



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) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
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OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
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NOTES:

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 559 E 1-30 ROCKWALL

SUBDIVISION ROCKWALL VILLAGE LOT _____ BLOCK _____

GENERAL LOCATION RIDGE AT 30

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____ CURRENT USE _____

PROPOSED ZONING _____ PROPOSED USE _____

ACREAGE _____ 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 SABRE REALTY APPLICANT _____

CONTACT PERSON JOHN HUBBARD CONTACT PERSON _____

ADDRESS 30 SHADY DALE ADDRESS _____

CITY, STATE & ZIP ROCKWALL TX 75082 CITY, STATE & ZIP _____

PHONE 972 435 0043 PHONE _____

E-MAIL JOHN@GOLFAROUTDOOR.COM E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

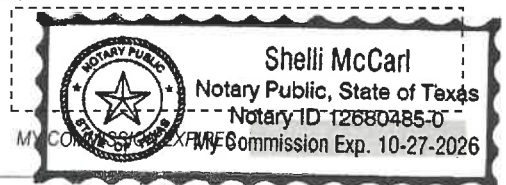
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Hubbard [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 10 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 11th DAY OF June, 2024

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____



Star Outdoor
John Hagaman
30 Shady Dale Lane
Rockwall, Texas 75032

On behalf of Sabre Realty I request a variance for the artificial turf that was installed in the Rockwall Village shopping center 2 years ago. This was placed because the areas are either high traffic or unable to grow grass.

I request that the City of Rockwall grant a variance to allow this installation to remain. Not only is this aesthetically more pleasing than anything else that could be installed, but it also helps to keep down the amount and dust and debris that are tracked into several of our tenants locations. These pieces of turf are so small that run off water will not be affected by the materials to manufacture it.

John Hagaman
Star Outdoor
972-835-0083







cicis pizza

479

cicis
PIZZA

- LAD BARBERSHOP
- ROCKWALL SPIRIT
- SUNSTONE YOGA
- LIBERTY DRACON
- KNOCKOUTS
- CRICKET WIRELESS
- SCHEMATIC
- BOARD & BRUSH
- ROCKWALL SPORTS
- SUGARBOYS
- APX THREAD SALON
- ROCKWALL RESTORATION



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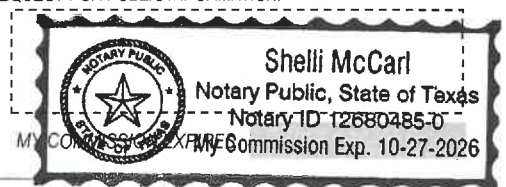
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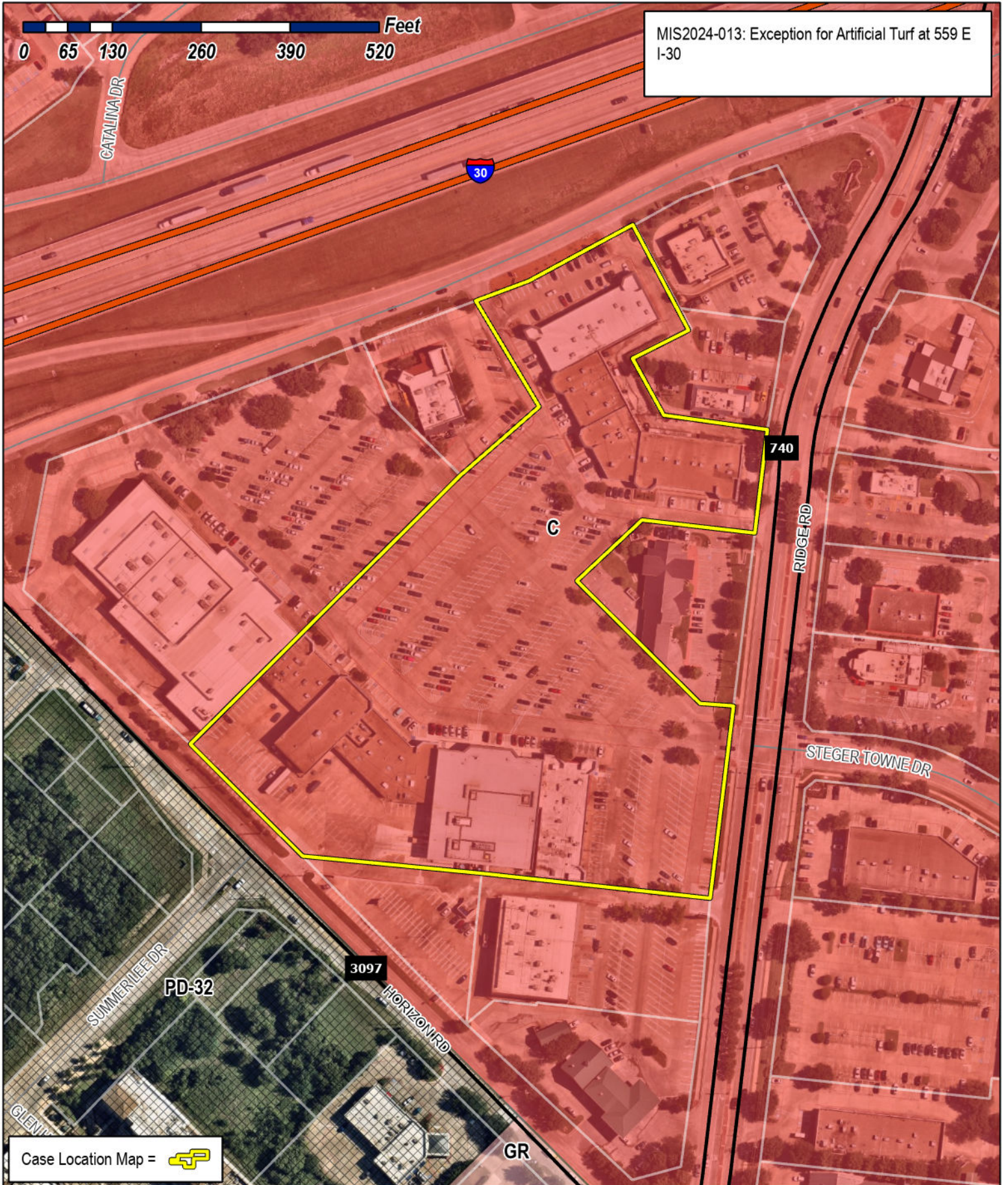
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0 65 130 260 390 520 Feet

