



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-034

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)<sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

### NOTES:

<sup>1</sup>: 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.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	N/A				
SUBDIVISION	ABS A0102, D HARR, TRACT 2-06	LOT	N/A	BLOCK	N/A
GENERAL LOCATION	Southeast corner of Airport Road & N. John King Boulevard				

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG	CURRENT USE	Vacant		
PROPOSED ZONING	LI	PROPOSED USE	Boys & Girls Club		
ACREAGE	5.07	LOTS [CURRENT]	0	LOTS [PROPOSED]	1

**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 type="checkbox"/> OWNER	Saro Partners LLC	<input checked="" type="checkbox"/> APPLICANT	Masterplan
CONTACT PERSON		CONTACT PERSON	Maxwell Fisher
ADDRESS	1450 T.L. Townsend	ADDRESS	2595 Dallas Parkway
CITY, STATE & ZIP	Rockwall, TX 75032	CITY, STATE & ZIP	Frisco, TX 75034
PHONE		PHONE	(214) 470-3972
E-MAIL		E-MAIL	maxwell@masterplantexas.com

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Shawn Valic [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 \$ 790.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19th DAY OF August, 2021. 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 AND COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

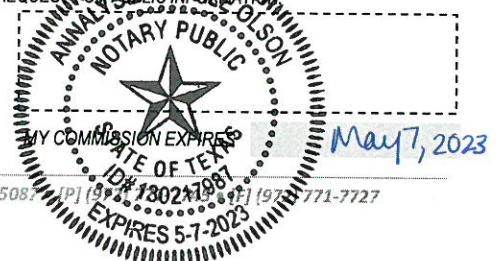
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 DAY OF August, 2021

OWNER'S SIGNATURE

*Shawn Valic*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Annalyse Olson*





