


Z2015-039 - RESIDENCE HOTEL
 SUP - LOCATION MAP = 



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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

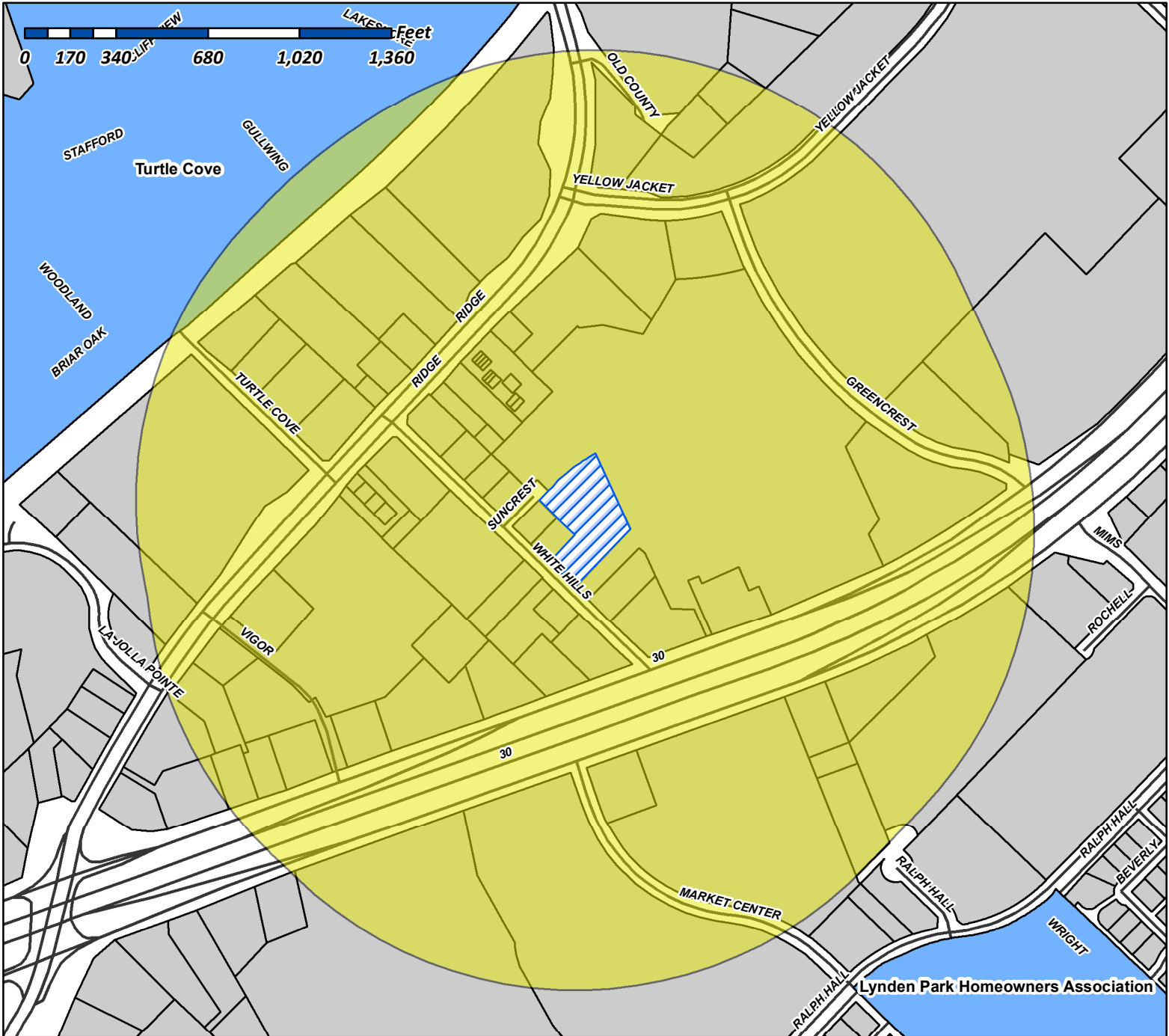




City of Rockwall

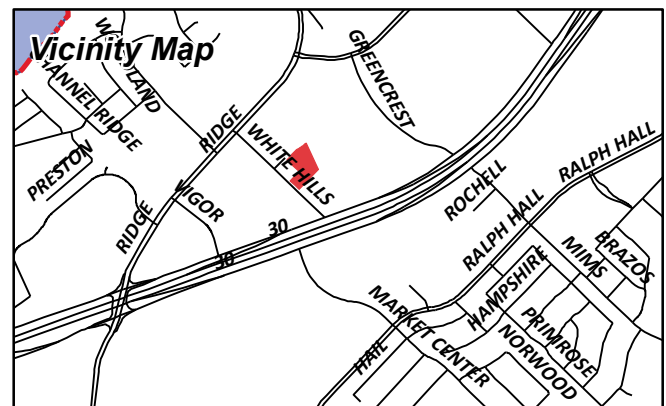
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2015-039
