



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]:

<p>PLATTING APPLICATION FEES:</p> <p><input type="checkbox"/> MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹</p> <p><input type="checkbox"/> PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹</p> <p><input type="checkbox"/> FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹</p> <p><input type="checkbox"/> REPLAT (\$300.00 + \$20.00 ACRE) ¹</p> <p><input type="checkbox"/> AMENDING OR MINOR PLAT (\$150.00)</p> <p><input type="checkbox"/> PLAT REINSTATEMENT REQUEST (\$100.00)</p> <p>SITE PLAN APPLICATION FEES:</p> <p><input type="checkbox"/> SITE PLAN (\$250.00 + \$20.00 ACRE) ¹</p> <p><input type="checkbox"/> AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)</p>	<p>ZONING APPLICATION FEES:</p> <p><input type="checkbox"/> ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹</p> <p><input checked="" type="checkbox"/> SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}</p> <p><input type="checkbox"/> PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹</p> <p>OTHER APPLICATION FEES:</p> <p><input type="checkbox"/> TREE REMOVAL (\$75.00)</p> <p><input type="checkbox"/> VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²</p> <p>NOTES:</p> <p>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.</p> <p>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.</p>
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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 1915 Alpha Dr. Suite 400, Rockwall TX 75087

SUBDIVISION: Ellis Centere-2 LOT: 2 BLOCK: D

GENERAL LOCATION: Gamma Ct and Alpha Dr

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: Light Industrial CURRENT USE: Shell Space / New Construction

PROPOSED ZONING: Warehouse / retail space PROPOSED USE: Electrical supply Warehouse/retail showroom

ACREAGE: <1 acre 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]

<input checked="" type="checkbox"/> OWNER	QA Logistics Parkville LP	<input checked="" type="checkbox"/> APPLICANT	CEO Rockwall
CONTACT PERSON	Marshall Hanson	CONTACT PERSON	MICHAEL JAQUETTE
ADDRESS	12001 N CENTRAL EXPY SUITE 200	ADDRESS	1915 ALPHA DR SUITE 400
CITY, STATE & ZIP	DALLAS, TX 75243	CITY, STATE & ZIP	Rockwall TX 75087
PHONE	972-415-4911	PHONE	714-476-3151
E-MAIL	MARSHALL@ATZAP.COM	E-MAIL	MJAQUETTE@CEORockwall.com

NOTARY VERIFICATION [REQUIRED]

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

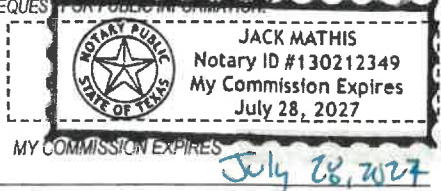
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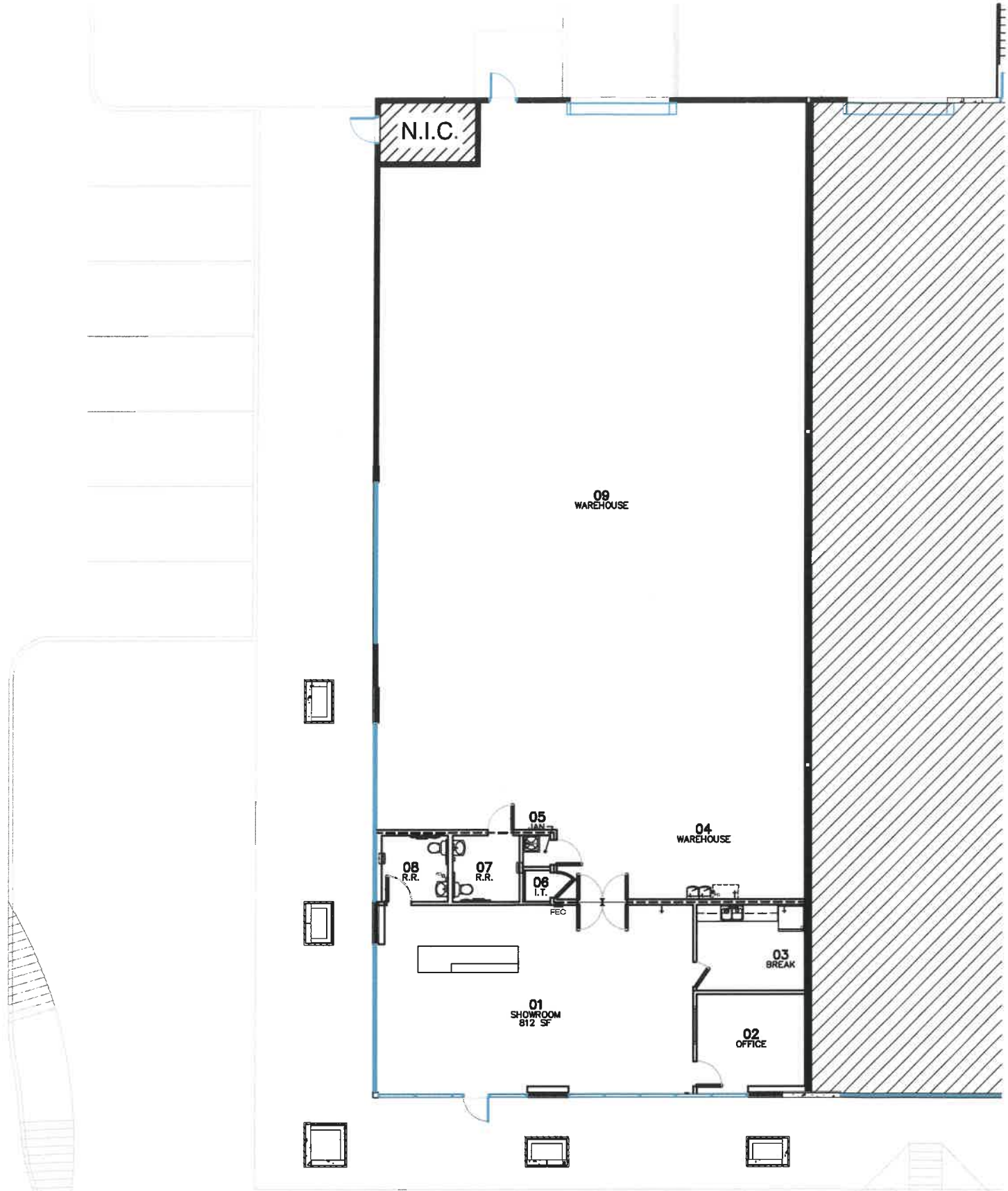
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OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





N.I.C.

09 WAREHOUSE

04 WAREHOUSE

03 BREAK

02 OFFICE

01 SHOWROOM
812 SF

08 R.R.

07 R.R.

06 I.T.

PEC

05 J.C.

1 PROPOSED CONSTRUCTION PLAN
SCALE: 1/16"=1'-0" OFFICE SF: 6,213



FOR REFERENCE ONLY

11/13/2024

1915 ALPHA DR. | STE. 400
ROCKWALL, TX





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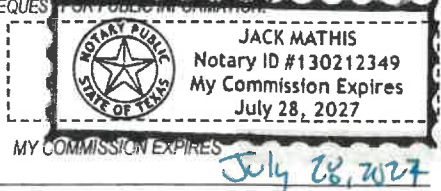
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[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Z2024-057: Specific Use Permit (SUP) for a Warehouse/Retail store at 1915 Alpha Drive, Suite 140

0 20 40 80 120 160 Feet

Case Location Map = 

ALPHA DR

LI



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.

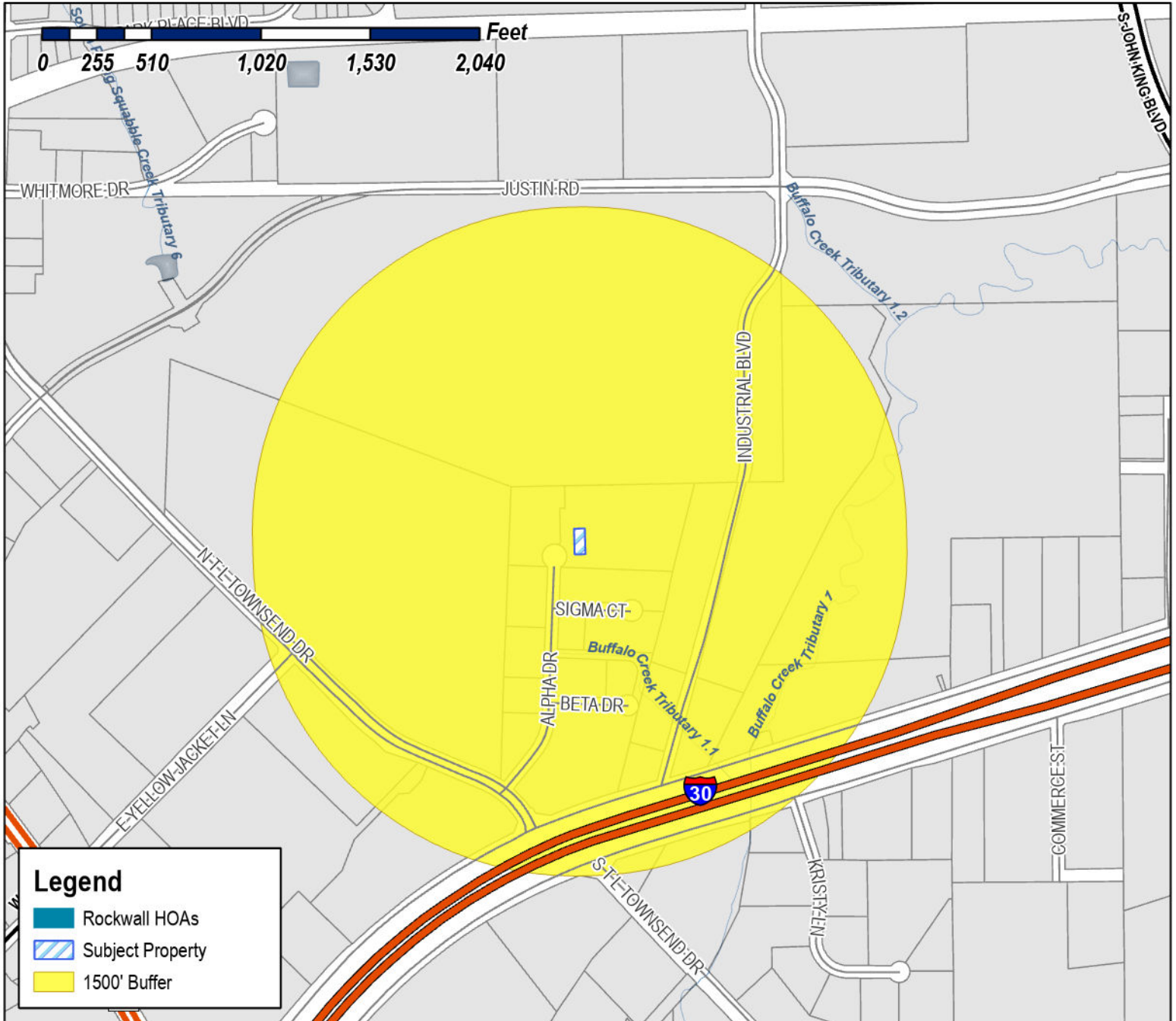




City of Rockwall

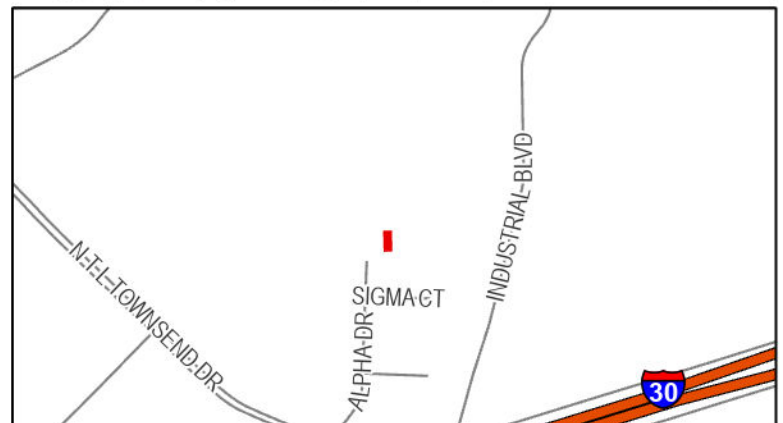
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Case Number: Z2024-057
Case Name: SUP for a Warehouse/ Retail Store
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 1915 Alpha Drive Suite 140