MIS2024-013: Exception for Artificial Turf at 559 E I-30



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.



Star Outdoor
John Hagaman
30 Shady Dale Lane
Rockwall, Texas 75032

On behalf of Sabre Realty I request a variance for the artificial turf that was installed in the Rockwall Village shopping center 2 years ago. This was placed because the areas are either high traffic or unable to grow grass.

I request that the City of Rockwall grant a variance to allow this installation to remain. Not only is this aesthetically more pleasing than anything else that could be installed, but it also helps to keep down the amount and dust and debris that are tracked into several of our tenants locations. These pieces of turf are so small that run off water will not be affected by the materials to manufacture it.

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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: MIS2024-013; *Exception Request for 559 E. IH-30 (i.e. Rockwall Village Shopping Center)*

The applicant, John Hagaman of Sabre Realty, is requesting the approval of an exception to the landscape material requirements stipulated by Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) to allow the installation of artificial or synthetic plant materials (*i.e. artificial turf/grass*). The subject property is located on a 10.104-acre parcel of land (*i.e. Lot 3 of the Carlisle Plaza Addition*), is zoned Commercial (C) District, is situated within the IH-30 Overlay (IH-30 OV) District and the Scenic Overlay (SOV) District, and is addressed as 559 E. IH-30. The applicant's letter indicates that artificial turf was installed in some areas on the subject property over two (2) years ago, and is requesting that these areas remain in place (*see Figure 1*).



FIGURE 1: PHOTOS PROVIDED BY THE APPLICANT OF THE AREAS 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." As previously stated, the artificial turf was placed on the areas shown above approximately two (2) years ago due to the areas being high pedestrian traffic areas or unable where grass has been difficult to establish. The applicant has also indicated that this is more aesthetically pleasing and that water runoff has not been affected by the installation of the artificial turf. In addition, the applicant has stated that the artificial turf helps reduce the amount of dust and debris being brought into tenant's stores in the shopping center. With this being said, the approval of an exception to the landscape material requirements 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: MIS2024-013
PROJECT NAME: Exception to Artificial Turf at 559 E I-30
SITE ADDRESS/LOCATIONS: 559 E INTERSTATE 30

CASE CAPTION: Discuss and consider a request by John Hagaman of Sabre Realty for the approval of a Miscellaneous Case for an Exception to allow artificial or synthetic plant materials on a 10.104-acre parcel of land identified as Lot 3 of the Carlisle Plaza Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) District and the Scenic Overlay (SOV) District, addressed as 559 E. IH-30, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	06/18/2024	Approved w/ Comments
06/18/2024: Please provide a site plan showing where these artificial turf areas are located. Engineering will need to ensure they are not on top of utility easements.			
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.			
FIRE	Ariana Kistner	06/20/2024	Approved
No Comments			
GIS	Lance Singleton	06/17/2024	Approved
No Comments			
POLICE	Chris Cleveland	06/13/2024	Approved
No Comments			
PARKS	Travis Sales	06/17/2024	Approved w/ Comments
06/17/2024: Creates additional heat island and conflicts with the UDC			
PLANNING	Angelica Guevara	06/19/2024	Approved w/ Comments
06/19/2024: MIS2024-013; Exception Request for 559 E. IH-30			

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

I.1 This is a request by request by John Hagaman of Sabre Realty for the approval of a Miscellaneous Case for an Exception to allow artificial or synthetic plant materials on a 10.104-acre parcel of land identified as Lot 3 of the Carlisle Plaza Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) District and the Scenic Overlay (SOV) District, addressed as 559 E. IH-30.

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.