# 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.

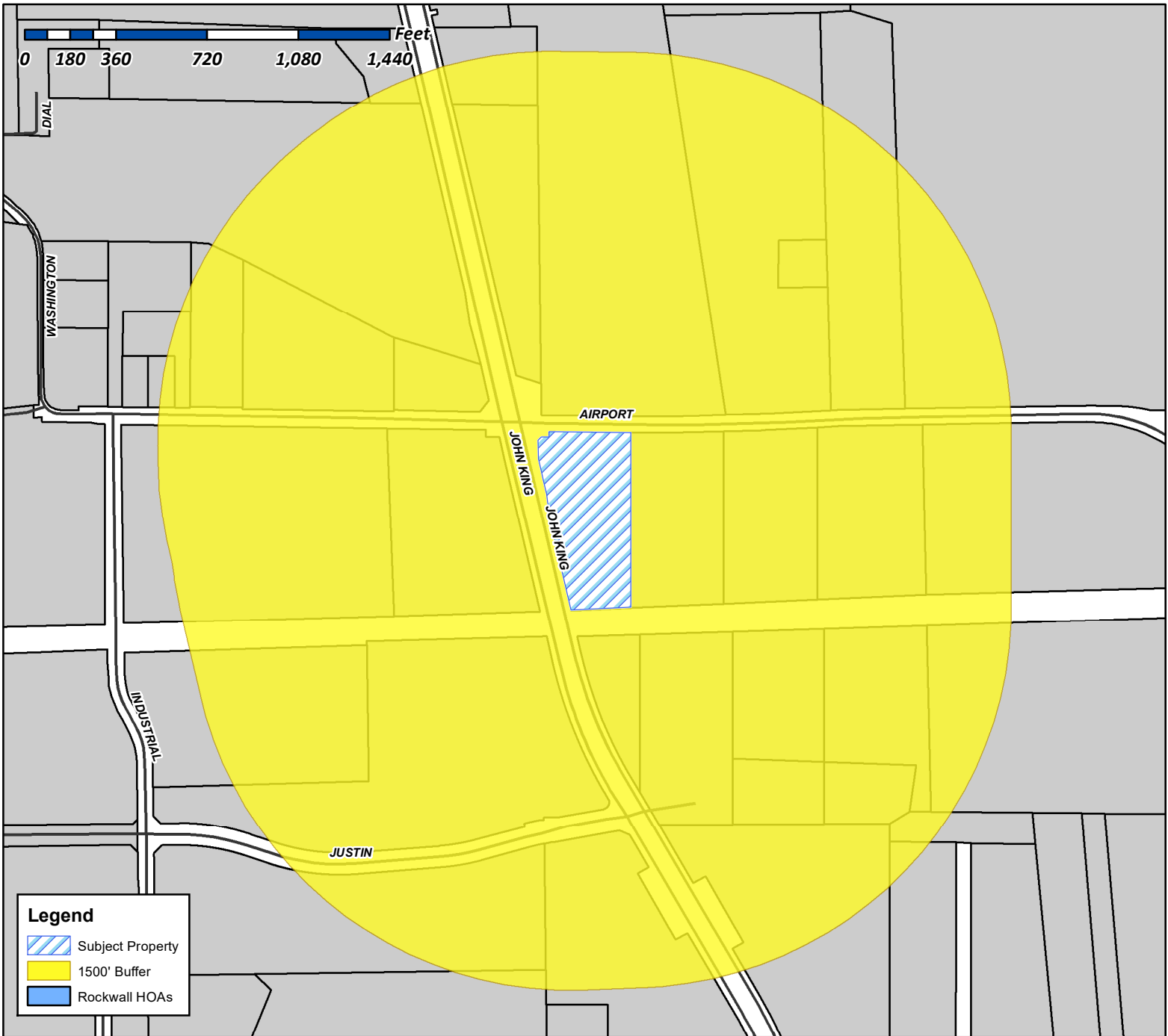




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**Case Number:** Z2021-034  
**Case Name:** Zoning Change from AG to LI  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** SEC of Airport Road & John King Blvd



**Date Created:** 8/20/2021  
 For Questions on this Case Call (972) 771-7745

FUNK JOSEPH  
11226 INDIAN TRAIL  
DALLAS, TX 75229

SARO PARTNERS LLC  
1450 T L TOWNSEND  
ROCKWALL, TX 75032

WILLCAR HOLDINGS LLC  
ATTN: WILLIAM H CHANNELL JR  
1700 JUSTIN RD  
ROCKWALL, TX 75087

JCP JUSTIN LLC  
1820 JUSTIN RD  
ROCKWALL, TX 75087

ROCKWALL PROPERTY CORPORATION  
ATTN BILL BRICKER  
305 PARK PLACE BLVD  
ROCKWALL, TX 75087

ROCKWALL PRESBYTERIAN CHURCH  
306 EAST RUSK ST  
ROCKWALL, TX 75087

BACKWARDS L LLC  
3333 MILLER PARK SOUTH  
GARLAND, TX 75042

JCP JUSTIN LLC  
3333 MILLER PARK SOUTH  
GARLAND, TX 75042

WILLCAR HOLDINGS LLC  
ATTN: WILLIAM H CHANNELL JR  
P O BOX 9022  
TEMECULA, CA 92589

ATHEY JACK R  
P.O. BOX 219  
LAVON, TX 75166

ATHEY JACKIE R  
P.O. BOX 219  
LAVON, TX 75166

## **Letter of Explanation**

### **Boys & Girls Club**

On behalf of The Boys & Girls Club of America, Masterplan requests approval of a change of zoning from Agriculture District to Light Industrial District on the approximately 5-acre property located at the southeast corner of N. John King Boulevard and Airport Road. The Boys & Girls Club of Northeast Texas has plans to relocate from 915 N. Goliad Street in Rockwall to the new facility planned at the subject property. The re-location will allow for new and improved facility owned by the Boys & Girls Club.