Case Name: Residence Hotel
Case Type: Specific Use Permit
Zoning: Commercial (C) District
Case Address: East side of White Hills Drive south of Ridge Road

Date Created: 12/21/2015
 For Questions on this Case Call (972) 771-7745

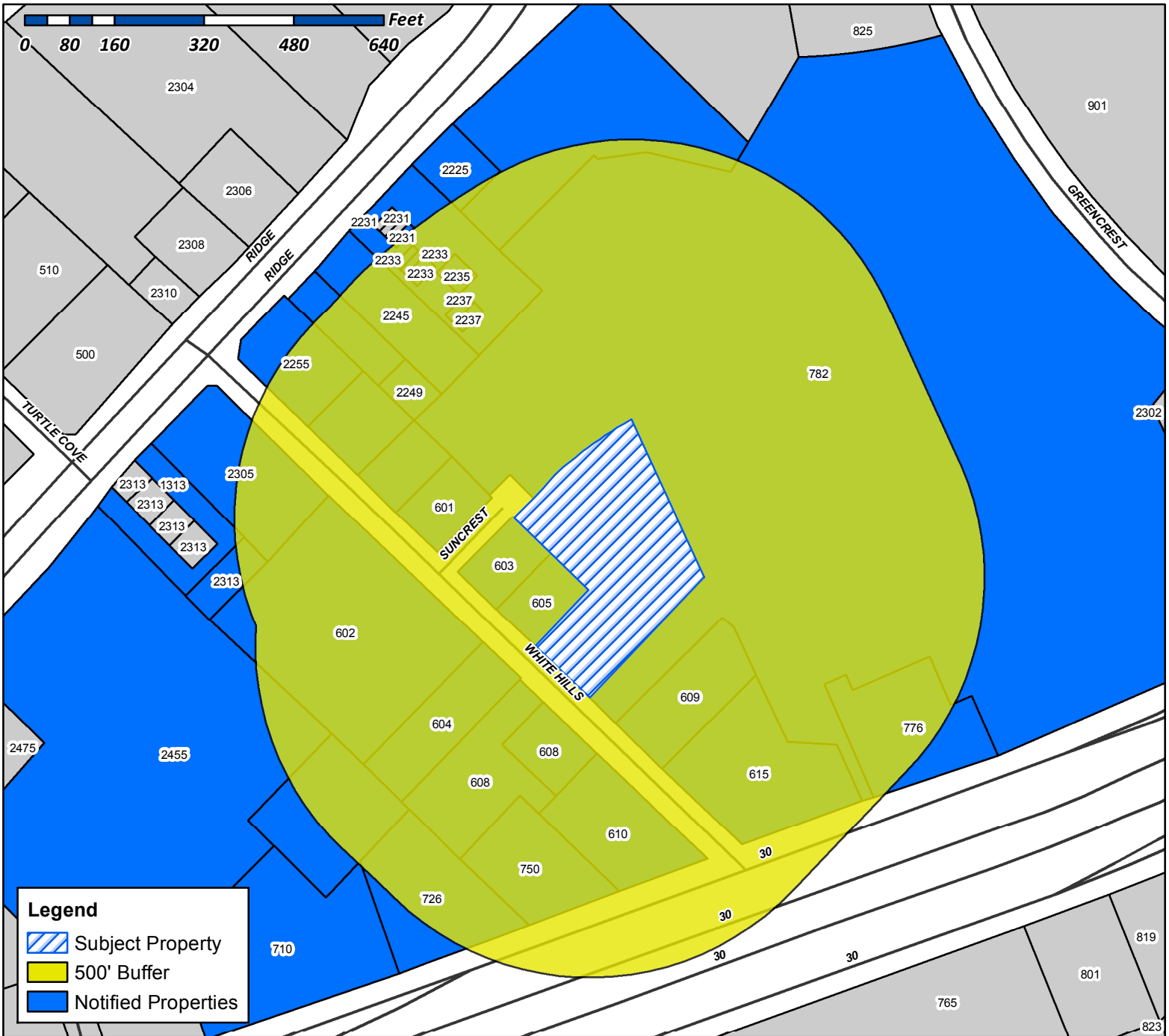
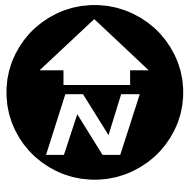