Date Saved: 11/19/2024
 For Questions on this Case Call (972) 771-7745





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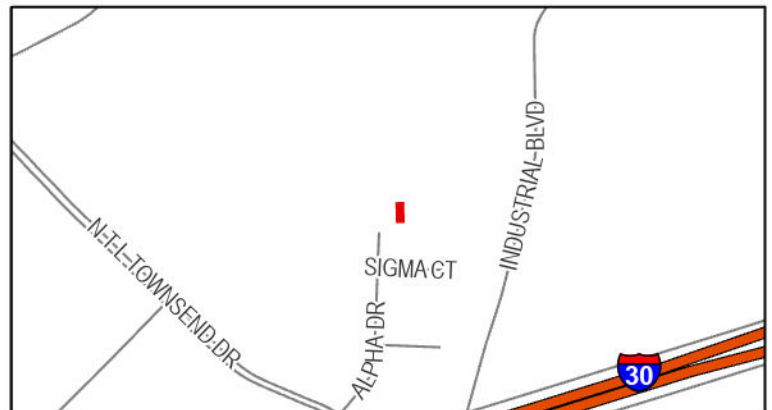


Legend

- Subject Property
- 500' Buffer
- Notified Properties

Case Number: Z2024-057
Case Name: SUP for a Warehouse/ Retail Store
Case Type: Zoning
Zoning: Light Industrial (LI) District
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Date Saved: 11/19/2024
 For Questions on this Case Call: (972) 771-7745



RESIDENT
1197 T L TOWNSEND DR
ROCKWALL, TX 75087

QA LOGISTICS ROCKWALL LP
C/O ATCAP PARTNERS LLC
12001 N CENTRAL EXPY STE 200
DALLAS, TX 75243

RESIDENT
1203 BETA CT
ROCKWALL, TX 75087

RESIDENT
1203 SIGMA CT
ROCKWALL, TX 75087

MITCHELL II LTD
1208 SIGMA CT
ROCKWALL, TX 75087

ELLIS RICHARD M III AND
DAVID M ELLIS AND JODY M ELLIS AND CHARLES
M ELLIS
1223 WATERSIDE CIR
DALLAS, TX 75218

SVEA INDUSTRIAL II LLC
12333 SOWDEN RD STE B
HOUSTON, TX 77080

RESIDENT
1905 ALPHA CT
ROCKWALL, TX 75087

CANINE PROPERTIES LLC
1920 ALPHA DR
ROCKWALL, TX 75087

RESIDENT
1930 ALPHA DR
ROCKWALL, TX 75087

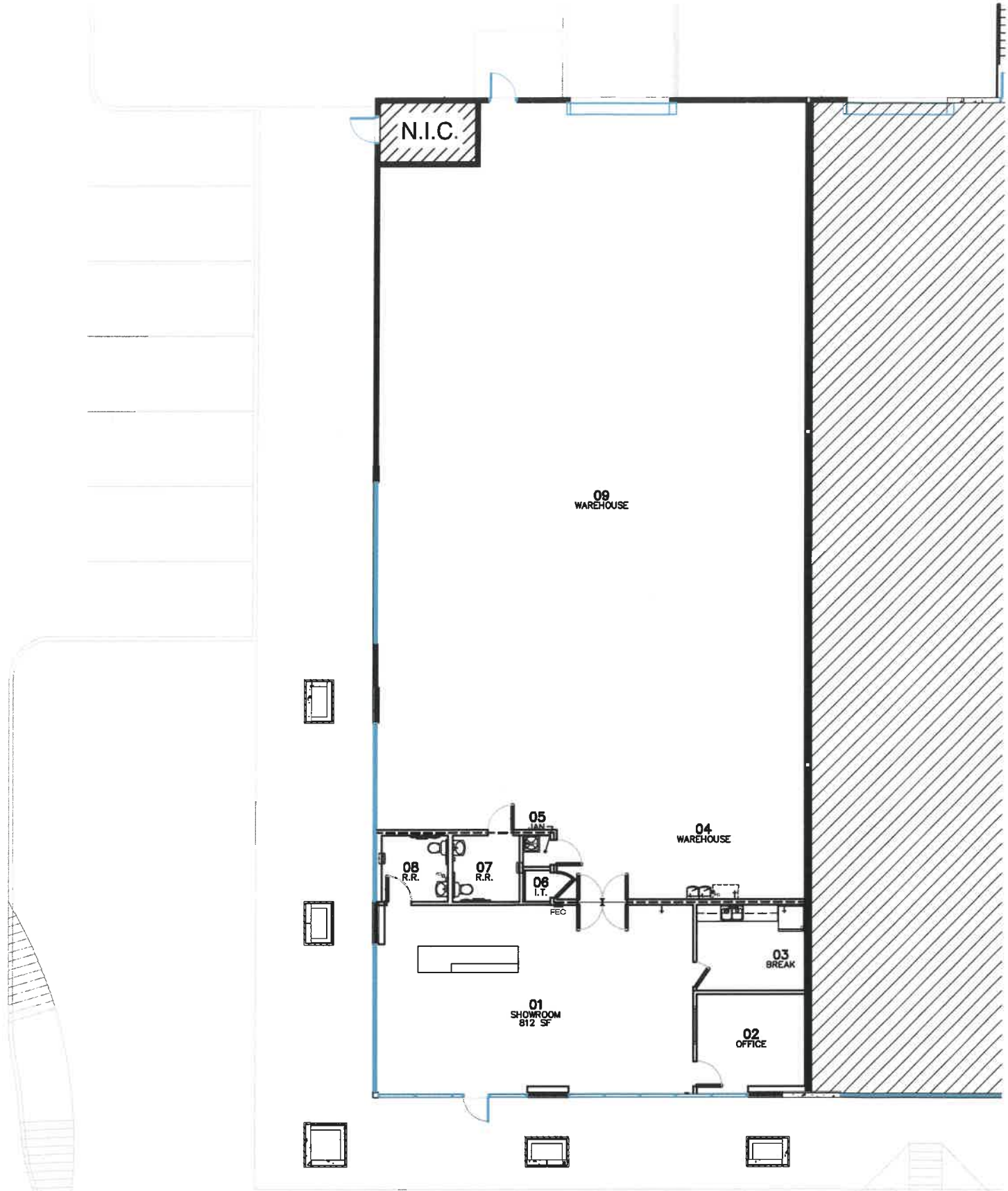
RESIDENT
2005 INDUSTRIAL
ROCKWALL, TX 75087

BASK INVESTMENTS LLC
401 COLUMBIA DR ROCKWALL TX 75032

ROCKWALL STEEL CO
PO BOX 159
ROCKWALL, TX 75087

SPEC AERO PROPERTIES LP
PO BOX 683
GREENVILLE, TX 75403

AMAZON.COM SERVICES LLC
C/O AMAZON PROPERTY TAX
PO BOX 80416
SEATTLE, WA 98108



N.I.C.

09 WAREHOUSE

04 WAREHOUSE

03 BREAK

02 OFFICE

01 SHOWROOM
812 SF

08 R.R.

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1 PROPOSED CONSTRUCTION PLAN
SCALE: 1/16"=1'-0" OFFICE SF: 6,213



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11/13/2024

1915 ALPHA DR. | STE. 400
ROCKWALL, TX



PROJECT COMMENTS



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

DATE: 11/21/2024

PROJECT NUMBER: Z2024-057
PROJECT NAME: SUP for 1915 Alpha Drive
SITE ADDRESS/LOCATIONS: 1915 ALPHA DR, 140, ROCKWALL, TX, 75087

CASE CAPTION: Hold a public hearing to discuss and consider a request by Michael Jaquette of CED Rockwall on behalf of QA Logistics Rockwall, LP for the approval of a Specific Use Permit (SUP) for General Retail Store in conjunction with a Wholesale Showroom Facility on a portion of a larger 5.1292-acre parcel of land identified Lot 2, Block D, Ellis Centre #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1915 Alpha Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	11/21/2024	Approved w/ Comments

11/21/2024: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for a General Retail Store in conjunction with a Wholesale Showroom Facility on a portion of a larger 5.1292-acre parcel of land identified Lot 2, Block D, Ellis Centre #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, and addressed as 1915 Alpha Drive.

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 (Z2024-057) in the lower right-hand corner of all pages on future submittals.

I.4 A General Retail Store is defined as a "...facility or area for the retail sale of general merchandise ... to the public for direct consumption and not for wholesale." In this case, the General Retail Store will be in conjunction with a Wholesale Showroom Facility, and will sell merchandise to contractors and the general public.

I.5 The subject property is zoned Light Industrial (LI) District. In a Light Industrial (LI) District, a General Retail Store requires the approval of a Specific Use Permit (SUP). The SUP requirement is in place "...to allow 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 City Council -- pending a recommendation from the Planning and Zoning Commission -- must determine if the proposed General Retail Store in conjunction with a Wholesale Showroom Facility is compatible with the surrounding businesses.

M.6 Please review the attached Draft Ordinance prior to the November 26, 2024 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than December 3, 2024. In reviewing the Draft Ordinance, please pay close attention to the operational conditions.

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 December 3, 2024; 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 December 10, 2022, Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on November 26, 2024.

I.8 The projected City Council meeting dates for this case will be December 16, 2024 (1st Reading) and January 6, 2024 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	11/19/2024	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	11/20/2024	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	11/18/2024	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	11/18/2024	Approved w/ Comments
11/18/2024: Will be Suite 140			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	11/18/2024	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	11/19/2024	Approved
No Comments			



DEVELOPMENT APPLICATION

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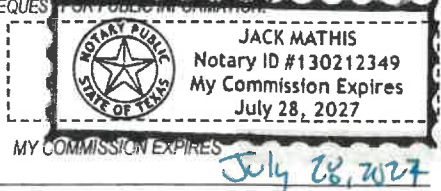
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Z2024-057: Specific Use Permit (SUP) for a Warehouse/Retail store at 1915 Alpha Drive, Suite 140

Case Location Map = 



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 (W): www.rockwall.com

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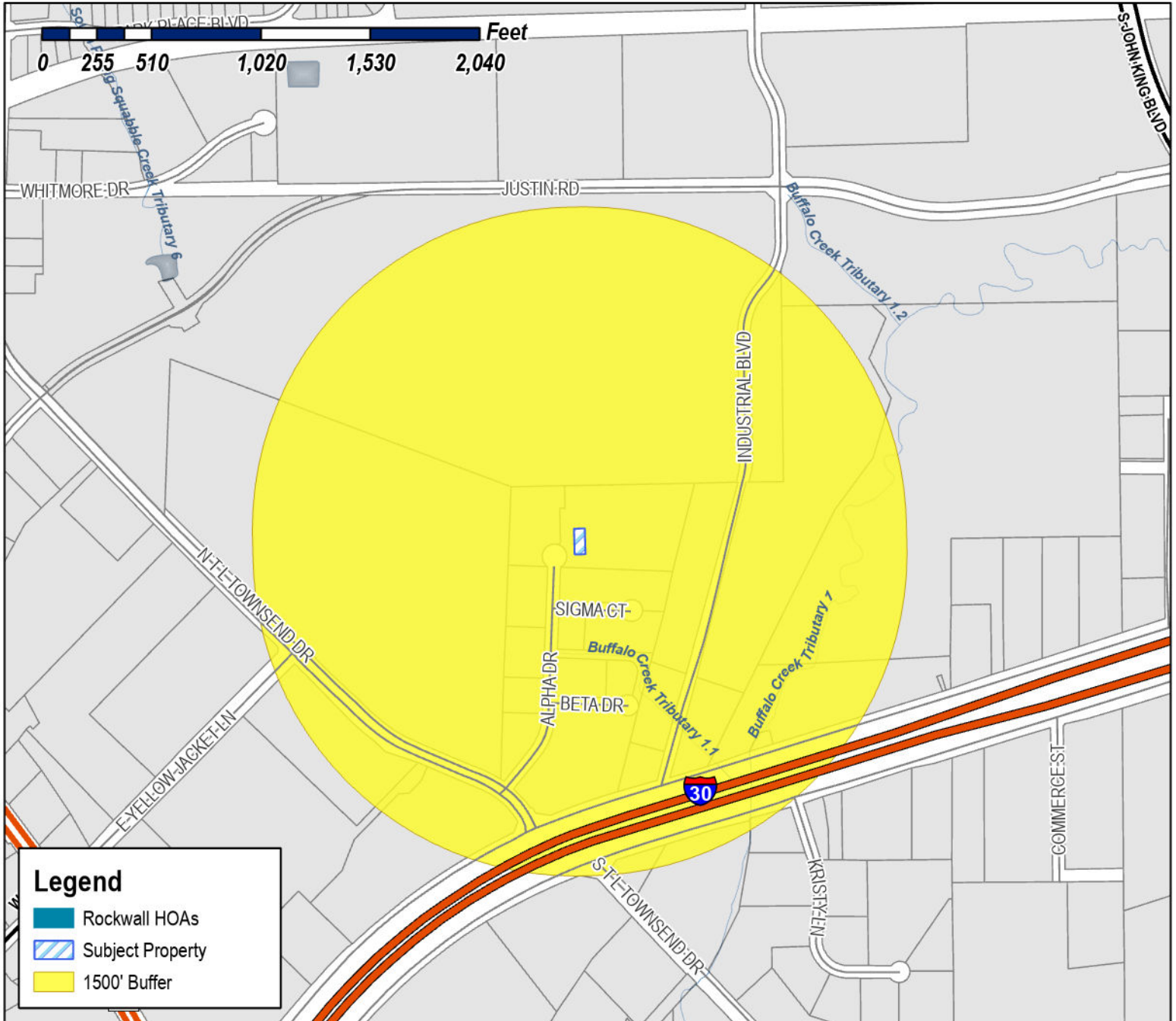




