

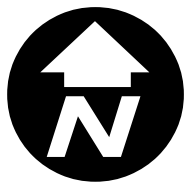
Z2018-054 - SUP FOR AN OFFICE BUILDING  
 ZONING - LOCATION MAP =



# City of Rockwall

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

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



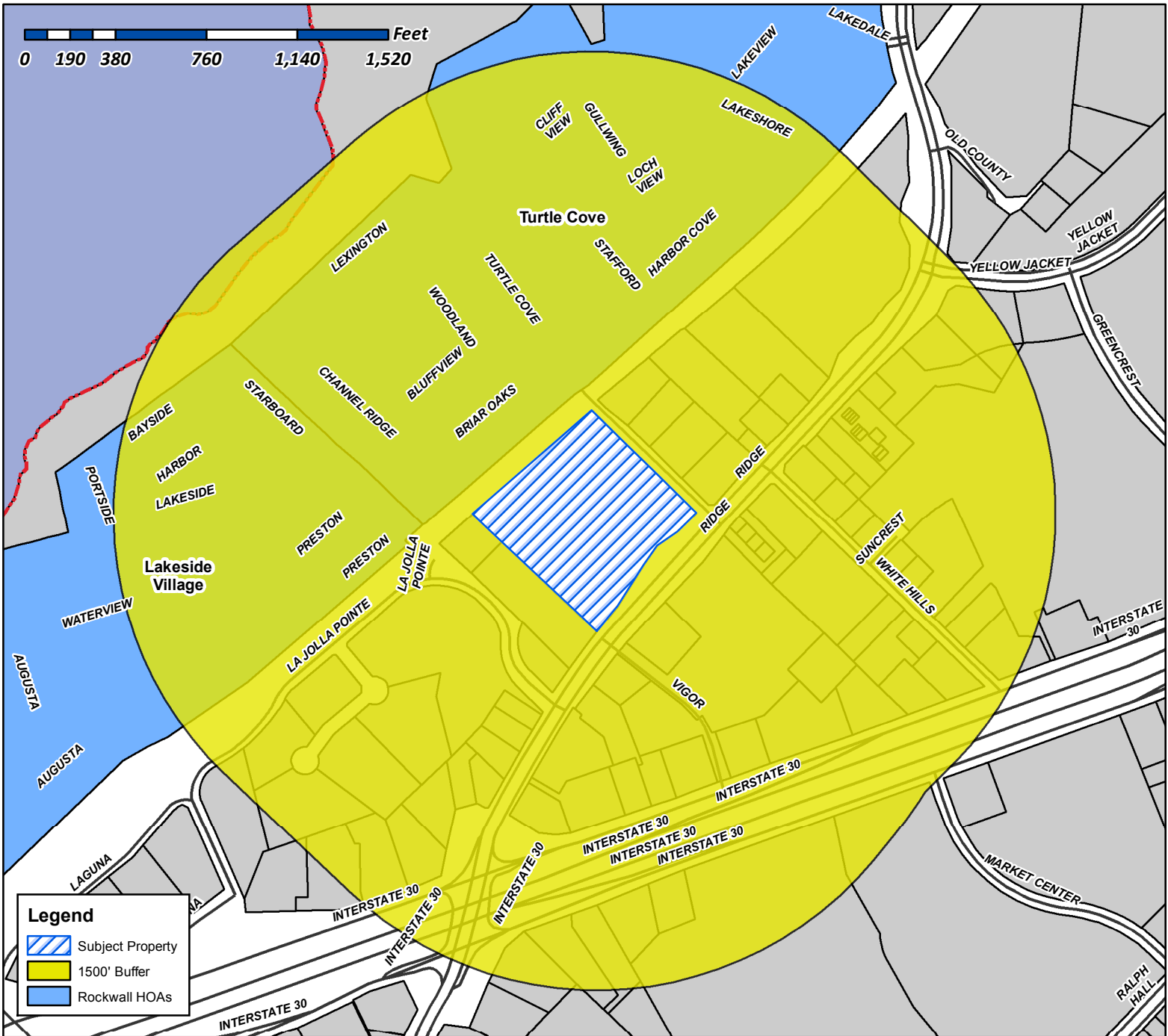




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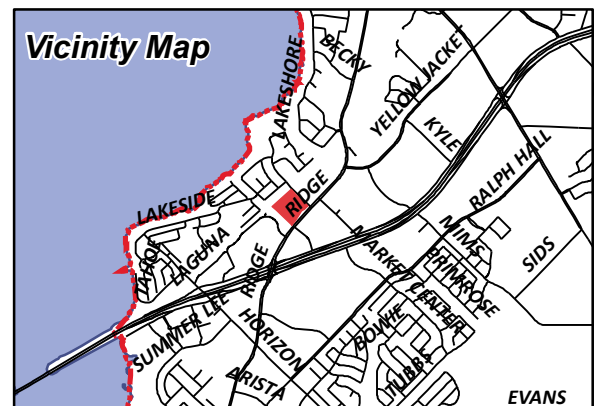
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
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**Case Number:** Z2018-054  
**Case Name:** SUP for an Office Building  
**Case Type:** Zoning  
**Zoning:** Commercial (C) District  
**Case Address:** SWC of Ridge Road and Turtle Cove Blvd.