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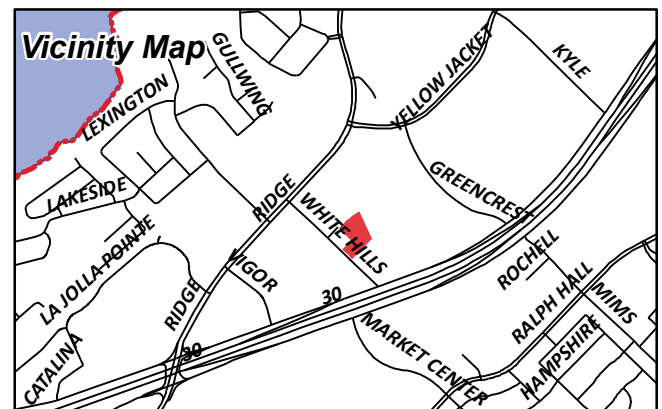
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NOTICE OF PUBLIC HEARING

CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

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

Case No. Z2015-039: Residence Hotel

Hold a public hearing to discuss and consider a request by Dayne Ram of ADR Designs, LLC on behalf of the owner Majestic Cast, Inc. for the approval of a Specific Use Permit (SUP) for a Residence Hotel on a 2.003-acre parcel of land identified as Lot 4, Block A, Wal-Mart Super Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (OV) District, located on the east side of White Hills Drive south of Ridge Road [FM-740], 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, 1/12/2016 at 6:00 p.m.**, and the City Council will hold a public hearing on **Tuesday, 1/19/2016 at 6:00 p.m.** 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:

David Gonzales
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 **1/19/2016** 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 ON THE CITY'S WEBSITE: [HTTP://WWW.ROCKWALL.COM/PLANNING/PLANNINGDEVCASES.ASP](http://www.rockwall.com/planning/planningdevcases.asp)

PLEASE RETURN THE BELOW FORM

Case No. Z2015-039: Residence Hotel

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 bar for Name

Address:

Grey bar for Address

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

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

HOISINGTON TED & MARILYN
1102 SQUAW VALLEY
ROCKWALL, TX 75087

LAYAN INVESTMENTS INC
126 BERKLEY DR
ROCKWALL, TX 75032

HP ROCKWALL III 30, LTD
12720 HILLCREST RD STE 1080
DALLAS, TX 75230

CURRENT RESIDENT
1313 RIDGE RD
ROCKWALL, TX 75087

MAJESTIC CAST INC
1625 FERRIS RD
GARLAND, TX 75044

DGR ASSOCIATES INC A MISSOURI CORP
1710 WEISKOPF DR
HEATH, TX 75032

THE TWO SHORT, LP
A TEXAS LIMITED PARTNERSHIP
1810 KENTWOOD CIR
ROCKWALL, TX 75032

ROCKWALL OCEANHILL LLC
C/O GEORGE RAUST
200 GLENWOOD CIR BOX 316
MONTEREY, CA 92940

SAFA & SONS LLC
2122 N CLEARSPRING DR
IRVING, TX 75063

CURRENT RESIDENT
2225 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2231 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2233 RIDGE RD UNIT 101
ROCKWALL, TX 75087

CURRENT RESIDENT
2233 RIDGE RD UNIT 102
ROCKWALL, TX 75087

CURRENT RESIDENT
2233 RIDGE RD UNIT 201
ROCKWALL, TX 75087

DOUPHRATE PROPERTIES INC
2235 RIDGE RD STE 200
ROCKWALL, TX 75087

CURRENT RESIDENT
2237 RIDGE RD UNIT 101
ROCKWALL, TX 75087

CURRENT RESIDENT
2237 RIDGE RD UNIT 201
ROCKWALL, TX 75087

ONE RIDGE PLACE LP
2245 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2249 RIDGE RD
ROCKWALL, TX 75087