City of Rockwall

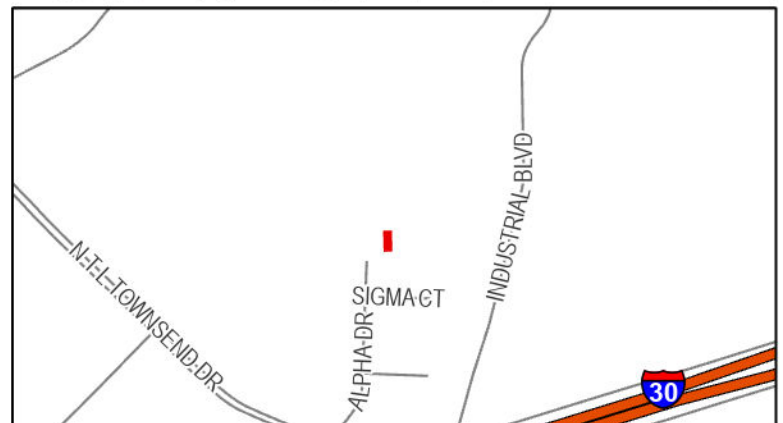
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2024-057
Case Name: SUP for a Warehouse/ Retail Store
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 1915 Alpha Drive Suite 140

Date Saved: 11/19/2024
 For Questions on this Case Call (972) 771-7745





City of Rockwall

Planning & Zoning Department
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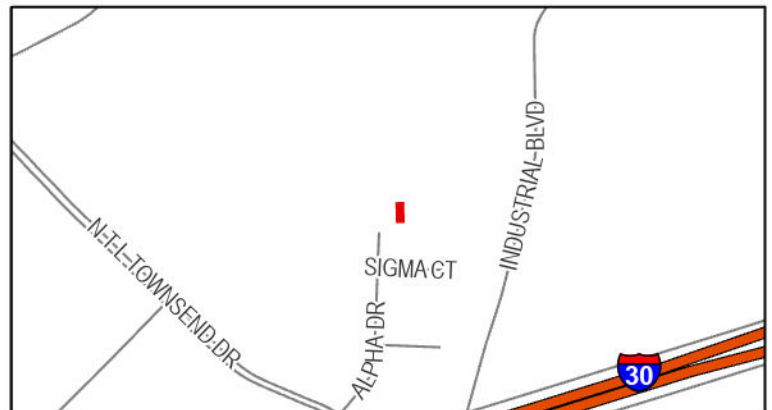
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For Questions on this Case Call: (972) 771-7745



RESIDENT
1197 T L TOWNSEND DR
ROCKWALL, TX 75087

QA LOGISTICS ROCKWALL LP
C/O ATCAP PARTNERS LLC
12001 N CENTRAL EXPY STE 200
DALLAS, TX 75243

RESIDENT
1203 BETA CT
ROCKWALL, TX 75087

RESIDENT
1203 SIGMA CT
ROCKWALL, TX 75087

MITCHELL II LTD
1208 SIGMA CT
ROCKWALL, TX 75087

ELLIS RICHARD M III AND
DAVID M ELLIS AND JODY M ELLIS AND CHARLES
M ELLIS
1223 WATERSIDE CIR
DALLAS, TX 75218

SVEA INDUSTRIAL II LLC
12333 SOWDEN RD STE B
HOUSTON, TX 77080

RESIDENT
1905 ALPHA CT
ROCKWALL, TX 75087

CANINE PROPERTIES LLC
1920 ALPHA DR
ROCKWALL, TX 75087

RESIDENT
1930 ALPHA DR
ROCKWALL, TX 75087

RESIDENT
2005 INDUSTRIAL
ROCKWALL, TX 75087

BASK INVESTMENTS LLC
401 COLUMBIA DR ROCKWALL TX 75032

ROCKWALL STEEL CO
PO BOX 159
ROCKWALL, TX 75087

SPEC AERO PROPERTIES LP
PO BOX 683
GREENVILLE, TX 75403

AMAZON.COM SERVICES LLC
C/O AMAZON PROPERTY TAX
PO BOX 80416
SEATTLE, WA 98108

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:

Z2024-057: SUP for General Retail Store

Hold a public hearing to discuss and consider a request by Michael Jaquette of CED Rockwall on behalf of QA Logistics Rockwall, LP for the approval of a *Specific Use Permit (SUP)* for *General Retail Store* in conjunction with a *Wholesale Showroom Facility* on a portion of a larger 5.1292-acre parcel of land identified Lot 2, Block D, Ellis Centre #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1915 Alpha Drive, 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, December 10, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, December 16, 2024 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, December 16, 2024 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. Z2024-057: SUP for General Retail Store

Please place a check mark on the appropriate line below:

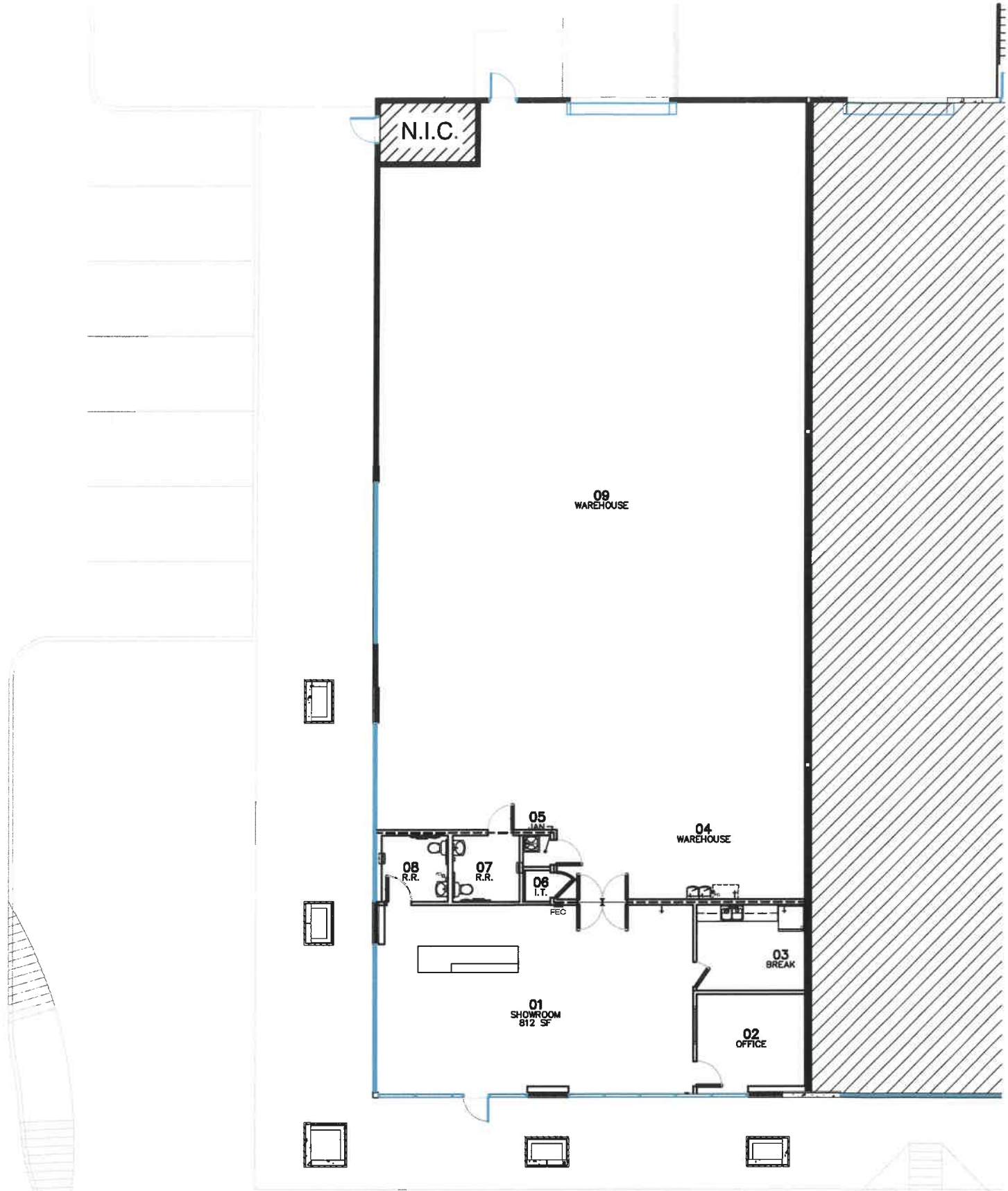
- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

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



N.I.C.

09 WAREHOUSE

04 WAREHOUSE

03 BREAK

02 OFFICE

01 SHOWROOM
812 SF

08 R.R.

07 R.R.

06 I.T.

PEC

05 J.C.

1 PROPOSED CONSTRUCTION PLAN
SCALE: 1/16"=1'-0" OFFICE SF: 6,213



FOR REFERENCE ONLY

11/13/2024

1915 ALPHA DR. | STE. 400
ROCKWALL, TX



CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *GENERAL RETAIL STORE* ON A 5.1292-ACRE PARCEL OF LAND IDENTIFIED AS LOT 2, BLOCK D, ELLIS CENTRE #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'A'* AND *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Michael Jaquette of CED Rockwall on behalf of QA Logistics Rockwall LP for the approval of a Specific Use Permit (SUP) to allow a *General Retail Store* on a 5.1292-acre parcel of land identified as Lot 2, Block D, Ellis Centre #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1915 Alpha Drive, and being more specifically depicted in *Exhibit 'A'* and *Exhibit 'B'* 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 (UDC) [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 (UDC) [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) to allow a *General Retail Store* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 04.04, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- 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 the *General Retail Store* on the *Subject Property* and conformance to these conditions is required for continued operation:

- 1) The development of the *Subject Property* shall generally conform to the Floor Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The *General Retail Store* shall not occupy more 812 SF of the 6,213 SF *Wholesale Showroom Facility*.