**Date Created:** 11/20/2018  
 For Questions on this Case Call (972) 771-7745

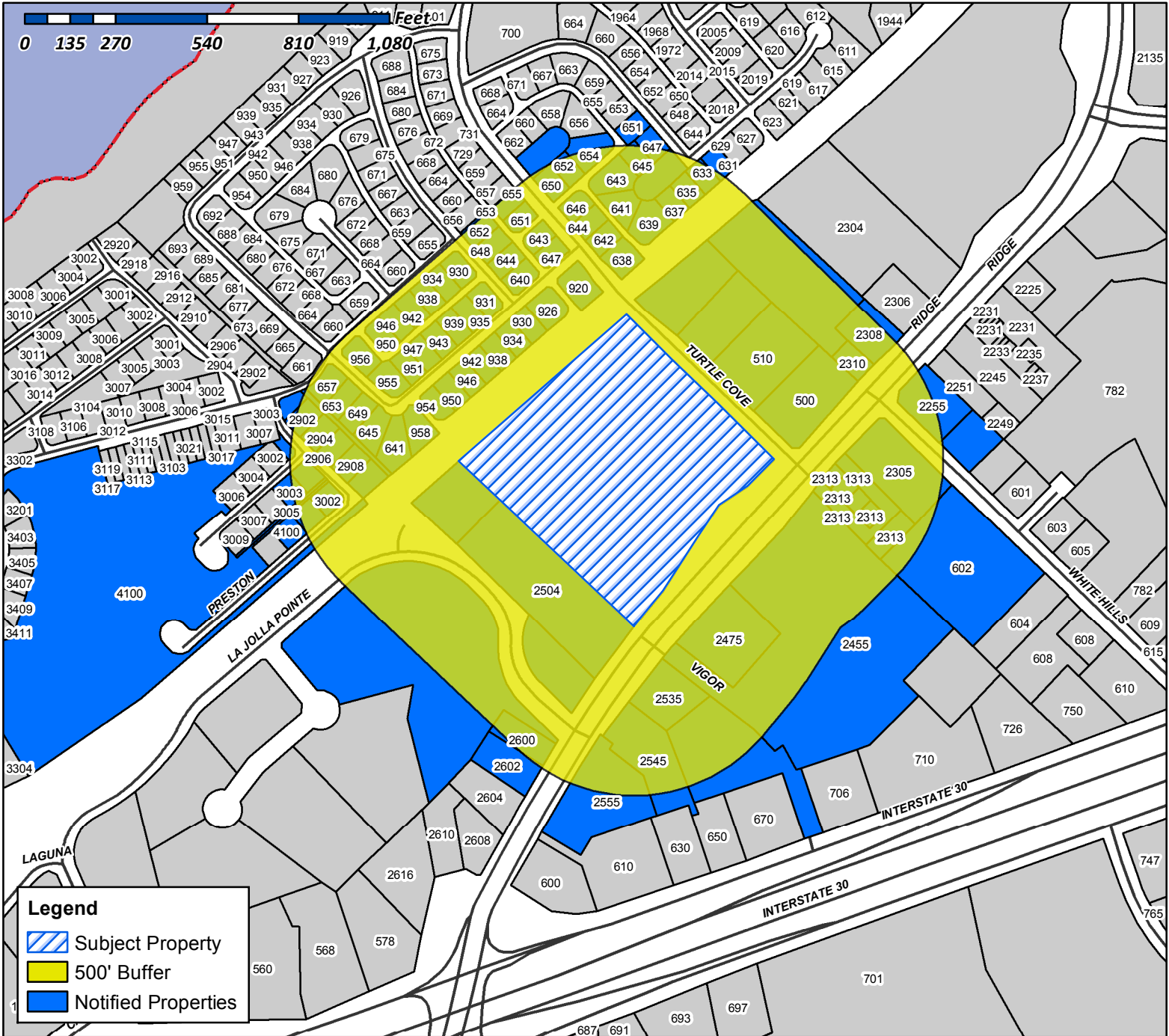




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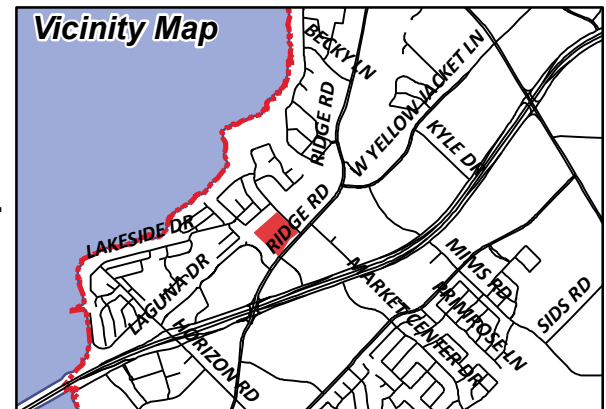
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SPARKS ROBERT D & TANA J  
1000 SPARKS DR  
FATE, TX 75087

AZZOUZI MOHAMED EL  
1000 W SPRING VALLEY RD APT #238  
RICHARDSON, TX 75080

BOLD LLC  
121 WYLER DR  
DAKOTA, IL 61018

CURRENT RESIDENT  
1313 RIDGE RD  
ROCKWALL, TX 75032

VANDERSLICE ROBERT  
1408 S LAKESHORE DR  
ROCKWALL, TX 75087

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

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

MANGRIN CORPORATION  
2255 RIDGE ROAD #208  
ROCKWALL, TX 75087

HUDSPETH WARD  
2304 RIDGE RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2305 RIDGE RD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2308 RIDGE RD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2310 RIDGE RD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2313 RIDGE RD  
ROCKWALL, TX 75032

GLOBAL ADVANCE INC  
2313 RIDGE ROAD SUITE 101  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2455 RIDGE RD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2475 RIDGE RD  
ROCKWALL, TX 75032

BROOKS RICHARD L DR  
2504 RIDGE RD STE 107  
ROCKWALL, TX 75087

BROOKS RICHARD L MD  
2504 RIDGE RD STE 101  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2535 RIDGE RD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2545 RIDGE RD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2555 RIDGE RD  
ROCKWALL, TX 75032

HANKINS NORMA A AND  
2571 VIVROUX RANCH RD  
SEGUIN, TX 78155

BELAC PROPERTIES LLC  
2600 RIDGE RD STE 102  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2602 RIDGE RD  
ROCKWALL, TX 75032