MMF INVESTMENTS LLC
2255 RIDGE RD SUITE 333
ROCKWALL, TX 75087

CURRENT RESIDENT
2305 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2313 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2455 RIDGE RD
ROCKWALL, TX 75087

605 WHITE HILLS LLC
253 QUAIL CREEK ROAD
ROCKWALL, TX 75032

CHACKO & ABRAHAM INVESTMENTS LLC
4102 NORWICH DRIVE
GARLAND, TX 75043

PNEUMA VENTURES LTD
480 SMIRL DR
HEATH, TX 75032

CURRENT RESIDENT
601 WHITE HILLS DR
ROCKWALL, TX 75087

MEHL ROBERT F III & JOAN
601 CARRIAGE TRL
ROCKWALL, TX 75087

CURRENT RESIDENT
602 WHITE HILLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
603 WHITE HILLS DR
ROCKWALL, TX 75087

CONAWAY ROBERT
604 WHITE HILLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
605 WHITE HILLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
608 WHITE HILLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
609 WHITE HILLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
610 WHITE HILLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
615 WHITE HILLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
710 E I30
ROCKWALL, TX 75087

PIZZA ENTERPRISES INC
726 E INTERSTATE 30
ROCKWALL, TX 75087

SEVEN26 PROPERTIES LLC
750 E I-30 SUITE 105
ROCKWALL, TX 75087

CURRENT RESIDENT
776 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
782 I30
ROCKWALL, TX 75087

JARA PARTNERS LTD
9615 COUNTY ROAD 2432
TERRELL, TX 75160

ARC BFRKWTX001 LLC
C/O ED RYBURN CMI SENIOR TAX SPECIALIST
BRIDGESTONE AMERICAS HOLDING INC 535
MARRIOTT DR 9TH FLOOR
NASHVILLE, TN 37214

609 WHITE HILLS LTD
C/O TACO BUENO RESTAURANTS INC
PARK 1 WEST 1605 LYNDON B JOHNSON FWY
SUITE 800
FARMERS BRANCH, TX 75234

DAIKER PARTNERS LTD.
PO BOX 1059
ROCKWALL, TX 75087

JORDAN MARK S &
ROSS I RAMSAY
PO BOX 328
MADISON, MS 39130

JACKSON ROCKWALL INVESTMENT
PO BOX 657
ROCKWALL, TX 75087

FIRST PRESBYTERIAN CHURCH
ROCKWALL, TEXAS, INC
PO BOX 692
ROCKWALL, TX 75087

MURPHY OIL USA INC
PO BOX 7300
EL DORADO, AR 71731

SHEIKHA SABRI H MD
PO BOX 734
ROCKWALL, TX 75087

GLOBAL ADVANCE INC
PO BOX 742077
DALLAS, TX 75374

WAL-MART REAL ESTATE
BUSINESS TRUST
PO BOX 8050
BENTONVILLE, AR 72712

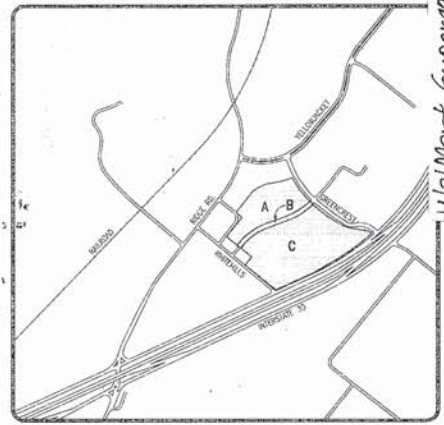
LEGEND

- EXIST. ESMT. TO BE ABANDONED WITH FILING OF THIS PLAT
- PROPOSED FIRE LANE / ACCESS / UTILITY ESMT. (24' WIDE UNLESS OTHERWISE NOTED)
- TRACT CORNER COORDINATE POINT NO. (SEE SHT. 2 FOR COORDINATE LIST)