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 nonresidential 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.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 559 E 1-30 ROCKWALL

SUBDIVISION: ROCKWALL VILLAGE LOT: _____ BLOCK: _____

GENERAL LOCATION: RIDGE AT 30

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: _____ CURRENT USE: _____

PROPOSED ZONING: _____ PROPOSED USE: _____

ACREAGE: _____ LOTS [CURRENT]: _____ LOTS [PROPOSED]: _____

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CONTACT PERSON: JOHN HUBBARD CONTACT PERSON: _____

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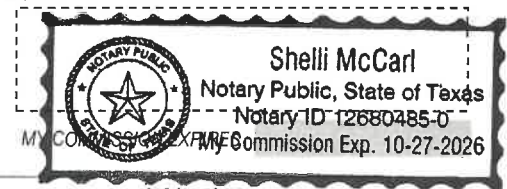
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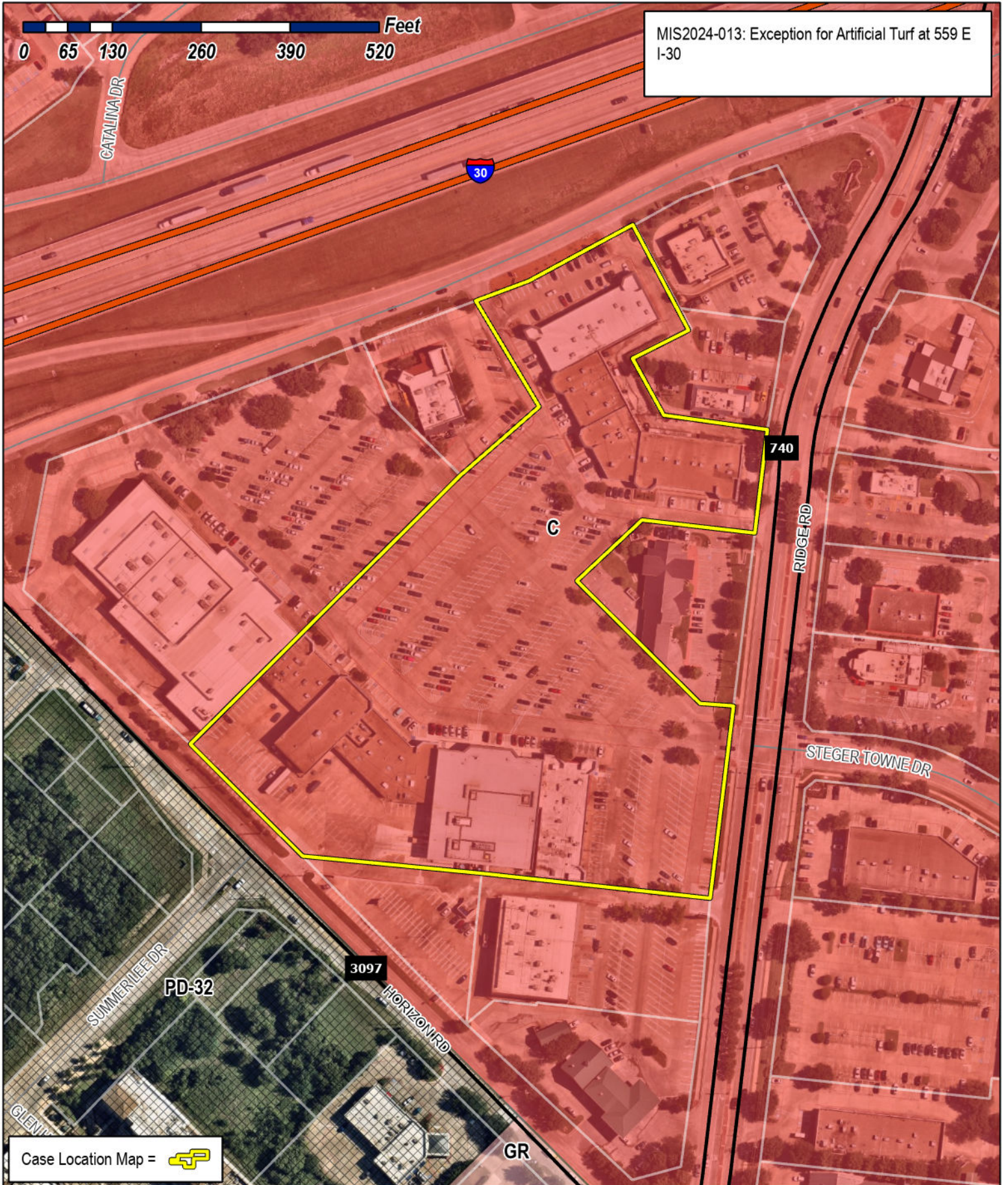
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0 65 130 260 390 520 Feet

MIS2024-013: Exception for Artificial Turf at 559 E I-30



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DATE: June 26, 2024

TO: John Hagaman
30 Shadydale Lane
Rockwall, TX 75032

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

SUBJECT: MIS2024-013; *Exception for Artificial Turf at 559 E. IH-30*

Mr. Hagaman:

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 without prejudice 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 below the word 'Sincerely,'.

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