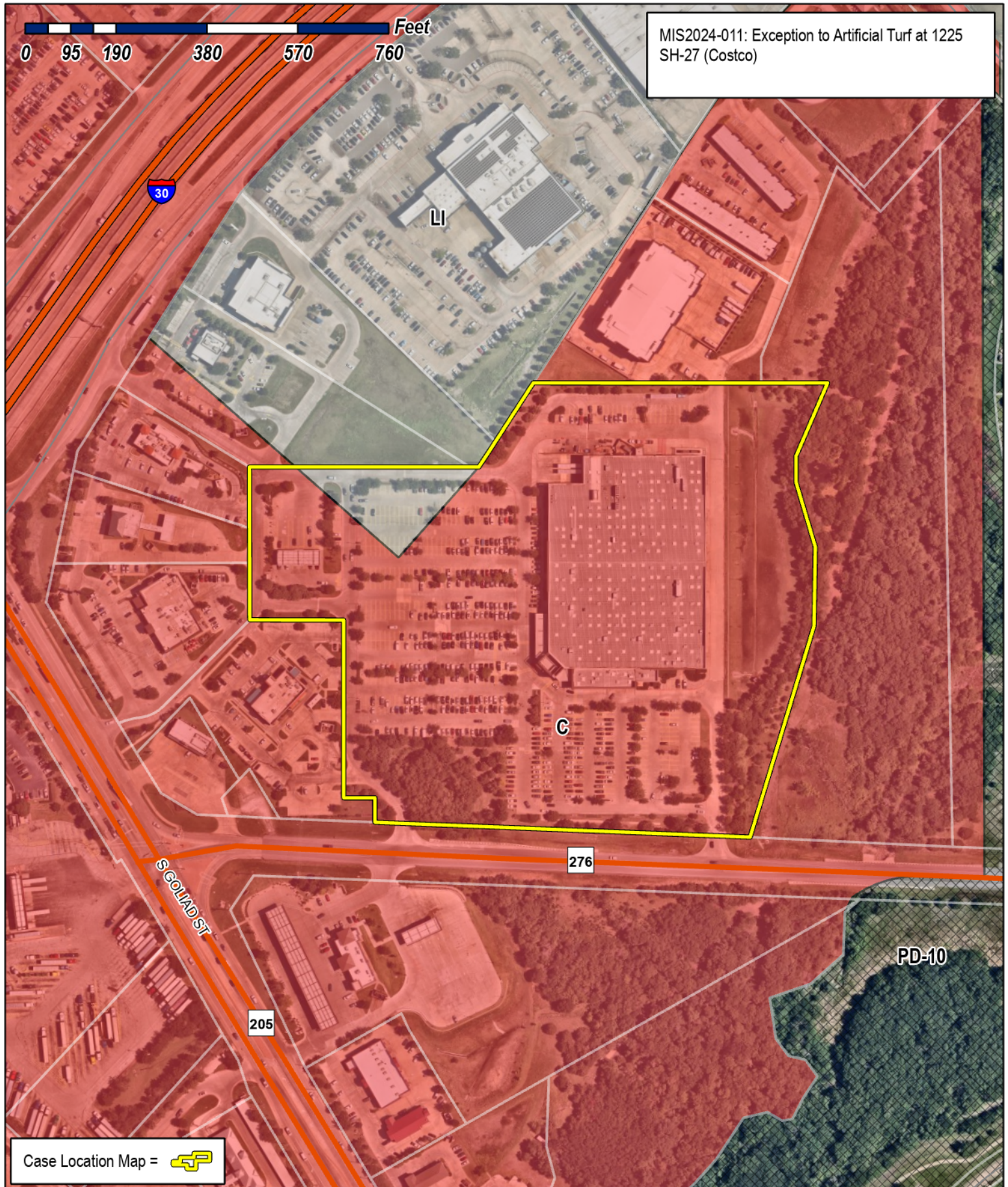
OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]




MY COMMISSION EXPIRES 08/23/26





MIS2024-011: Exception to Artificial Turf at 1225 SH-27 (Costco)

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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**Costco #1049 Rockwall, TX - Artificial Turf Issue**

3 messages

**W01049 MGR4** <w01049mgr4@costco.com>

Sat, May 4, 2024 at 10:24 AM

To: "tracejohannesen@rockwall.com" &lt;tracejohannesen@rockwall.com&gt;, Marc Alvarez &lt;w01049mgr@costco.com&gt;, W01049 MGR3 &lt;w01049mgr3@costco.com&gt;, W01049 MGR2 &lt;w01049mgr2@costco.com&gt;

Good afternoon Mayor Johannesen,

I hope this email finds you well. My name is Gavin Jones and I am the Assistant General Manager for Costco Wholesale here in Rockwall. I am sending this email on behalf of my Warehouse Manager Marc Alvarez and the Costco Texas Region Vice President Alex Polo. We wanted to reach out to you directly after being advised this week that we would have to remove an area of artificial turf landscaping we have in our parking lot. Our property here at SH 267 and Goliad is over 20 acres of natural landscaping, including mature trees, shrubs, and river rock. The only exception is this one area that we installed to enhance our parking lot. We have taken great pride in the care and maintenance of our landscaping and facility for the 15 years we have done business in the community and that initiative remains intact today.

This artificial area, along with the natural rock we have throughout the property, was placed here as a sustainability and water saving measure and we are hopeful that we can keep it in place, with your approval. This area has been installed for a year without issue to this point. We would love to set up a time to meet with you and Ryan Miller to discuss this issue and resolve the matter as soon as possible. My warehouse manager, Regional Administration Manager, and Vice President would all attend this meeting with you.

Please let us know when you would like to schedule a time to meet with our warehouse management team. I appreciate your time and attention to this matter. I know you are very busy.



Regards,

**Gavin Jones**Assistant General Manager (4) | #1049 Rockwall  
1225 State Hwy 276, Rockwall, TX 75032Email: [w01049mgr4@costco.com](mailto:w01049mgr4@costco.com) | Office: (972) 772-1600 ext. 222







DATE: June 26, 2024

TO: Gavin Jones  
1225 State Highway 276  
Rockwall, TX 75032

FROM: Angelica Guevara  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

SUBJECT: MIS2024-011; *Exception for Artificial Turf at 1225 SH-276 (Costco)*

Mr. Jones:

This letter serves to notify you that the above referenced case (*i.e. Miscellaneous Case*) that you submitted for consideration by the City of Rockwall was denied by the Planning and Zoning Commission on June 25, 2024. The following is a record of all recommendations and voting records:

Planning and Zoning Commission

On June 25, 2024, the Planning and Zoning Commission approved a motion to deny the Miscellaneous Case by a vote of 6-0, with a vacant seat.

According to Subsection 01.05, *Reapplication*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(a) request for site plan, plat, miscellaneous case, Certificate of Appropriateness (COA), small matching grant, or building permit fee waiver which has been previously denied with prejudice by the Historic Preservation Advisory Board (HPAB), Planning and Zoning Commission, or City Council may be resubmitted within one (1) year if there is: [1] an actual change in condition relating to the lot or tract of land -- *or any portion thereof* -- or any surrounding properties, or [2] the new request is more restrictive or less intense than the previous request." Please note that a failure to indicate a denial is with or without prejudice in making a motion to deny a request shall be considered a denial with prejudice. Should you have any questions or concerns regarding the denial, please feel free to contact me a (972) 771-7745.

Sincerely,

A handwritten signature in purple ink, appearing to read 'AG', is placed over the typed name.

Angelica Guevara, *Planning Technician*  
City of Rockwall Planning and Zoning Department