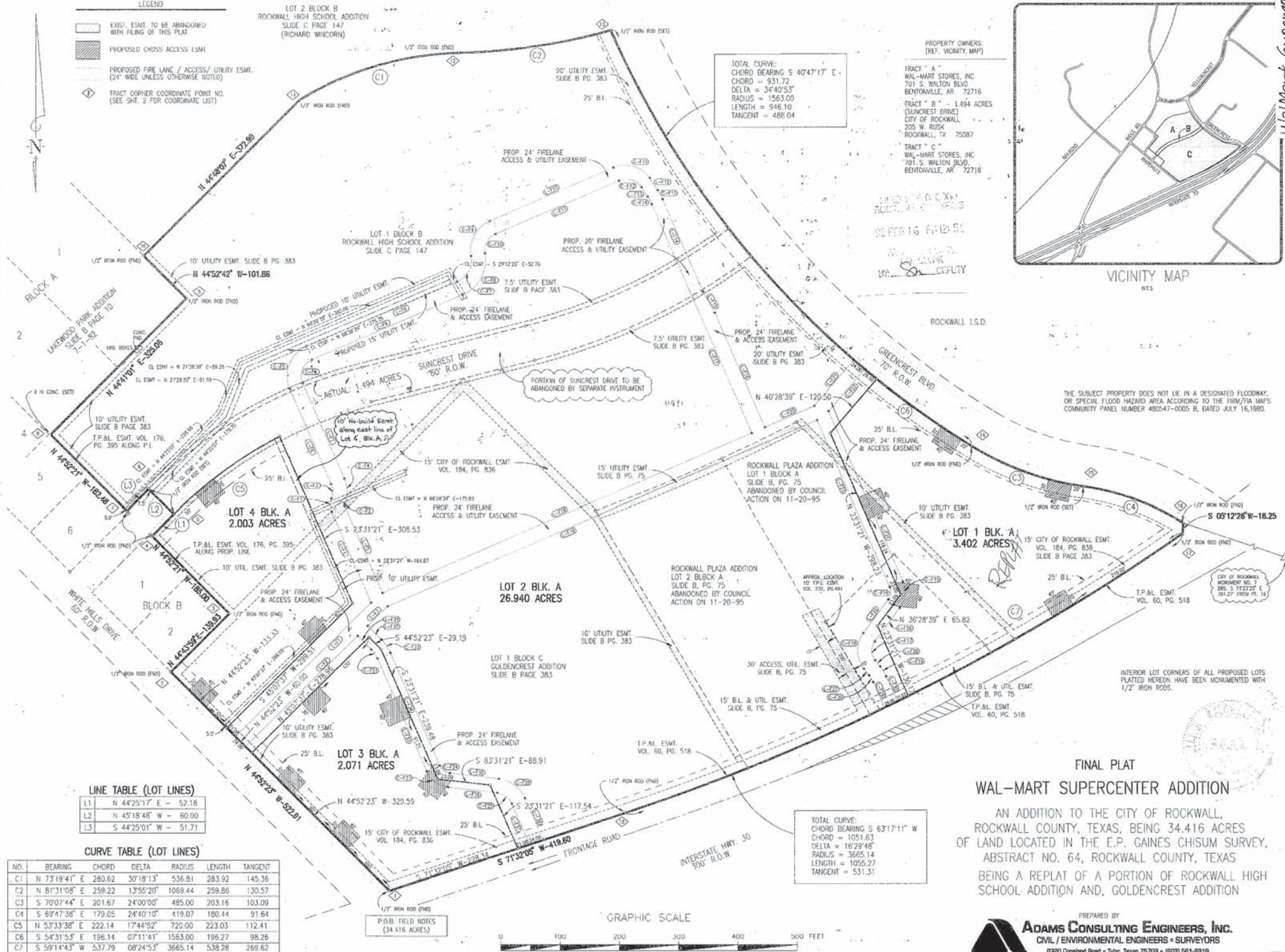
LOT 2 BLOCK B
ROCKWALL HIGH SCHOOL ADDITION
SLIDE C PAGE 147
(RICHARD WINCORN)

TOTAL CURVE:
CHORD BEARING S 40°47'17" E
CHORD = 931.72
DELTA = 34°40'53"
RADIUS = 1563.00
LENGTH = 946.10
TANGENT = 486.04

PROPERTY OWNERS:
(REF. VICINITY MAP)
TRACT "A"
WAL-MART STORES, INC
701 S. WALTON BLVD.
BENTONVILLE, AR 72716
TRACT "B" - 1.494 ACRES
(SUNCREST DRIVE)
CITY OF ROCKWALL
205 W. RUSK
ROCKWALL, TX 75087
TRACT "C"
WAL-MART STORES, INC
701 S. WALTON BLVD.
BENTONVILLE, AR 72716



VICINITY MAP
R15



THE SUBJECT PROPERTY DOES NOT LIE IN A DESIGNATED FLOODWAY, OR SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FIRM/FIRM MAP'S COMMUNITY PANEL NUMBER 480547-0005 B, DATED JULY 16, 1980.