The Boys & Girls Club focuses on engaging youth in a healthy learning environment to help them develop to become productive, caring and responsible citizens. This mission is based upon over a hundred years of providing an outlet for children to grow and be mentored by their local community. Services to youth that particularly fill a need include youth development during out of school time when some children are most vulnerable. Their mission includes five core programs: arts, sports and recreation, leadership and service, education and health and wellness. Although the request for a change of zoning is not formally tied to specific improvements, the improvement plans include building an approximately 17,000-square foot one-story building for activities, meeting rooms, offices and other uses to support the mission and goal of the Boys & Girls Club of America.

The change of zoning is necessary to enable development as the current zoning of Agriculture prohibits most use and development types. The Industrial District will accommodate the development while aligning with the Future Land Use Map of the Rowlett Comprehensive Plan. The Future Land Use Map calls for Technology and Employment Center for the subject property. Light Industrial zoning makes since near the airport and industrial and other employment center uses slated for this area.

## Legal Description

All that, certain lot, tract or parcel of land situated in the DAVID HARR SURVEY, ABSTRACT NO. 102, City of Rockwall, Rockwall County, Texas, and being a part of a 6.177 acres tract of land as described in a Special Warranty deed from Bobby Frank Athey, Jo An Athey and Jackie Ray Athey to Julie Catherine Marshall, Ann Elizabeth Holley and Billy H. Athey, Jr., dated December 22, 2006 and being recorded in Volume 4875, Page 125 of the Official Public Records of Rockwall County, Texas, and Being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the north right-of-way line of M.K. & T. Railroad, a 100 foot right-of-way, said point being at the southeast corner of said 6.177 acres tract of land, said point also being at the southwest corner of a 6.177 acres tract of land as described in a Special Warranty deed from Bobby Frank Athey, Jo An Athey and Jackie Ray Athey to Bobby Frank Athey dated December 22, 2006 and being recorded in Volume 4875, Page 117 of the Official Public Records of Rockwall County, Texas;

THENCE S. 88 deg. 21 min. 10 sec. W. along said right-of-way line, a distance of 250.10 feet to a 1/2" iron rod found for corner in the east right-of-way line of John King Boulevard SH 205 bypass, a variable width right-of-way per deed recorded in Volume 5342. Page 256 of the Official Public Records of Rockwall County, Texas;

THENCE N. 13 deg. 13 min. 12 sec. W. along said right-of-way line, a distance of 351.97 feet to a 1/2" iron rod found for corner;

THENCE N. 08 deg. 15 min. 40 sec. W. along said right-of-way line, a distance of 127.26 feet to a 1/2" iron rod found for corner;

THENCE N. 13 deg. 09 min. 48 sec. W. along said right-of-way line, a distance of 76.52 feet to a 1/2" iron rod found for corner in the west boundary line of said Marshall 6.117 acres tract;

THENCE N. 00 deg. 34 min. 55 sec. W. along the west boundary line of said Marshall 6.117 acres tract, a distance of 141.41 feet to a 1/2" iron rod found for corner in the south right-of-way line of said Bypass;

THENCE EAST, along said right-of-way line, a distance of 29.85 feet to a 1/2" iron rod found for corner;