LINDEMAN JULIE A & BOBBY L  
2902 PRESTON TRL  
ROCKWALL, TX 75087

MARLEY KELLE AND CLAYTON D  
2904 PRESTON TRAIL  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2906 PRESTON TR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2908 PRESTON TR  
ROCKWALL, TX 75032

EHLERT GORDON W & LINDA K  
3001 PRESTON CT  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3002 PRESTON TR  
ROCKWALL, TX 75032

STURCH GARY D & CANDACE F  
3003 PRESTON CT  
ROCKWALL, TX 75087

TURTLE COVE RESIDENTIAL ASSOC INC  
3102 OAK LAWN AVE SUITE 202  
DALLAS, TX 75219

ALLEN KIM L & LINDA  
3510 LAKESIDE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
4100 VILLAGE DR  
ROCKWALL, TX 75032

LAKESIDE VILLAGE H O ASSOC  
4100 VILLAGE DR  
ROCKWALL, TX 75087

ROBERTS JAMES F  
4112 VILLAGE DR  
ROCKWALL, TX 75087

CBAX PROPERTIES LLC  
465 W PRESIDENT GEORGE BUSH HWY  
RICHARDSON, TX 75080

CURRENT RESIDENT  
500 TURTLE COVE BLVD  
ROCKWALL, TX 75032

PSB INDEMNITY FAMILY LTD PTRN  
510 TURTLE COVE BLVD STE 200  
ROCKWALL, TX 75087

PSB INDEMNITY FAMILY LTD PTRN  
510 TURTLE COVE BLVD STE 200  
ROCKWALL, TX 75087

CURRENT RESIDENT  
602 WHITE HILLS DR  
ROCKWALL, TX 75032

COIT RIDGE PROPERTIES LLC  
6031 SHERRY LN SUITE C  
DALLAS, TX 75225

DELAY MANAGEMENT TRUST DELORES  
631 HARBOR COVE DRIVE  
ROCKWALL, TX 75087

BARROW KYLE  
633 HARBOR COVE DR  
ROCKWALL, TX 75087

ALFORD JIM AND BARBARA  
635 STAFFORD CIR  
ROCKWALL, TX 75087

PACHECO ENRIQUE AND JOANN T  
637 STAFFORD CIR  
ROCKWALL, TX 75087

BOWMAN SCOTT & TAMARA L  
638 TURTLE COVE BOULEVARD  
ROCKWALL, TX 75087

HAYS DANNY & JOAN  
639 STAFFORD CIR  
ROCKWALL, TX 75087

ELLIS BETTY J  
640 WOODLAND WAY  
ROCKWALL, TX 75087

ZASTROW BRADLEY L & SANDRA D  
641 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

GOODWIN HEATHER  
641 STAFFORD CIR  
ROCKWALL, TX 75087

SMITH RICHARD G EBERLE  
642 TURTLE COVE BLVD  
ROCKWALL, TX 75087

JOHNSON JOEL & LIZ  
643 STAFFORD CIR  
ROCKWALL, TX 75087

PHILLIPS SCOTT BRANNAN  
643 TURTLE COVE BLVD  
ROCKWALL, TX 75087

TARVER KIRK & JULIA  
644 TURTLE COVE BLVD  
ROCKWALL, TX 75087

DARNELL MELINDA K AND WELDON K  
644 WOODLAND WAY  
ROCKWALL, TX 75087

JOHNSTON LISA P & MARK  
645 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