LINE TABLE (LOT LINES)

L1	N 44°25'17" E	52.18
L2	N 45°18'48" W	60.00
L3	S 44°25'01" W	51.71

CURVE TABLE (LOT LINES)

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TANGENT
C1	N 73°19'41" E	260.62	30°18'13"	536.81	283.92	145.36
C2	N 81°31'08" E	259.22	17°55'20"	1069.44	259.86	130.57
C3	S 70°07'44" E	201.67	24°00'00"	485.00	203.16	103.09
C4	S 69°47'38" E	179.05	24°40'10"	419.07	180.44	91.64
C5	N 53°33'38" E	222.14	17°44'52"	720.00	223.03	112.41
C6	S 54°31'53" E	196.14	07°11'41"	1563.00	196.27	98.26
C7	S 59°14'43" W	537.79	08°24'53"	3665.14	538.28	269.62

*** NOTE: SEE SHEET 2 FOR FIRELANE LINE & CURVE TABLES ***



BEARING BASIS: SOUTHWEST LINE CALLED 18.029 ACRE TRACT, VOL. 821, PG. 266

FINAL PLAT
WAL-MART SUPERCENTER ADDITION

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, BEING 34.416 ACRES OF LAND LOCATED IN THE E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64, ROCKWALL COUNTY, TEXAS BEING A REPLAT OF A PORTION OF ROCKWALL HIGH SCHOOL ADDITION AND, GOLDENCREST ADDITION

PREPARED BY
ADAMS CONSULTING ENGINEERS, INC.
CIVIL / ENVIRONMENTAL ENGINEERS & SURVEYORS
6320 Copeland Road • Tyler, Texas 75703 • (409) 561-6910