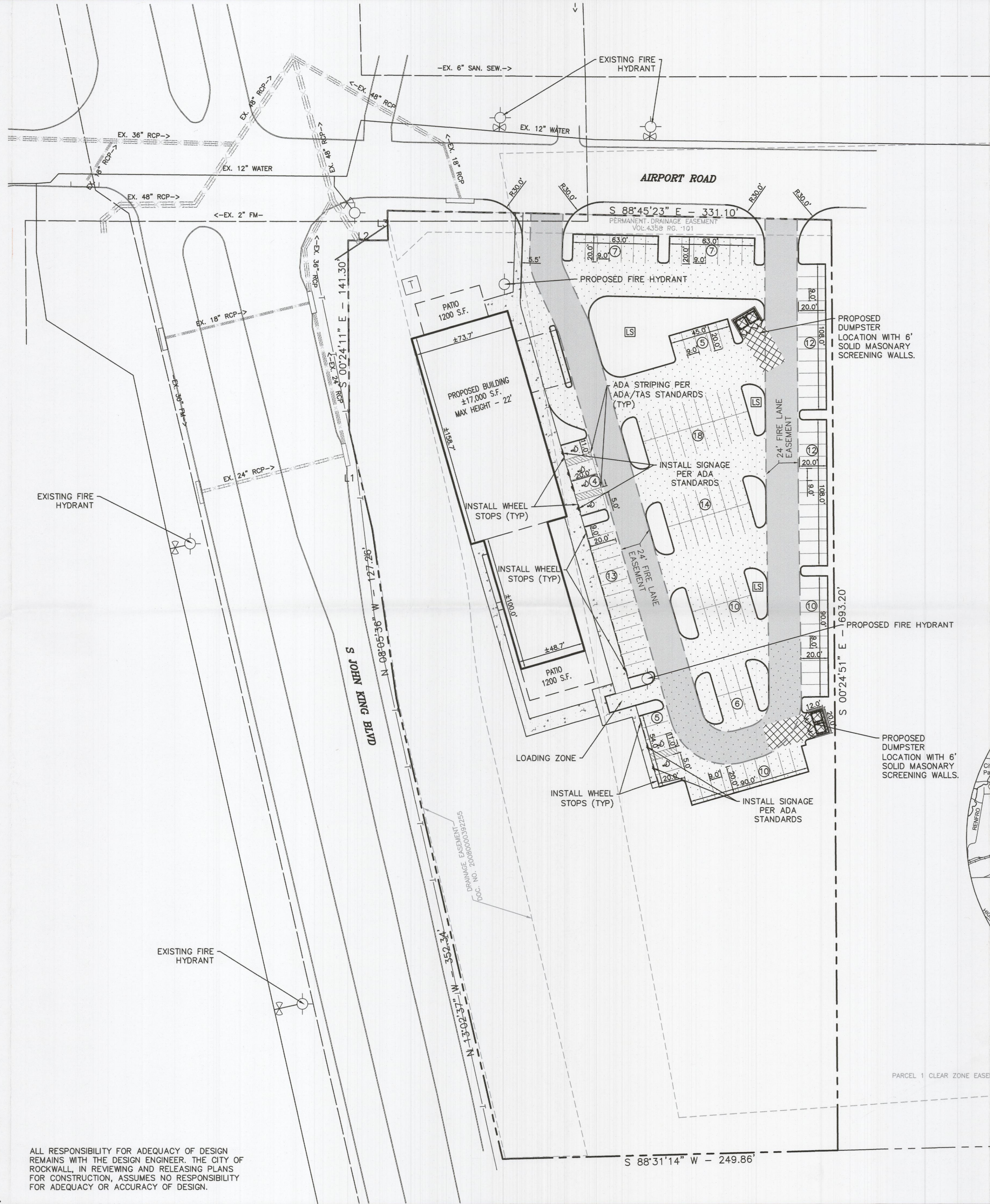
THENCE NORTH, along said right-of-way line, a distance of 3.54 feet to a 1/2" iron rod found for corner in the south right-of-way line of Airport Road per deed recorded in Volume 6002, Page 270 of the Official Public records of Rockwall County. Texas;

THENCE N. 87 deg. 51 min. 59 sec. E. along said right-of-way line, a distance of 330.97 feet to a 1/2" iron rod found for corner in the east boundary line of said Marshall 6.117 acres tract;