GALLI THOMAS J  
645 STAFFORD CIR  
ROCKWALL, TX 75087

BANZER JERRY L AND BARBARA  
646 TURTLE COVE BLVD  
ROCKWALL, TX 75087

FISH WADE W  
647 STAFFORD CIR  
ROCKWALL, TX 75087

MOORE KELLI M  
647 TURTLE COVE BLVD  
ROCKWALL, TX 75087

TOLLESON MATTHEW AND AMY  
648 WOODLAND WAY  
ROCKWALL, TX 75087

SVRCEK JOSEPH T  
649 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

KATT WILLIAM CHARLES  
650 TURTLE COVE BLVD  
ROCKWALL, TX 75087

THORSEN LINDY N  
651 STAFFORD CIR  
ROCKWALL, TX 75087

LOFLAND SHERRIE  
651 TURTLE COVE  
ROCKWALL, TX 75087

MICKISH FAMILY LIVING TRUST  
652 TURTLE COVE BLVD  
ROCKWALL, TX 75087

SINGH PARAMJIT W  
652 WOODLAND WAY  
ROCKWALL, TX 75087

MCCOY RAYMOND & BELVA  
653 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

SCOTT PHILLIP AND BETHANY  
653 TURTLE COVE BLVD  
ROCKWALL, TX 75087

CLAY DEBBRA S  
654 TURTLE COVE BLVD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
657 CHANNEL RIDGE DR  
ROCKWALL, TX 75032