WalMart Supercenter

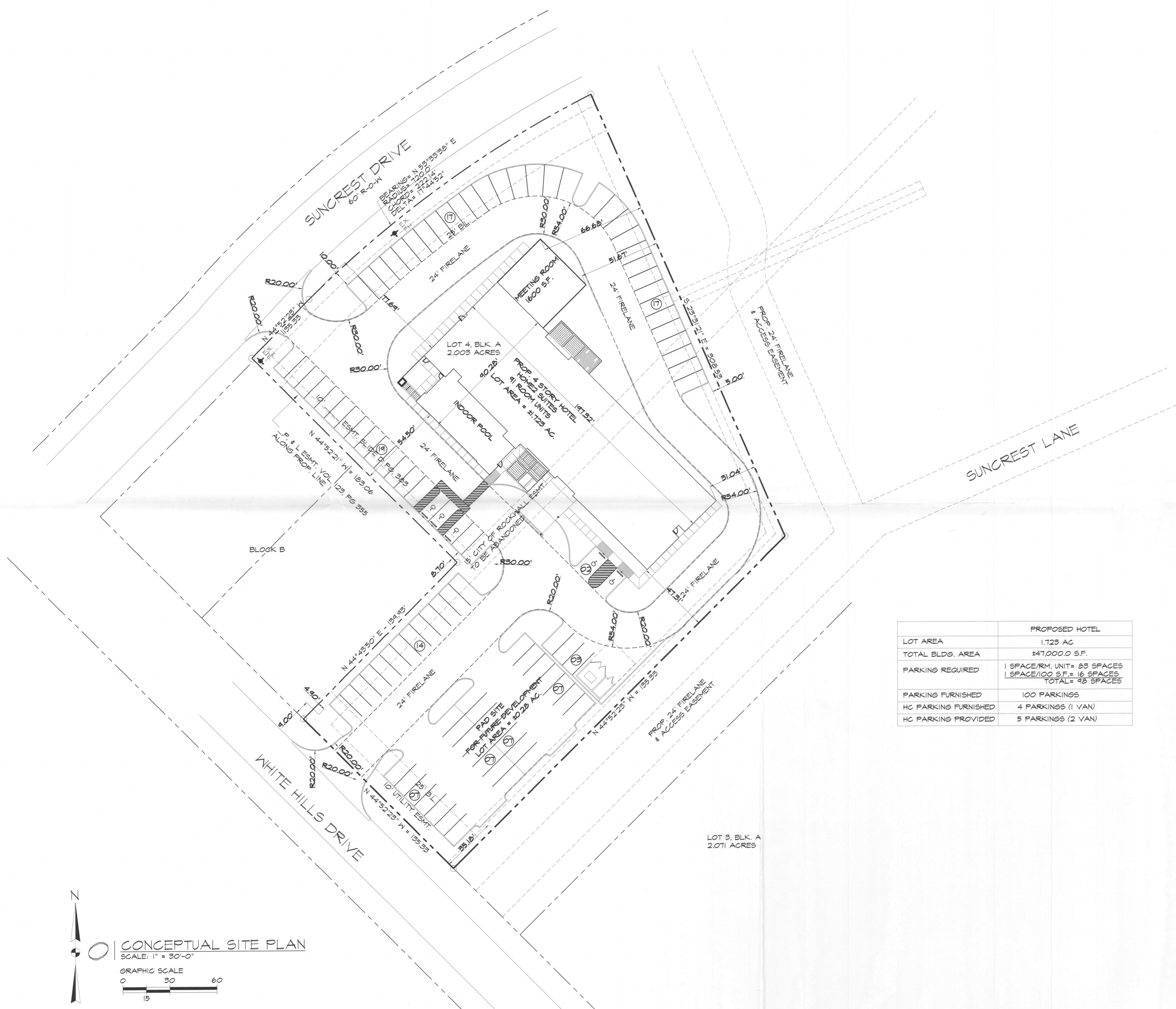
26

MANNY SINGH
 438 CAVE RIVER DR.,
 MURPHY, TEXAS 75094
 PHONE: 903-535-6400

GENERAL NOTES:

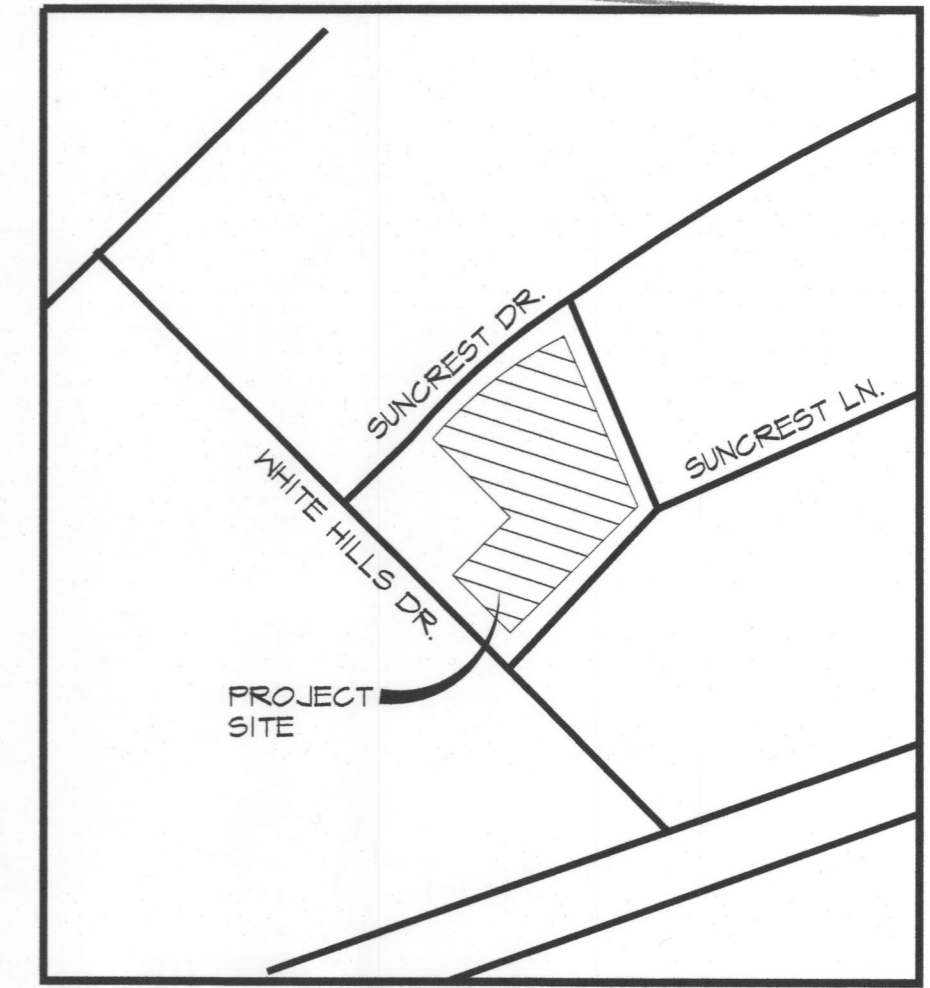
1. COMMENCEMENT OF WORK BY ANY CONTRACTOR OR SUBCONTRACTOR SHALL BE CONSIDERED EVIDENCE THAT HE HAS INSPECTED AND ACCEPTED ALL CONDITIONS INVOLVED IN HIS WORK AND FINDS THEM SATISFACTORY.
2. PRIOR TO THE COMMENCEMENT OF ANY WORK THE CONTRACTOR SHALL ANALYZE THE JOBSITE CONDITIONS, ALL DIMENSIONS, SETBACKS, PROPERTY LIMITS, UTILITY CONDITIONS. IF THE CONTRACTOR OBSERVES ANY ERRORS OR OMISSIONS IN THE CONSTRUCTION DOCUMENTS HE SHALL PROMPTLY NOTIFY THE PROJECT SUPERINTENDENT FOR CLARIFICATION. IF SUCH WORK PROCEEDS WITHOUT CLARIFICATION, IT IS AT THE RISK OF THE CONTRACTOR. ANY CHANGES MADE BY CONTRACTOR PRIOR TO ARCHITECT'S CLARIFICATION SHALL BE AT THE CONTRACTOR'S RISK. THE SETTLEMENT OF ANY COMPLICATIONS OR DISPUTES ARISING FROM THIS SHALL BE AT THE EXPENSE OF THE CONTRACTOR.
3. ALL DISCIPLINES ARE TO REFER BACK TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS. NO MEASUREMENTS ARE TO BE SCALED FROM THE DRAWINGS.
4. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS OF THE CITY OF ROCKWALL, TEXAS.
5. CONTRACTOR SHALL PROVIDE "AS BUILT" PLANS TO THE ENGINEER SO THAT THE REPRODUCIBLES OF THE ENGINEERING PLANS MAY BE CORRECTED TO REFLECT "AS BUILT" CONDITIONS.
6. THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE AND MAINTAIN ALL NECESSARY WARNING AND SAFETY DEVICES (FLASHING LIGHTS, BARRICADES, SIGNS, ETC.) TO PROTECT THE PUBLIC SAFETY AND HEALTH UNTIL THE WORK HAS BEEN COMPLETED AND ACCEPTED BY THE CITY.
7. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY IN THE FIELD ANY UTILITIES THAT MAY CONFLICT WITH THIS CONSTRUCTION. AT LEAST 24 HOURS PRIOR TO BEGINNING CONSTRUCTION IN THE VICINITY OF UNDERGROUND UTILITIES, NOTIFY THE FOLLOWING APPLICABLE:

- BUILDING INSPECTION - (912) TT2-6453
- ENGINEERING - (912) TT1-TT46
- FIRE DEPARTMENT - (912) TT1-TT10
- PLANNING AND ZONING - (912) TT1-TT45



	PROPOSED HOTEL
LOT AREA	1.723 AC
TOTAL BLDG. AREA	±47,000.0 S.F.
PARKING REQUIRED	1 SPACE/RM. UNIT = 83 SPACES 1 SPACE/100 S.F. = 16 SPACES TOTAL = 99 SPACES
PARKING FURNISHED	100 PARKINGS
HC PARKING FURNISHED	4 PARKINGS (1 VAN)
HC PARKING PROVIDED	5 PARKINGS (2 VAN)

2015 039
RECEIVED
 DEC 21 2015
 BY: _____



CONCEPTUAL SITE PLAN
 SCALE: 1" = 30'-0"
 GRAPHIC SCALE
 0 15 30 60

HOMER
 SUITES BY HILTON
 WHITE HILLS DRIVE
 CITY OF ROCKWALL, TEXAS

ADR-DESIGNS-LLC
 TOTAL DESIGN MANAGERS
 601 SADDLE HILL DRIVE, GRAND PRAIRIE, TX 75050
 PH: 972-262-1333 FAX: 214-272-2987
 E-Mail: adrdesignsllc@adrdesigns.com
 POR: JOHN C. SARGENT

JOB NUMBER:
 SHEET NUMBER
CSP