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 Revision 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 6TH DAY OF JANUARY, 2025.**

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: December 16, 2024

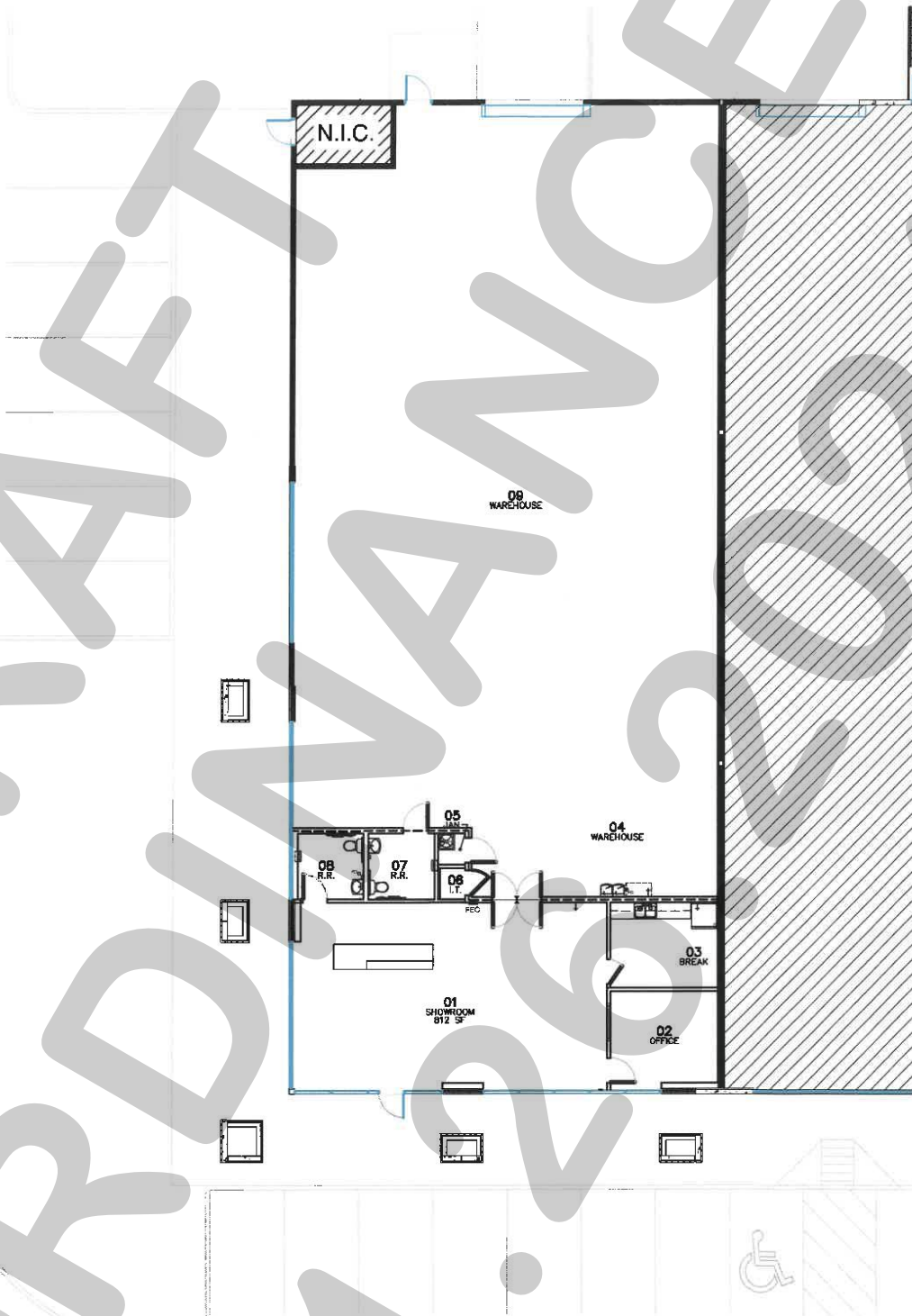
2nd Reading: January 6, 2025

Exhibit 'A'
Location Map

Legal Description: Lot 2, Block D, Ellis Centre #2 Addition
Address: 1915 Alpha Drive



Exhibit 'B':
Floor Plan



1 PROPOSED CONSTRUCTION PLAN
SCALE: 1/16"=1'-0" OFFICE SF: 6,213



FOR REFERENCE ONLY

11/13/2024

1915 ALPHA DR. | STE. 400
ROCKWALL, TX





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: December 10, 2024
APPLICANT: Michael Jaquette; *CED Rockwall*
CASE NUMBER: Z2024-057; *Specific Use Permit for 1915 Alpha Drive*

SUMMARY

Hold a public hearing to discuss and consider a request by Michael Jaquette of CED Rockwall on behalf of QA Logistics Rockwall, LP for the approval of a Specific Use Permit (SUP) for *General Retail Store* in conjunction with a *Wholesale Showroom Facility* on a portion of a larger 5.1292-acre parcel of land identified Lot 2, Block D, Ellis Centre #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1915 Alpha Drive, and take any action necessary.

BACKGROUND

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. On November 7, 1983, the City Council approved a zoning case [Case No. *PZ1983-035*] that changed the zoning on the subject property from Agricultural (AG) District to Light Industrial (LI) District. On June 4, 2018, the City Council approved a replat [Case No. *P2018-015*] that establish the subject property as Lot 1, Block D, Ellis Centre #2 Addition. On November 12, 2019, the Planning and Zoning Commission approved a site plan [Case No. *SP2019-040*] to allow the construction of three (3) multi-tenant industrial buildings on the subject property.

PURPOSE

The applicant -- *Michael Jaquette of CED Rockwall* -- is requesting the approval of a Specific Use Permit (SUP) to allow a *General Retail Store* in a Light Industrial (LI) District on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1915 Alpha Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a vacant 71.9480-acre tract of land (*i.e. Tract 20-2 of the A. Hanna Survey, Abstract No. 99*) zoned Light Industrial (LI) District. Beyond this is Justin Road, which is classified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property are six (6) parcels of land (*i.e. Lots 2AR, 2B-R, 7, Block C, Ellis Centre #2 Addition; Lot 1, Block C, Ellis Centre Addition; Lot 1, Block A, Emerus Emergency Hospital Addition*) that make up the remainder of the Ellis Centre #2 Addition, the Ellis Centre Addition, and the Emerus Emergency Hospital Addition. All of these properties are zoned Light Industrial (LI) District. Beyond this is the westbound *Frontage Road* for IH-30, followed by the main lanes of IH-30, and the eastbound *Frontage Road* for IH-30.

East: Directly east of the subject property is a 3.8730-acre parcel of land (*i.e. Lot 1, Rockwall Industrial Foundation Addition*) developed with five (5) multi-tenant industrial buildings. Beyond this is Industrial Boulevard, which is classified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is a 17.719-acre parcel of land (*i.e. Lot 2, Rockwall Industrial Foundation Addition*) developed with five (5) multi-tenant industrial buildings. East

of this is a vacant 37.487-acre tract of land (i.e. *Tract 3 of the A. Hanna Survey, Abstract No. 99*). All of these properties are zoned Light Industrial (LI) District.

West: Directly west of the subject property is the terminus of Alpha Drive, which is identified as a R2 (i.e. *residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 1.8907-acre parcel of land (i.e. *Lot 3, Block D, Ellis Centre #2 Addition*) developed with a 12,000 SF industrial building, zoned Light Industrial (LI) District. Following this is a 41.649-acre parcel of land (i.e. *Lot 1, Block 1, Herman E. Utley Middle School Addition*) developed with Herman E. Utley Middle School, zoned Agricultural (AG) District.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application and a zoning exhibit requesting a Specific Use Permit (SUP) for a *General Retail Store* on the subject property. According to the Rockwall Central Appraisal District (RCAD) there is an existing 50,400 SF multi-tenant industrial building situated on the subject property. Within this building the applicant is leasing a 6,213 SF space for their *Wholesale Showroom Facility*, which engages in the wholesale – *primarily to contractors* -- of electrical components and parts. As part of the applicant's operations, they sell Personal Protective Equipment (PPE) and individually packaged goods in the entry lobby. This component of the business is open to both contractors and the general public. Given this, the applicant is requesting to include an 812 SF *General Retail Store* as part of their *Wholesale Showroom Facility*. 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(F), *Retail and Personal Service Land Uses*, of Article 13, *Definitions*, of the Unified Development Code (UDC), defines a *General Retail Store* as "(a) facility or area for the retail sale of general merchandise or food to the public for

direct consumption and not for wholesale.” 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 *General Retail Store* requires a Specific Use Permit (SUP) in a Light Industrial (LI) District. The purpose of this requirement is to acknowledge that the *General Retail Store* land use is not appropriate within all of the City’s light industrial 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 review of the surrounding land uses, they are not all typical light industrial land uses (i.e. *Manufacturing, Fabrication, Warehouse/Distribution, etc.*), and include land uses such as *Office, Animal Boarding, and a Gym*. Based on this, the proposed *General Retail Store* would not be the only deviation from traditional light industrial land uses. In addition, the applicant has indicated that their primary customers for the *General Retail Store* will be contractors picking up *Wholesale* orders and not the general public. All that being said, the 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 *Transitional Zone*, which is defined as “(a) segment of the existing corridor that is currently underutilized due to incompatible land uses, building design, commercial densities, and/or land uses that do not maximize tax potential.” That being said, the proposed *General Retail Store* is located within a new multi-tenant light industrial building that now better maximizes the tax potential. It is at the discretion of the Planning and Zoning Commission and City Council if the proposed *General Retail Store* meets the *District Strategies* outlined within the OURHometown Vision 2040 Comprehensive Plan.

NOTIFICATIONS

On November 21, 2024, staff mailed 15 notices to property owners and occupants within 500-feet of the subject property. In addition, there were no Homeowner’s Association (HOA) 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 *General Retail Store* within a Light Industrial (LI) 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 of the *Subject Property* shall generally conform to the *Floor Plan* as depicted in *Exhibit ‘B’* of this ordinance; and
 - (b) The *General Retail Store* shall not occupy more 812 SF of the 6,213 SF *Wholesale Showroom Facility*.
- (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. _____

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]:

<p>PLATTING APPLICATION FEES:</p> <p><input type="checkbox"/> MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹</p> <p><input type="checkbox"/> PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹</p> <p><input type="checkbox"/> FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹</p> <p><input type="checkbox"/> REPLAT (\$300.00 + \$20.00 ACRE) ¹</p> <p><input type="checkbox"/> AMENDING OR MINOR PLAT (\$150.00)</p> <p><input type="checkbox"/> PLAT REINSTATEMENT REQUEST (\$100.00)</p> <p>SITE PLAN APPLICATION FEES:</p> <p><input type="checkbox"/> SITE PLAN (\$250.00 + \$20.00 ACRE) ¹</p> <p><input type="checkbox"/> AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)</p>	<p>ZONING APPLICATION FEES:</p> <p><input type="checkbox"/> ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹</p> <p><input checked="" type="checkbox"/> SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}</p> <p><input type="checkbox"/> PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹</p> <p>OTHER APPLICATION FEES:</p> <p><input type="checkbox"/> TREE REMOVAL (\$75.00)</p> <p><input type="checkbox"/> VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²</p> <p>NOTES:</p> <p>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.</p> <p>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.</p>
---	---

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 1915 Alpha Dr. Suite 400, Rockwall TX 75087

SUBDIVISION: Ellis Centere-2 LOT: 2 BLOCK: D

GENERAL LOCATION: Gamma Ct and Alpha Dr

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: Light Industrial CURRENT USE: Shell Space / New Construction

PROPOSED ZONING: Warehouse / retail space PROPOSED USE: Electrical supply Warehouse/retail showroom

ACREAGE: <1 acre 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]

<input checked="" type="checkbox"/> OWNER	QA Logistics Parkville LP	<input checked="" type="checkbox"/> APPLICANT	CEO Rockwall
CONTACT PERSON	Marshall Hanson	CONTACT PERSON	MICHAEL JAQUETTE
ADDRESS	12001 N CENTRAL EXPY SUITE 200	ADDRESS	1915 ALPHA DR SUITE 400
CITY, STATE & ZIP	DALLAS, TX 75243	CITY, STATE & ZIP	Rockwall TX 75087
PHONE	972-415-4911	PHONE	714-476-3151
E-MAIL	MARSHALL@ATZAP.COM	E-MAIL	MJAQUETTE@CEORockwall.com

NOTARY VERIFICATION [REQUIRED]

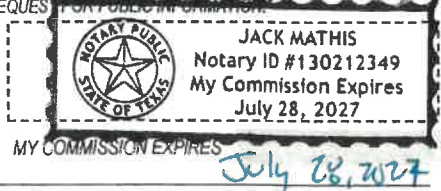
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARSHALL HANSON [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 \$215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE Fifteenth DAY OF November, 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 CITY PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF NOVEMBER, 2024.

OWNER'S SIGNATURE: [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Z2024-057: Specific Use Permit (SUP) for a Warehouse/Retail store at 1915 Alpha Drive, Suite 140

0 20 40 80 120 160 Feet

LI

ALPHA DR

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.