POP HOLDINGS LP  
7750 N MACARTHUR BLVD STE 120-121  
IRVING, TX 75063

DAVID HOGG BUILDING LLC  
8652 W ROWEL RD  
PEORIA, AZ 85383

ROCKWAY PARTNERS LLP  
9071 E VASSAR AVE  
DENVER, CO 80231

MIRANDA VINOD  
9105 BRIARCREST DR  
ROWLETT, TX 75089

CONFIDENTIAL  
920 BRIAR OAK DR  
ROCKWALL, TX 75087

FLOETER JOHN AND SHIRLEY  
926 BRIAR OAKS DR  
ROCKWALL, TX 75087

MAJORS WENDELL LEE AND SHIRLEY JEAN  
930 BLUFFVIEW DR  
ROCKWALL, TX 75087

WILLIAMS PAULA  
930 BRIAR OAKS DRIVE  
ROCKWALL, TX 75087

ANDERSEN SANDRA  
931 BRIAR OAK DRIVE  
ROCKWALL, TX 75087

RAMPY SONDRRA  
934 BLUFFVIEW DR  
ROCKWALL, TX 75087

COOPER JEFFREY BOONE  
934 BRIAR OAK DR  
ROCKWALL, TX 75087

HOOD KENNETH & JENNIFER  
935 BRIAR OAK DR  
ROCKWALL, TX 75087

MCKINNEY LEONARD L & MARLENE D  
938 BLUFFVIEW DR  
ROCKWALL, TX 75087

WEIN DAVID C AND CHRISTINE  
938 BRIAR OAKS DR  
ROCKWALL, TX 75087

MEEK SALLY C  
939 BRIAR OAK DR  
ROCKWALL, TX 75087

DAVIS LYNN R  
942 BLUFFVIEW DR  
ROCKWALL, TX 75087

PRICE BRIAN & SHANNON  
942 BRIAR OAKS DRIVE  
ROCKWALL, TX 75087

PULLIN STEPHEN M & KENDRA K  
943 BRIAR OAK DR  
ROCKWALL, TX 75087

KIRBY JOY F REV TRUST  
946 BLUFFVIEW DR  
ROCKWALL, TX 75087

KIRK JEFFREY S  
946 BRIAR OAK DR  
ROCKWALL, TX 75087

MORENO ROBERT JR AND SHERRI  
947 BRIAR OAKS DR  
ROCKWALL, TX 75087

HEWITT PHONCILLE  
950 BLUFFVIEW DR  
ROCKWALL, TX 75087

SANDERS JOE D & JOLINDA  
950 BRIAR OAK DR  
ROCKWALL, TX 75087

EMMERSON PAULA KAY REVOCABLE TRUST  
951 BRIAR OAKS  
ROCKWALL, TX 75087

MUNIZ SYLVIA D  
954 BRIAR OAK DR  
ROCKWALL, TX 75087

GERRALD SCOTT W & JUDY A  
955 BRIAR OAK DR  
ROCKWALL, TX 75087

PYKE RONALD A & JANE L  
956 BLUFFVIEW DR  
ROCKWALL, TX 75087

DEEN LAUREN  
958 BRIAR OAK DR  
ROCKWALL, TX 75087

JAGH HOSPITALITY LP  
996 E I-30  
ROCKWALL, TX 75087

TURTLE COVE RESIDENTIAL ASSOC  
C/O TURTLE COVE HOA 3102 OAK LAWN AVE  
SUITE #202  
DALLAS, TX 75219

DAIKER PARTNERS LTD.  
PO BOX 1059  
ROCKWALL, TX 75087

DAIKER PARTNERS LTD  
PO BOX 1059  
ROCKWALL, TX 75087

ROCKWALL OCEANHILL LLC  
PO BOX 1295  
ROCKWALL, TX 75087

FIRST PRESBYTERIAN CHURCH  
PO BOX 692  
ROCKWALL, TX 75087

GLOBAL ADVANCE INC  
PO BOX 742077  
DALLAS, TX 75374



November 19, 2018

Chris W. Barnes  
John E. Orfield  
R. Andrew Bennett  
Donald R. Powell

Mr. Ryan Miller, AICP  
City of Rockwall  
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

8070 Park Lane  
Suite 300  
Dallas, Texas 75231  
Tel 972.701.9000  
Fax 972.991.3008  
www.bokapowell.com

Re: Request for SUP for Discretionary Variance for Proposed Office Building on Ridge Road site

Dear Ryan:

Thank you again for meeting with our development team earlier today and educating us on the zoning process in Rockwall.

architecture  
interiors  
planning  
graphics  
strategy

Our subject site is 9.699 acres at the northwest corner of Ridge Road and Turtle Cove Boulevard and is zoned C- Commercial in the Scenic Overlay. It has a current height restriction of thirty-six (36) feet. In order to meet our client's needs, we are planning a 80,000 SF class A office building that is proposed to be three (3) stories over one story of covered parking. That proposed structure conceptually is shown to be sixty (60) feet in height including all architectural design elements. Therefore, we are requesting a variance on the height from thirty-six (36) feet to sixty (60) feet. Please keep in mind that the building will be at least 150' off of Ridge Road and due to the aggressive sloping of the site will likely have its first office floor five (5) to seven (7) feet below the street. Much of the building parapet, perhaps sixty percent (60%) or more, will be in the forty-five (45) to forty-seven (47) feet range and the sixty (60) feet areas will be limited to accented design elements and mechanical screens.

A conceptual section is shown in the conceptual planning package that will be submitted with the Development Application requesting the SUP.

Thanks for your consideration and do not hesitate to contact me if you should need further information.

Sincerely,

**BOKA Powell, LLC**

A handwritten signature in black ink that reads 'R. Andrew Bennett'.