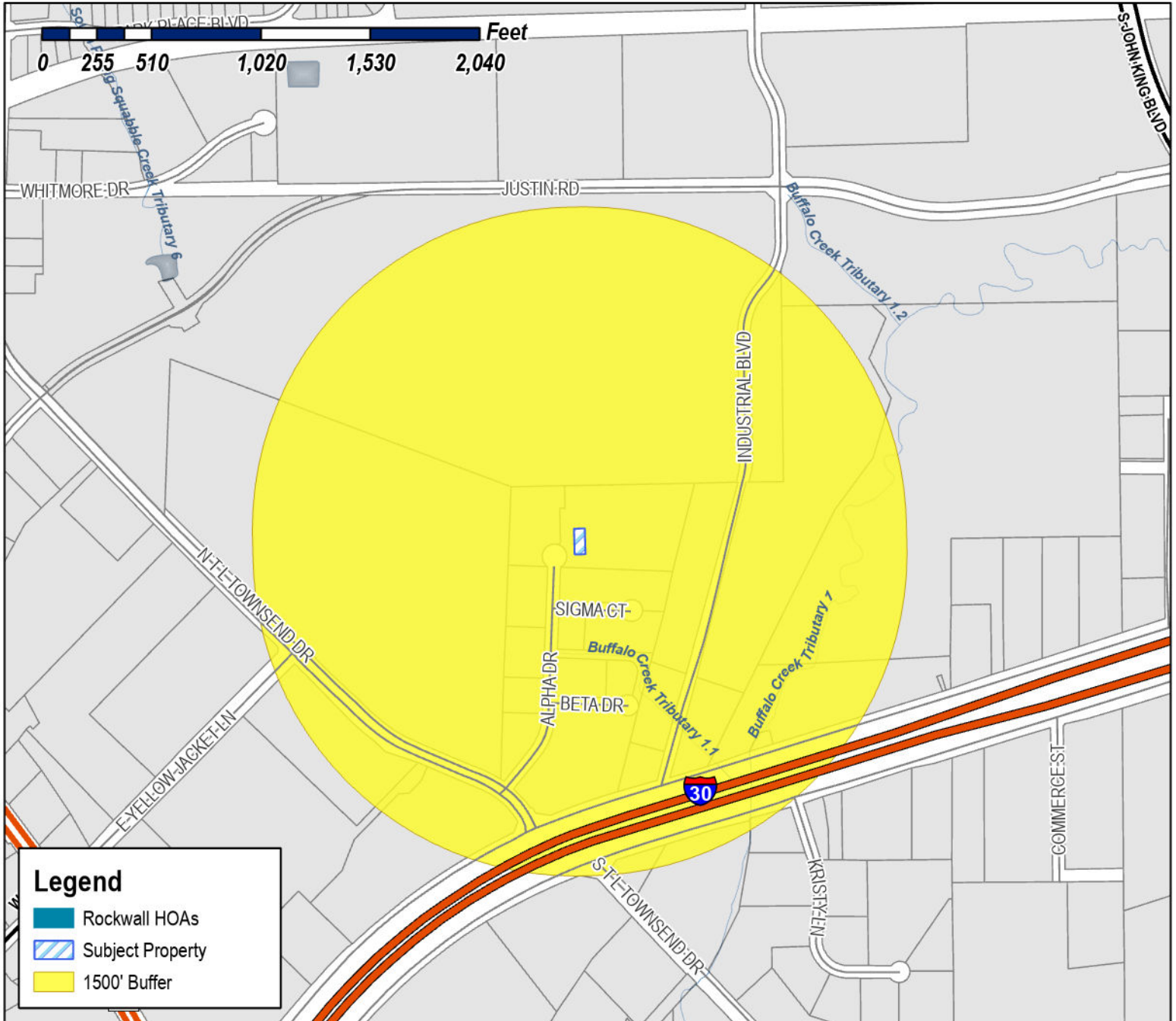




City of Rockwall

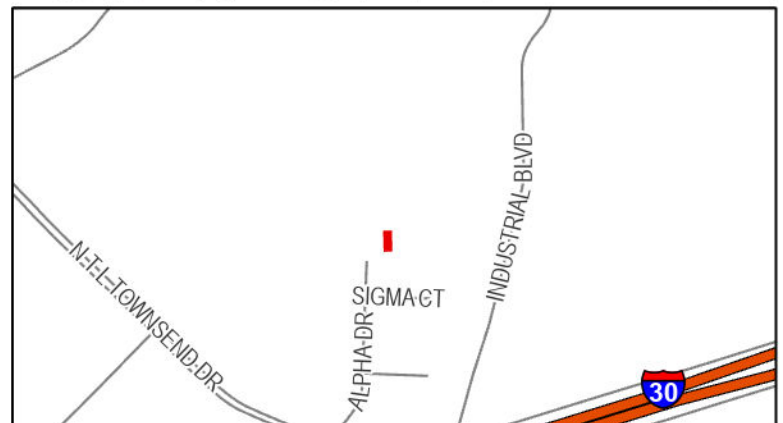
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2024-057
Case Name: SUP for a Warehouse/ Retail Store
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 1915 Alpha Drive Suite 140

Date Saved: 11/19/2024
 For Questions on this Case Call (972) 771-7745





City of Rockwall

Planning & Zoning Department
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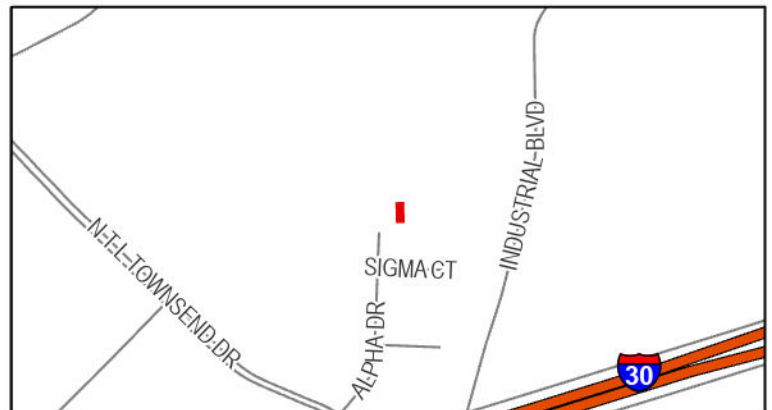
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RESIDENT
1197 T L TOWNSEND DR
ROCKWALL, TX 75087

QA LOGISTICS ROCKWALL LP
C/O ATCAP PARTNERS LLC
12001 N CENTRAL EXPY STE 200
DALLAS, TX 75243

RESIDENT
1203 BETA CT
ROCKWALL, TX 75087

RESIDENT
1203 SIGMA CT
ROCKWALL, TX 75087

MITCHELL II LTD
1208 SIGMA CT
ROCKWALL, TX 75087

ELLIS RICHARD M III AND
DAVID M ELLIS AND JODY M ELLIS AND CHARLES
M ELLIS
1223 WATERSIDE CIR
DALLAS, TX 75218

SVEA INDUSTRIAL II LLC
12333 SOWDEN RD STE B
HOUSTON, TX 77080

RESIDENT
1905 ALPHA CT
ROCKWALL, TX 75087

CANINE PROPERTIES LLC
1920 ALPHA DR
ROCKWALL, TX 75087

RESIDENT
1930 ALPHA DR
ROCKWALL, TX 75087

RESIDENT
2005 INDUSTRIAL
ROCKWALL, TX 75087

BASK INVESTMENTS LLC
401 COLUMBIA DR ROCKWALL TX 75032

ROCKWALL STEEL CO
PO BOX 159
ROCKWALL, TX 75087

SPEC AERO PROPERTIES LP
PO BOX 683
GREENVILLE, TX 75403

AMAZON.COM SERVICES LLC
C/O AMAZON PROPERTY TAX
PO BOX 80416
SEATTLE, WA 98108

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:

Z2024-057: SUP for General Retail Store

Hold a public hearing to discuss and consider a request by Michael Jaquette of CED Rockwall on behalf of QA Logistics Rockwall, LP for the approval of a *Specific Use Permit (SUP)* for *General Retail Store* in conjunction with a *Wholesale Showroom Facility* on a portion of a larger 5.1292-acre parcel of land identified Lot 2, Block D, Ellis Centre #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1915 Alpha Drive, 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, December 10, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, December 16, 2024 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, December 16, 2024 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. Z2024-057: SUP for General Retail Store

Please place a check mark on the appropriate line below:

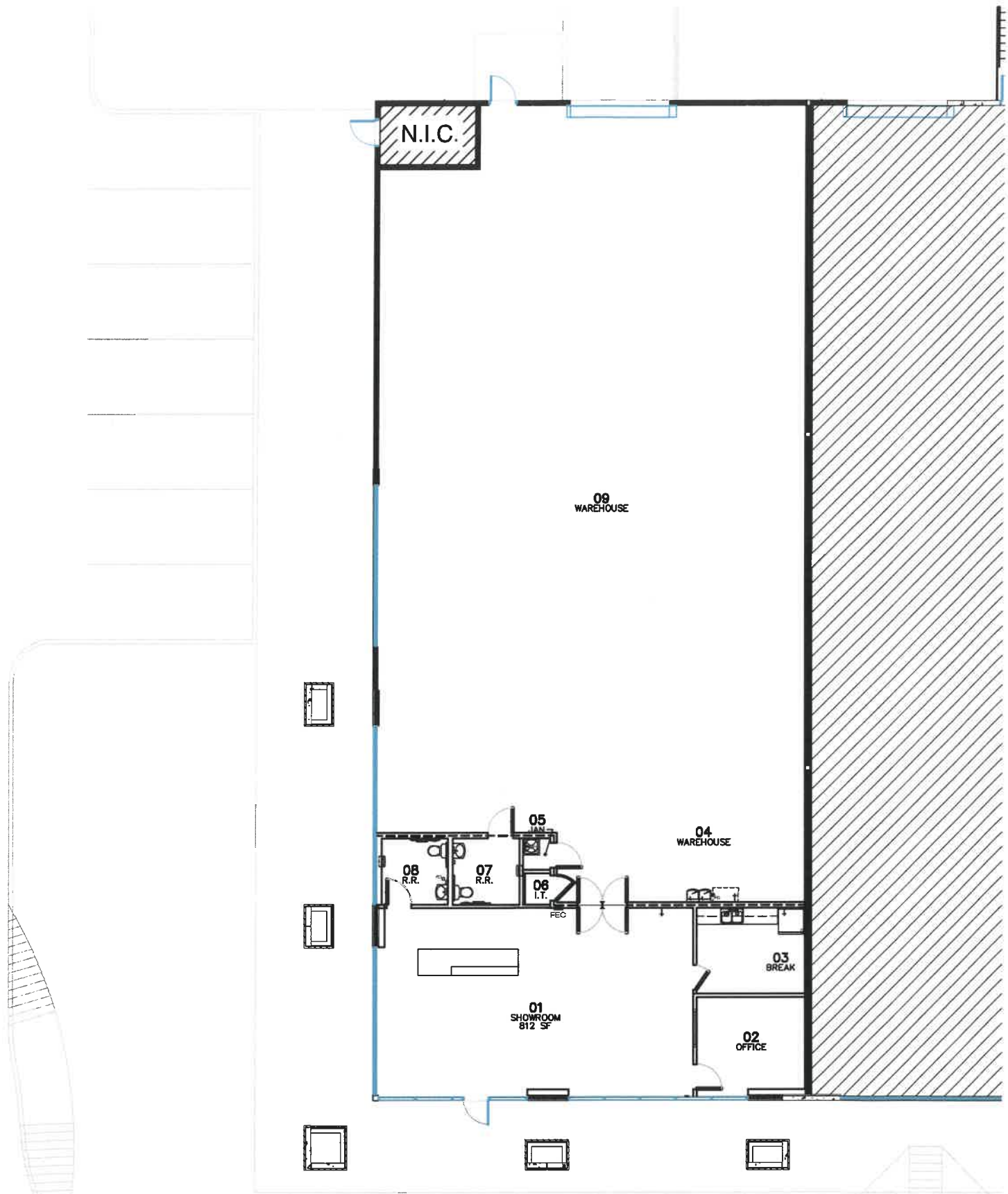
- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

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



N.I.C.

09 WAREHOUSE

04 WAREHOUSE

03 BREAK

02 OFFICE

01 SHOWROOM
812 SF

08 R.R.

07 R.R.

06 I.T.

PEC

05 J.C.

1 PROPOSED CONSTRUCTION PLAN
SCALE: 1/16"=1'-0" OFFICE SF: 6,213



FOR REFERENCE ONLY

11/13/2024

1915 ALPHA DR. | STE. 400
ROCKWALL, TX



CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *GENERAL RETAIL STORE* ON A 5.1292-ACRE PARCEL OF LAND IDENTIFIED AS LOT 2, BLOCK D, ELLIS CENTRE #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'A'* AND *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Michael Jaquette of CED Rockwall on behalf of QA Logistics Rockwall LP for the approval of a Specific Use Permit (SUP) to allow a *General Retail Store* on a 5.1292-acre parcel of land identified as Lot 2, Block D, Ellis Centre #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1915 Alpha Drive, and being more specifically depicted in *Exhibit 'A'* and *Exhibit 'B'* 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 (UDC) [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 (UDC) [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) to allow a *General Retail Store* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 04.04, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- 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 the *General Retail Store* on the *Subject Property* and conformance to these conditions is required for continued operation:

- 1) The development of the *Subject Property* shall generally conform to the Floor Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The *General Retail Store* shall not occupy more 812 SF of the 6,213 SF *Wholesale Showroom Facility*.