R. Andrew Building, AIA  
Principal  
abennett@bokapowell.com

Dallas  
Fort Worth  
Austin



**Office Building  
Concept Planning**

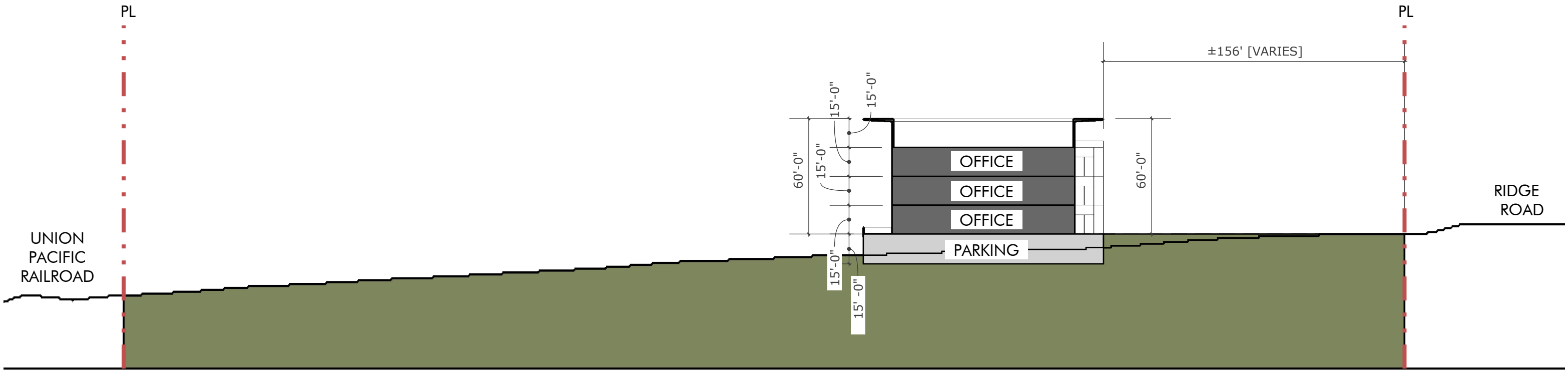
Rockwall, Texas 11.19.2018







36' ALLOWABLE HEIGHT  
REQUEST FOR DISCRETIONARY  
VARIANCE TO ALLOW 24'  
ADDITIONAL FEET FOR 60' FEET  
ALLOWABLE HEIGHT  
(NET HEIGHT GAIN 19')



NOTE: FINISH FLOOR OF  
OFFICE WILL BE APPROXIMATELY  
5'-7' FEET BELOW ADJACENT  
RIDGE ROAD ELEVATION AT  
MIDDLE OF SITE







# Exhibit A

## DESCRIPTION

All that certain lot, tract or parcel of land situated in the E.P.G. CHISUM SURVEY, ABSTRACT NO. 64, City of Rockwall, Rockwall County, Texas, and being all of a tract of land as described in a Warranty deed from James W. Reese to LGI Properties, LTD, dated July 1, 2003 and being recorded in Volume 3075, Page 146 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a TXDOT brass disk monument found for corner at the intersection of the southwest right-of-way line of Turtle Cove Drive, a 60 foot right-of-way, with the northwest right-of-way line of Ridge Road F.M. 740, a variable width right-of-way per Volume 1582, Page 317 of the Real Property Records of Rockwall County, Texas, and being at the east corner of the above cited tract of land;

THENCE in a southwesterly direction along the northwest right-of-way line of Ridge Road F.M. 740 as follows:

S. 45 deg. 59 min. 50 sec. W. a distance of 113.22 feet to a TXDOT brass disk monument found for corner;  
S. 57 deg. 34 min. 20 sec. W. a distance of 103.07 feet to a TXDOT brass disk monument found for corner;  
S. 35 deg. 01 min. 32 sec. W. a distance of 101.12 feet to a TXDOT brass disk monument found for corner;  
S. 33 deg. 32 min. 12 sec. W. a distance of 204.12 feet to a TXDOT brass disk monument found for corner;  
S. 40 deg. 08 min. 27 sec. W. a distance of 136.97 feet to a TXDOT brass disk monument found for corner at the south corner of said Reese to LGI Properties tract and being in the northeast boundary line of Lot 1, Block A, LAKE POINT HEATH AND SCIENCE CENTER ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet C, Slide 216 of the Plat Records of Rockwall County, Texas;

THENCE N. 45 deg. 31 min. 12 sec. W. a distance of 711.59 feet to a 3/8" iron rod found for corner at the west corner of said Reese to LGI Properties tract and being in the southeast right-of-way line of the Union Pacific Railroad, a 100 foot right-of-way;

THENCE N. 49 deg. 42 min. 29 sec. E. along said railroad right-of-way, a distance of 658.84 feet to a 1/2" iron rod found for corner in the southwest right-of-way line of Turtle Cove Drive;

THENCE S. 44 deg. 58 min. 41 sec. E. along said right-of-way line, a distance of 612.21 feet to the POINT OF BEGINNING and containing 422,730 square feet or 9.70 acres of land.