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 Revision 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 6TH DAY OF JANUARY, 2025.

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: December 16, 2024

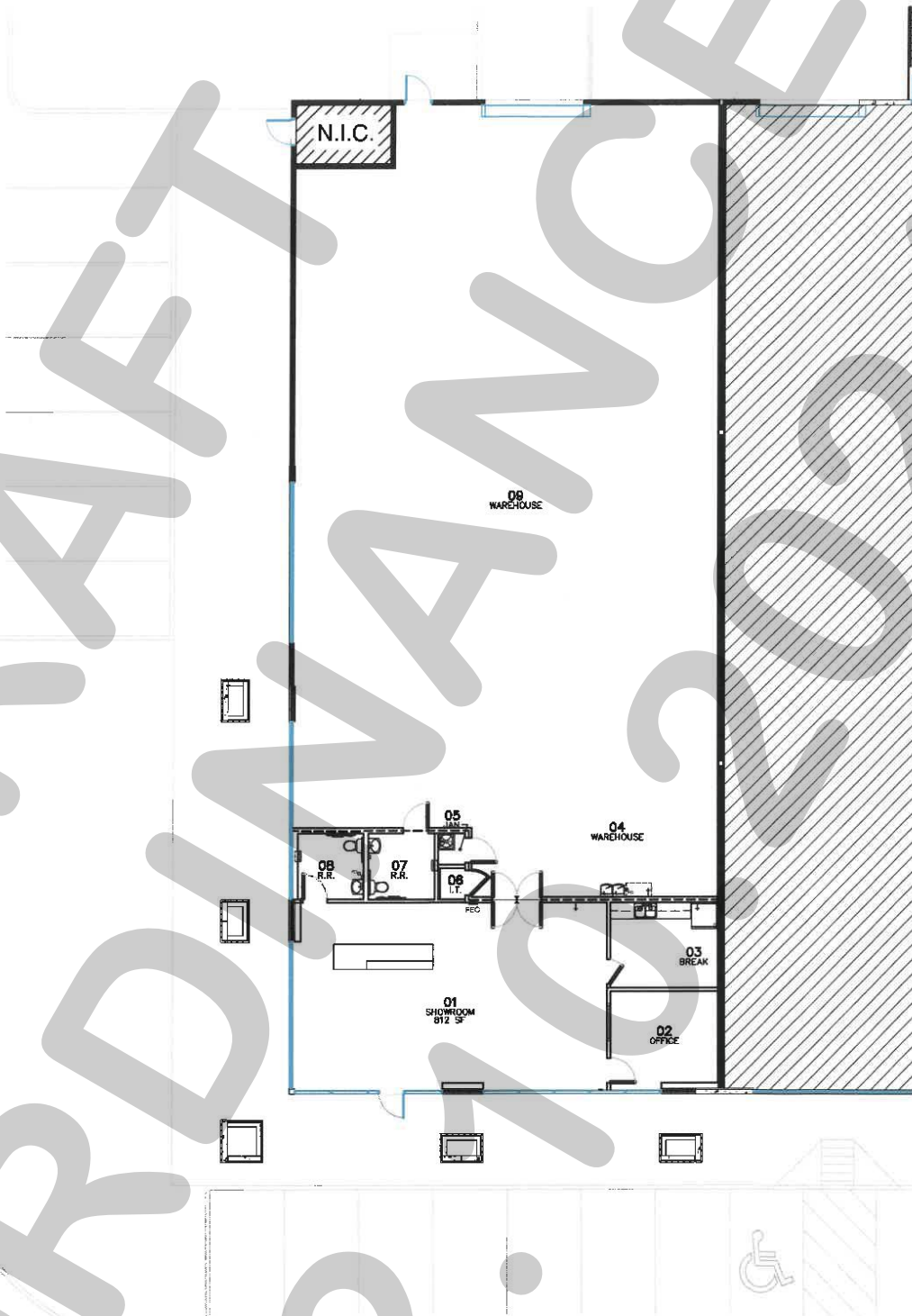
2nd Reading: January 6, 2025

Exhibit 'A'
Location Map

Legal Description: Lot 2, Block D, Ellis Centre #2 Addition
Address: 1915 Alpha Drive



Exhibit 'B':
Floor Plan



1 PROPOSED CONSTRUCTION PLAN
SCALE: 1/16"=1'-0" OFFICE SF: 6,213



FOR REFERENCE ONLY

11/13/2024

1915 ALPHA DR. | STE. 400
ROCKWALL, TX





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: December 16, 2024
APPLICANT: Michael Jaquette; *CED Rockwall*
CASE NUMBER: Z2024-057; *Specific Use Permit for 1915 Alpha Drive*

SUMMARY

Hold a public hearing to discuss and consider a request by Michael Jaquette of CED Rockwall on behalf of QA Logistics Rockwall, LP for the approval of a Specific Use Permit (SUP) for *General Retail Store* in conjunction with a *Wholesale Showroom Facility* on a portion of a larger 5.1292-acre parcel of land identified Lot 2, Block D, Ellis Centre #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1915 Alpha Drive, and take any action necessary.

BACKGROUND

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. On November 7, 1983, the City Council approved a zoning case [Case No. *PZ1983-035*] that changed the zoning on the subject property from Agricultural (AG) District to Light Industrial (LI) District. On June 4, 2018, the City Council approved a replat [Case No. *P2018-015*] that establish the subject property as Lot 1, Block D, Ellis Centre #2 Addition. On November 12, 2019, the Planning and Zoning Commission approved a site plan [Case No. *SP2019-040*] to allow the construction of three (3) multi-tenant industrial buildings on the subject property.

PURPOSE

The applicant -- *Michael Jaquette of CED Rockwall* -- is requesting the approval of a Specific Use Permit (SUP) to allow a *General Retail Store* in a Light Industrial (LI) District on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1915 Alpha Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a vacant 71.9480-acre tract of land (*i.e. Tract 20-2 of the A. Hanna Survey, Abstract No. 99*) zoned Light Industrial (LI) District. Beyond this is Justin Road, which is classified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property are six (6) parcels of land (*i.e. Lots 2AR, 2B-R, 7, Block C, Ellis Centre #2 Addition; Lot 1, Block C, Ellis Centre Addition; Lot 1, Block A, Emerus Emergency Hospital Addition*) that make up the remainder of the Ellis Centre #2 Addition, the Ellis Centre Addition, and the Emerus Emergency Hospital Addition. All of these properties are zoned Light Industrial (LI) District. Beyond this is the westbound *Frontage Road* for IH-30, followed by the main lanes of IH-30, and the eastbound *Frontage Road* for IH-30.

East: Directly east of the subject property is a 3.8730-acre parcel of land (*i.e. Lot 1, Rockwall Industrial Foundation Addition*) developed with five (5) multi-tenant industrial buildings. Beyond this is Industrial Boulevard, which is classified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is a 17.719-acre parcel of land (*i.e. Lot 2, Rockwall Industrial Foundation Addition*) developed with five (5) multi-tenant industrial buildings. East

of this is a vacant 37.487-acre tract of land (i.e. *Tract 3 of the A. Hanna Survey, Abstract No. 99*). All of these properties are zoned Light Industrial (LI) District.

West: Directly west of the subject property is the terminus of Alpha Drive, which is identified as a R2 (i.e. *residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 1.8907-acre parcel of land (i.e. *Lot 3, Block D, Ellis Centre #2 Addition*) developed with a 12,000 SF industrial building, zoned Light Industrial (LI) District. Following this is a 41.649-acre parcel of land (i.e. *Lot 1, Block 1, Herman E. Utley Middle School Addition*) developed with Herman E. Utley Middle School, zoned Agricultural (AG) District.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application and a zoning exhibit requesting a Specific Use Permit (SUP) for a *General Retail Store* on the subject property. According to the Rockwall Central Appraisal District (RCAD) there is an existing 50,400 SF multi-tenant industrial building situated on the subject property. Within this building the applicant is leasing a 6,213 SF space for their *Wholesale Showroom Facility*, which engages in the wholesale – *primarily to contractors* -- of electrical components and parts. As part of the applicant's operations, they sell Personal Protective Equipment (PPE) and individually packaged goods in the entry lobby. This component of the business is open to both contractors and the general public. Given this, the applicant is requesting to include an 812 SF *General Retail Store* as part of their *Wholesale Showroom Facility*. 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(F), *Retail and Personal Service Land Uses*, of Article 13, *Definitions*, of the Unified Development Code (UDC), defines a *General Retail Store* as "(a) facility or area for the retail sale of general merchandise or food to the public for

direct consumption and not for wholesale.” 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 *General Retail Store* requires a Specific Use Permit (SUP) in a Light Industrial (LI) District. The purpose of this requirement is to acknowledge that the *General Retail Store* land use is not appropriate within all of the City’s light industrial 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 review of the surrounding land uses, they are not all typical light industrial land uses (i.e. *Manufacturing, Fabrication, Warehouse/Distribution, etc.*), and include land uses such as *Office, Animal Boarding, and a Gym*. Based on this, the proposed *General Retail Store* would not be the only deviation from traditional light industrial land uses. In addition, the applicant has indicated that their primary customers for the *General Retail Store* will be contractors picking up *Wholesale* orders and not the general public. All that being said, the 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 *Transitional Zone*, which is defined as “(a) segment of the existing corridor that is currently underutilized due to incompatible land uses, building design, commercial densities, and/or land uses that do not maximize tax potential.” That being said, the proposed *General Retail Store* is located within a new multi-tenant light industrial building that now better maximizes the tax potential. It is at the discretion of the Planning and Zoning Commission and City Council if the proposed *General Retail Store* meets the *District Strategies* outlined within the OURHometown Vision 2040 Comprehensive Plan.

NOTIFICATIONS

On November 21, 2024, staff mailed 15 notices to property owners and occupants within 500-feet of the subject property. In addition, there were no Homeowner’s Association (HOA) 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 *General Retail Store* within a Light Industrial (LI) 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 of the *Subject Property* shall generally conform to the *Floor Plan* as depicted in *Exhibit ‘B’* of this ordinance; and
 - (b) The *General Retail Store* shall not occupy more 812 SF of the 6,213 SF *Wholesale Showroom Facility*.
- (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 December 10, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the SUP by a vote of 6-0, with Commissioner Conway absent.



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
- 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 1915 Alpha Dr. Suite 400, Rockwall TX 75087

SUBDIVISION Ellis Centere-2 LOT 2 BLOCK D

GENERAL LOCATION Gamma Ct and Alpha Dr

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Light Industrial

CURRENT USE Shell Space / New Construction

PROPOSED ZONING Warehouse / retail space

PROPOSED USE Electrical supply Warehouse/retail showroom

ACREAGE <1 acre

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 QA Logistics Parkville LP

APPLICANT CEO Rockwall

CONTACT PERSON Marshall Hanson

CONTACT PERSON MICHAEL JAQUETTE

ADDRESS 12001 N CENTRAL EXPY
SUITE 200

ADDRESS 1915 ALPHA DR SUITE 400

CITY, STATE & ZIP DALLAS, TX 75243

CITY, STATE & ZIP ROCKWALL TX 75087

PHONE 972-415-4911

PHONE 714-476-3151

E-MAIL MARSHALL@ATZAP.COM

E-MAIL MJAQUETTE@CEORockwall.com

NOTARY VERIFICATION [REQUIRED]

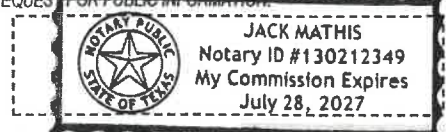
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARSHALL HANSON [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

¹ 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 \$215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE Fifteenth DAY OF November, 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 CITY PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF NOVEMBER, 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

July 28, 2027



Z2024-057: Specific Use Permit (SUP) for a Warehouse/Retail store at 1915 Alpha Drive, Suite 140

0 20 40 80 120 160 Feet

LI

ALPHA DR

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.

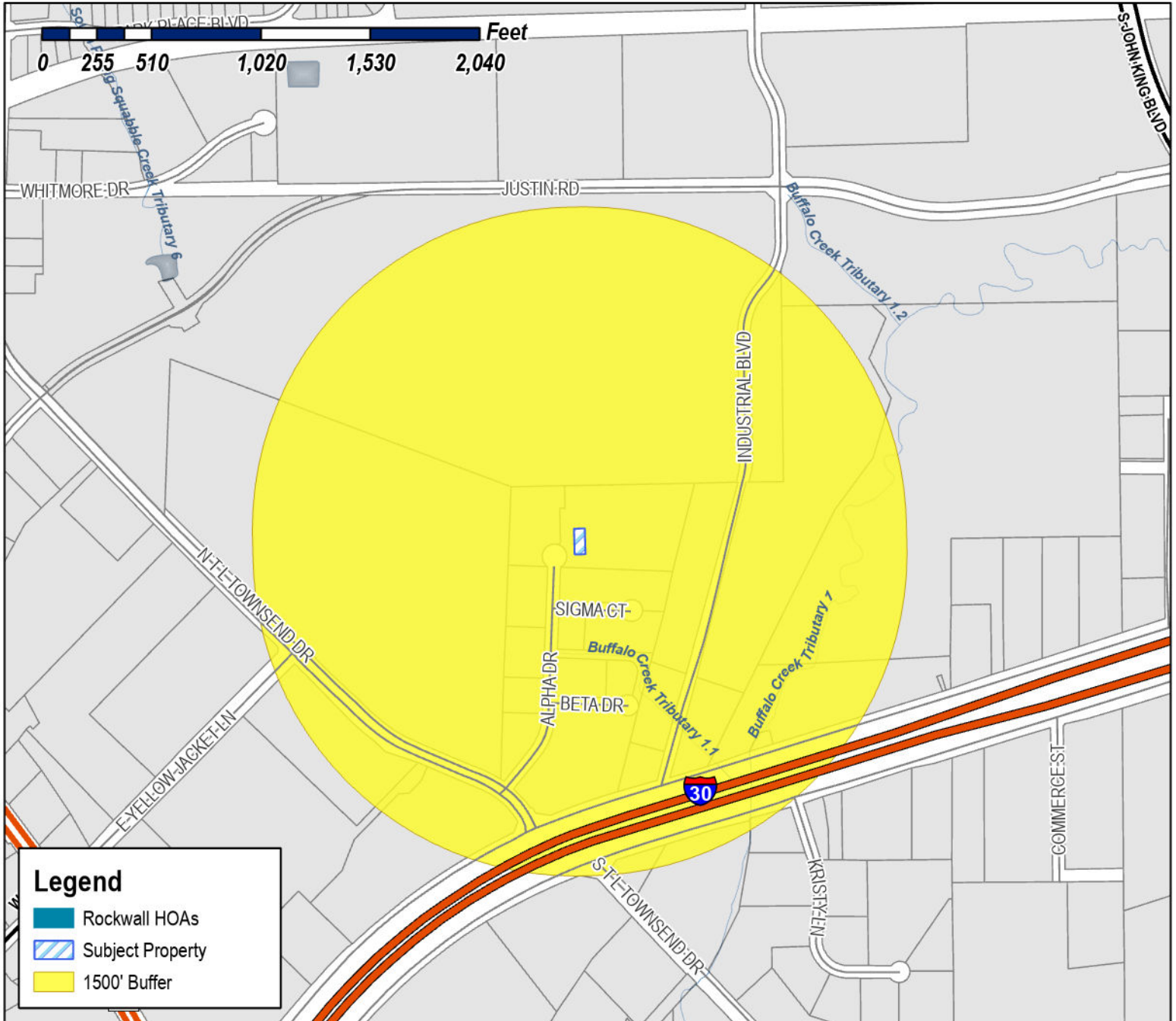




City of Rockwall

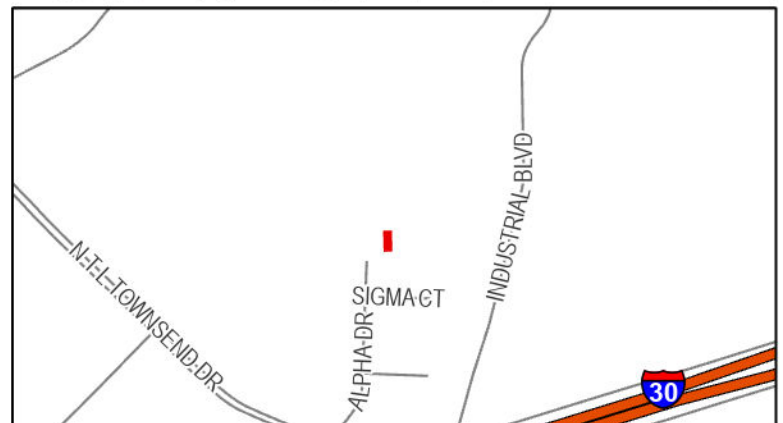
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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: Z2024-057
Case Name: SUP for a Warehouse/ Retail Store
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 1915 Alpha Drive Suite 140

Date Saved: 11/19/2024
 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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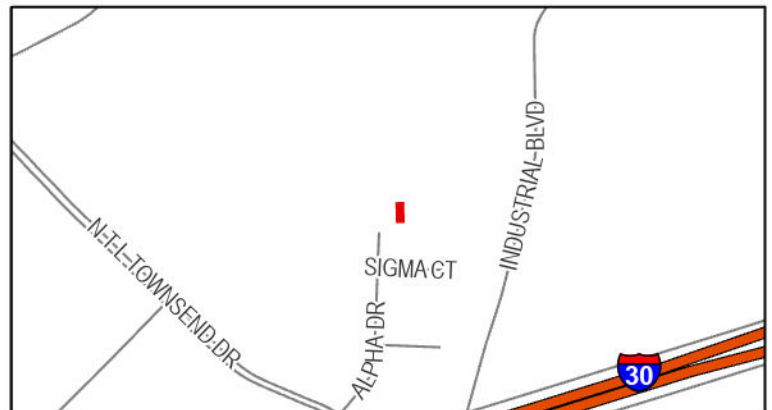
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For Questions on this Case Call: (972) 771-7745



RESIDENT
1197 T L TOWNSEND DR
ROCKWALL, TX 75087

QA LOGISTICS ROCKWALL LP
C/O ATCAP PARTNERS LLC
12001 N CENTRAL EXPY STE 200
DALLAS, TX 75243

RESIDENT
1203 BETA CT
ROCKWALL, TX 75087

RESIDENT
1203 SIGMA CT
ROCKWALL, TX 75087

MITCHELL II LTD
1208 SIGMA CT
ROCKWALL, TX 75087

ELLIS RICHARD M III AND
DAVID M ELLIS AND JODY M ELLIS AND CHARLES
M ELLIS
1223 WATERSIDE CIR
DALLAS, TX 75218

SVEA INDUSTRIAL II LLC
12333 SOWDEN RD STE B
HOUSTON, TX 77080

RESIDENT
1905 ALPHA CT
ROCKWALL, TX 75087

CANINE PROPERTIES LLC
1920 ALPHA DR
ROCKWALL, TX 75087

RESIDENT
1930 ALPHA DR
ROCKWALL, TX 75087

RESIDENT
2005 INDUSTRIAL
ROCKWALL, TX 75087

BASK INVESTMENTS LLC
401 COLUMBIA DR ROCKWALL TX 75032

ROCKWALL STEEL CO
PO BOX 159
ROCKWALL, TX 75087

SPEC AERO PROPERTIES LP
PO BOX 683
GREENVILLE, TX 75403

AMAZON.COM SERVICES LLC
C/O AMAZON PROPERTY TAX
PO BOX 80416
SEATTLE, WA 98108

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:

Z2024-057: SUP for General Retail Store

Hold a public hearing to discuss and consider a request by Michael Jaquette of CED Rockwall on behalf of QA Logistics Rockwall, LP for the approval of a *Specific Use Permit (SUP)* for *General Retail Store* in conjunction with a *Wholesale Showroom Facility* on a portion of a larger 5.1292-acre parcel of land identified Lot 2, Block D, Ellis Centre #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1915 Alpha Drive, 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, December 10, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, December 16, 2024 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, December 16, 2024 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. Z2024-057: SUP for General Retail Store

Please place a check mark on the appropriate line below:

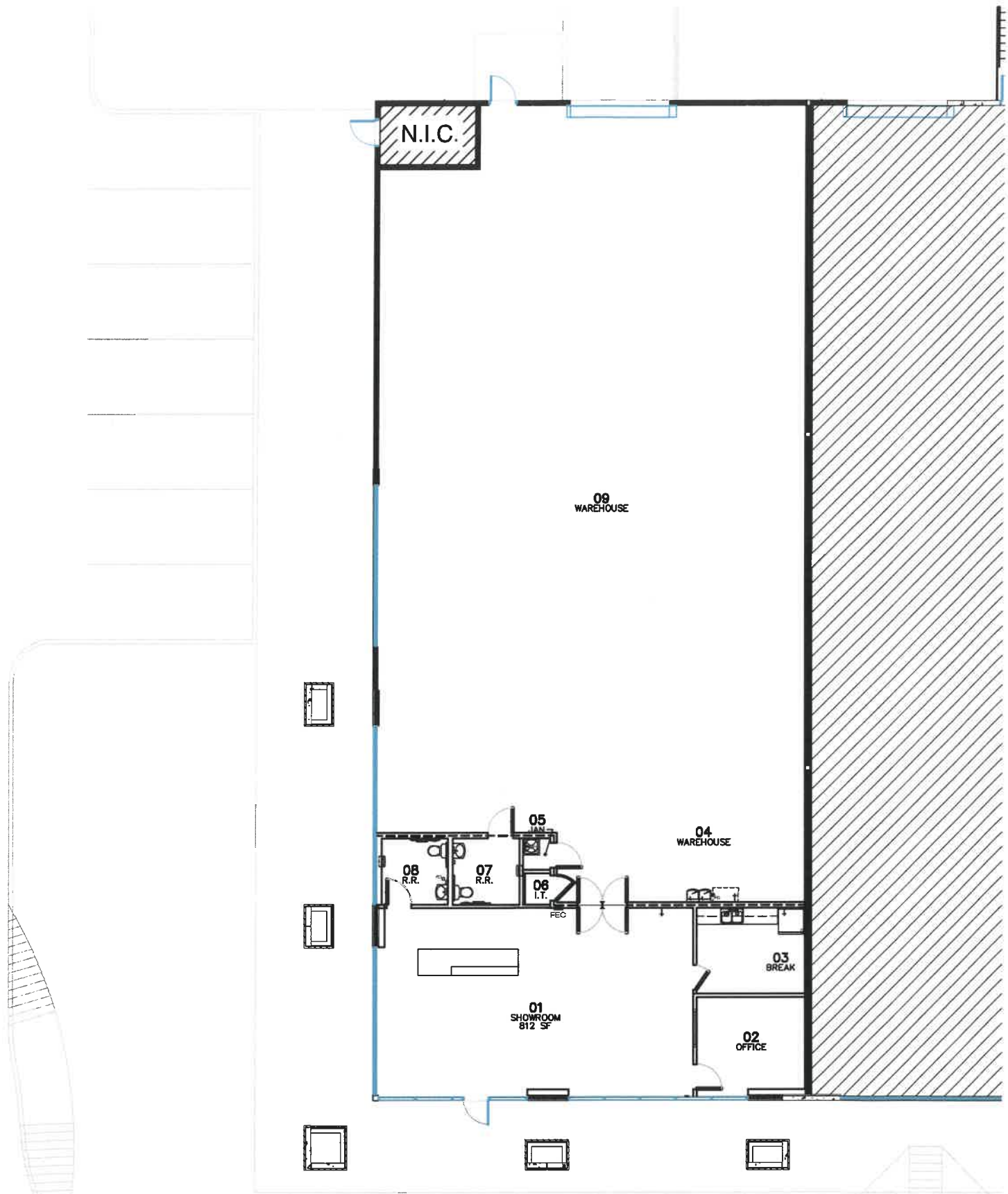
- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

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



N.I.C.

09
WAREHOUSE

04
WAREHOUSE

03
BREAK

02
OFFICE

01
SHOWROOM
812 SF

08
R.R.

07
R.R.

06
I.T.

PEC

05
J.C.

1 PROPOSED CONSTRUCTION PLAN
SCALE: 1/16"=1'-0" OFFICE SF: 6,213



FOR REFERENCE ONLY

11/13/2024

1915 ALPHA DR. | STE. 400
ROCKWALL, TX





DATE: February 13, 2025

TO: Michael Jaquette
CED Rockwall
1915 Alpha Drive, Suite 400
Rockwall, Texas 75087

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

SUBJECT: Z2024-057; SUP for 1915 Alpha Drive

Michael Jaquette,

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall was approved by the City Council on January 6, 2025. The following is a record of all recommendations, voting records and conditions of approval:

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 of the *Subject Property* shall generally conform to the Floor Plan as depicted in *Exhibit 'B'* of this ordinance; and
 - (b) The *General Retail Store* shall not occupy more 812 SF of the 6,213 SF *Wholesale Showroom Facility*.
- (2) Any construction resulting from the approval of this SUP 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 December 10, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the SUP by a vote of 6-0, with Commissioner Conway absent.

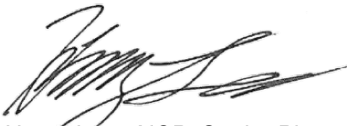
City Council

On December 16, 2024, the City Council approved a motion to approve the SUP by a vote of 6-0, with Council Member McCallum absent.

On January 6, 2025, the City Council approved a motion to approve the Specific Use Permit by a vote of 7-0.

Included with this letter is a copy of *Ordinance No. 25-04, S-352*, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 772-6434.

Sincerely,



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

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *GENERAL RETAIL STORE* ON A 5.1292-ACRE PARCEL OF LAND IDENTIFIED AS LOT 2, BLOCK D, ELLIS CENTRE #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'A'* AND *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Michael Jaquette of CED Rockwall on behalf of QA Logistics Rockwall LP for the approval of a Specific Use Permit (SUP) to allow a *General Retail Store* on a 5.1292-acre parcel of land identified as Lot 2, Block D, Ellis Centre #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1915 Alpha Drive, and being more specifically depicted in *Exhibit 'A'* and *Exhibit 'B'* 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 (UDC) [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 (UDC) [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) to allow a *General Retail Store* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 04.04, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- 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 the *General Retail Store* on the *Subject Property* and conformance to these conditions is required for continued operation:

- 1) The development of the *Subject Property* shall generally conform to the Floor Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The *General Retail Store* shall not occupy more 812 SF of the 6,213 SF *Wholesale Showroom Facility*.

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 Revision 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 6TH DAY OF JANUARY, 2025.

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: December 16, 2024

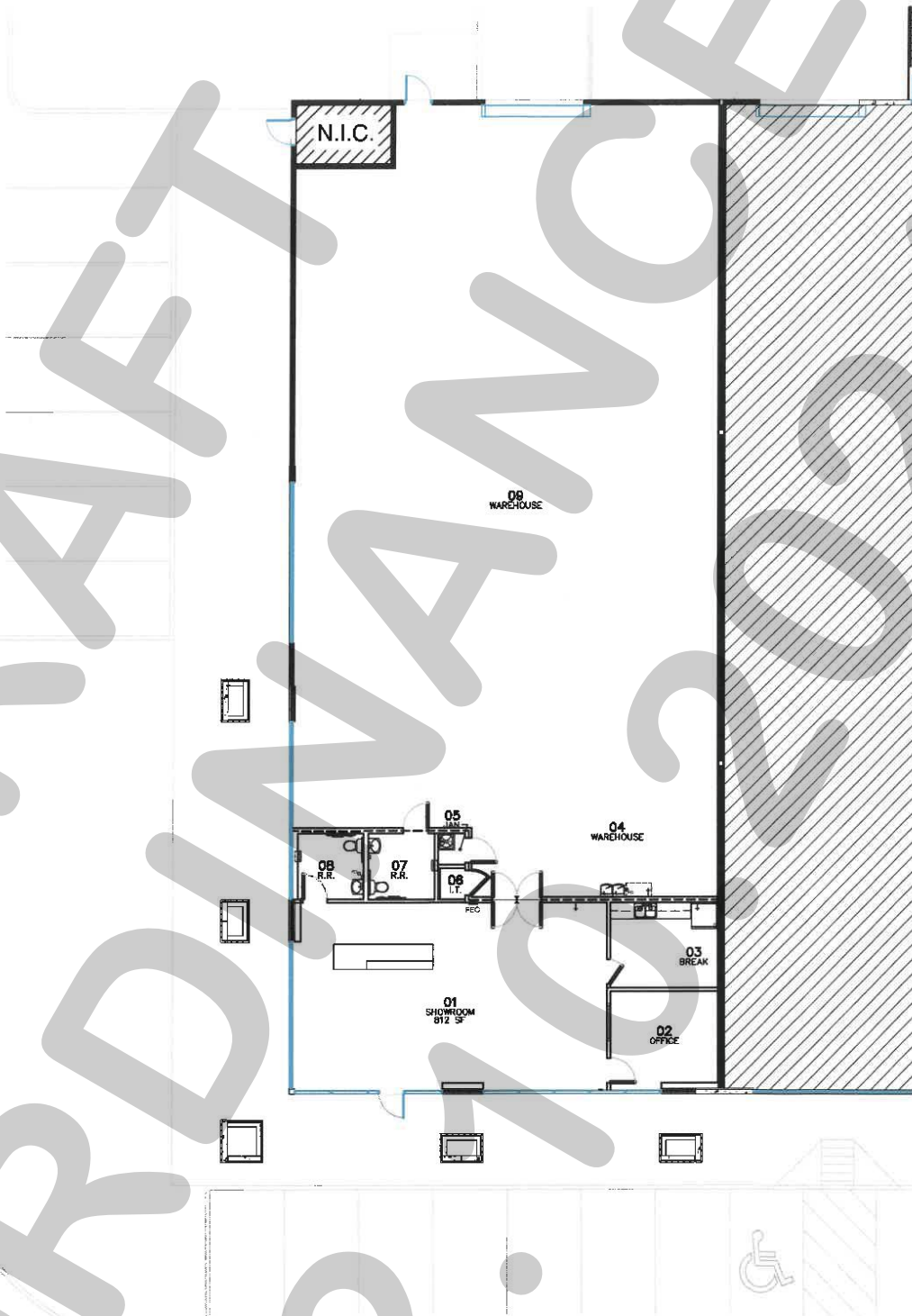
2nd Reading: January 6, 2025

Exhibit 'A'
Location Map

Legal Description: Lot 2, Block D, Ellis Centre #2 Addition
Address: 1915 Alpha Drive



Exhibit 'B':
Floor Plan



1 PROPOSED CONSTRUCTION PLAN
SCALE: 1/16"=1'-0" OFFICE SF: 6,213



FOR REFERENCE ONLY

11/13/2024

1915 ALPHA DR. | STE. 400
ROCKWALL, TX



CITY OF ROCKWALL

ORDINANCE NO. 25-04

SPECIFIC USE PERMIT NO. S-352

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *GENERAL RETAIL STORE* ON A 5.1292-ACRE PARCEL OF LAND IDENTIFIED AS LOT 2, BLOCK D, ELLIS CENTRE #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'A'* AND *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Michael Jaquette of CED Rockwall on behalf of QA Logistics Rockwall LP for the approval of a Specific Use Permit (SUP) to allow a *General Retail Store* on a 5.1292-acre parcel of land identified as Lot 2, Block D, Ellis Centre #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1915 Alpha Drive, and being more specifically depicted in *Exhibit 'A'* and *Exhibit 'B'* 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 (UDC) [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 (UDC) [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) to allow a *General Retail Store* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 04.04, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

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- 1) The development of the *Subject Property* shall generally conform to the Floor Plan as depicted in Exhibit 'B' of this ordinance.
- 2) The *General Retail Store* shall not occupy more 812 SF of the 6,213 SF *Wholesale Showroom Facility*.

2.2 COMPLIANCE

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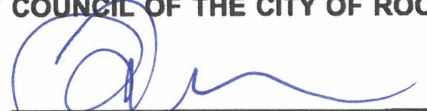
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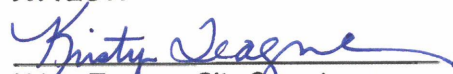
SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application 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 6TH DAY OF JANUARY, 2025.**


Trace Johannesen, Mayor

ATTEST:


Kristy Teague, City Secretary

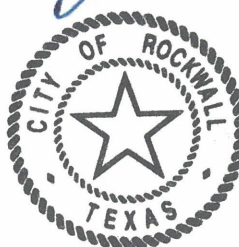
APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: December 16, 2024

2nd Reading: January 6, 2025

Z2024-057: SUP for 1915 Alpha Drive
Ordinance No. 25-04; SUP # S-352

Page | 2



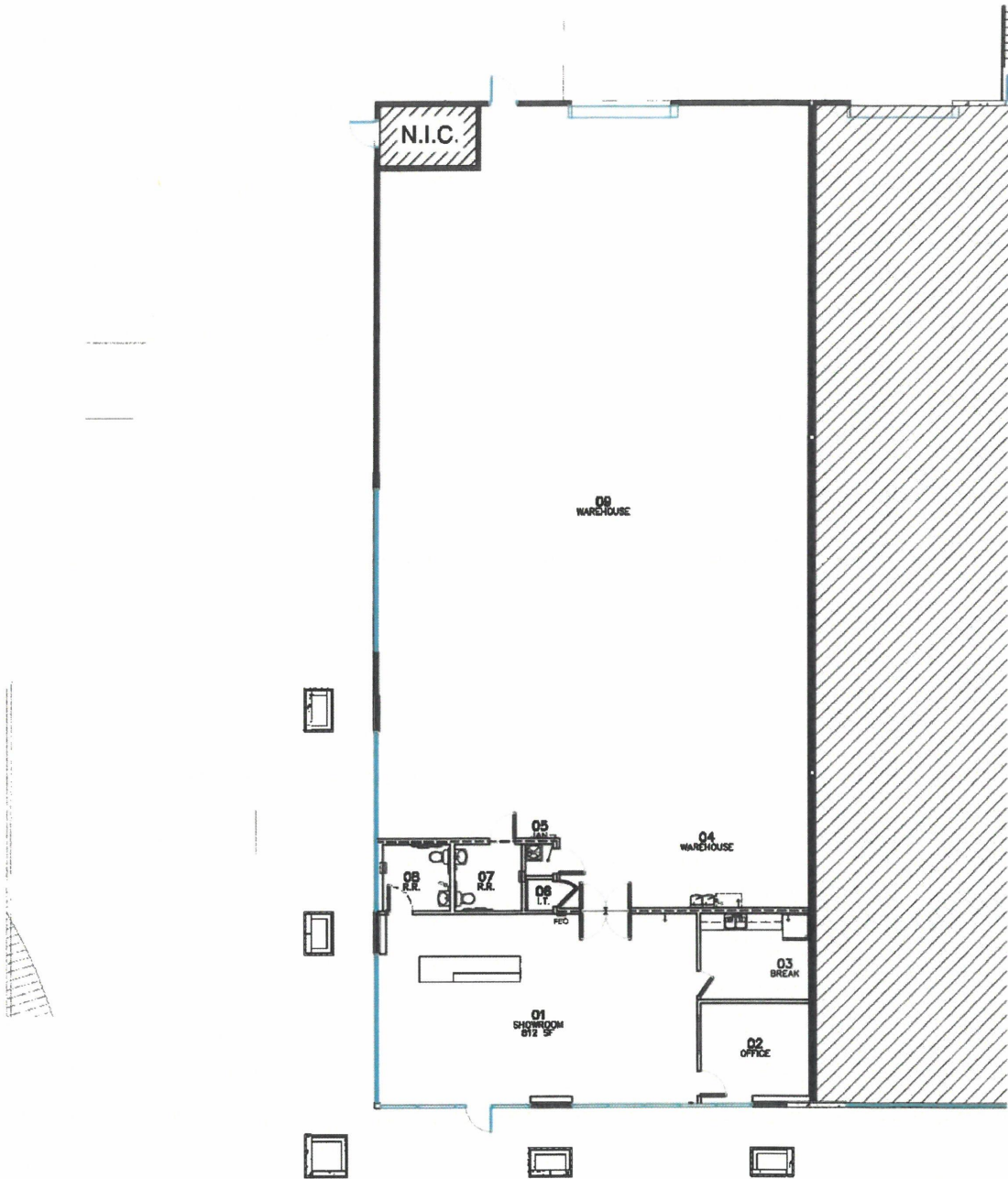
City of Rockwall, Texas

Exhibit 'A'
Location Map

Legal Description: Lot 2, Block D, Ellis Centre #2 Addition
Address: 1915 Alpha Drive



Exhibit 'B':
Floor Plan



1 PROPOSED CONSTRUCTION PLAN
SCALE: 1/16" = 1'-0" OFFICE SF: 6,213



FOR REFERENCE ONLY

11/13/2024

1915 ALPHA DR. | STE. 400
ROCKWALL, TX