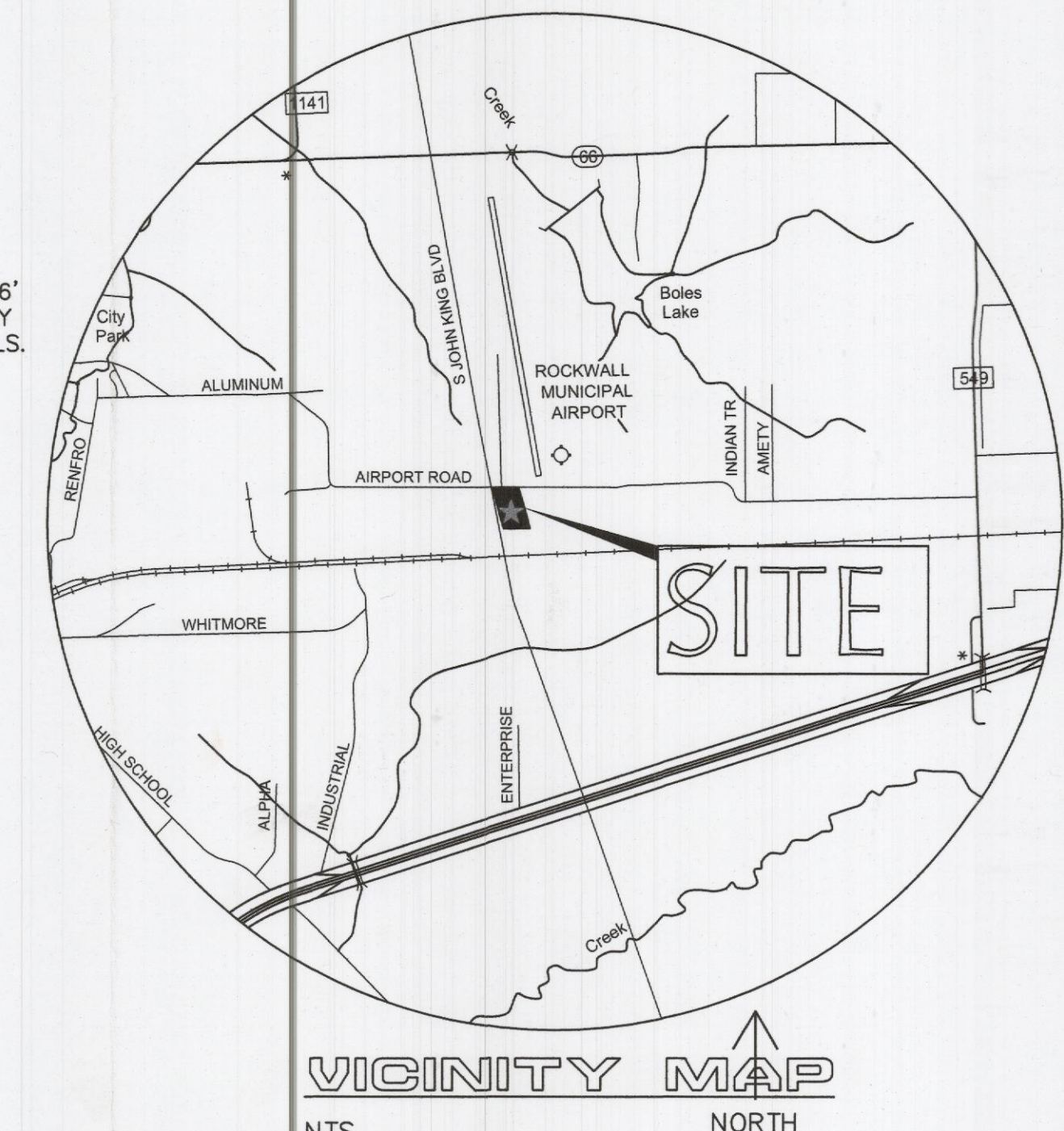
THENCE S 00 deg. 34 min. 55 sec. E. along the east line of said tract, a distance of 693.20 feet to the POINT OF BEGINNING and containing 220,722 square feet or 5.07 acres of land.

- SITE NOTES:**
1. THE PROPOSED BUILDINGS WILL BE FIRE SPRINKLERED.
  2. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING OR AS OTHERWISE INDICATED.
  3. ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL. ALL ADA SIDEWALKS SHOULD INCLUDE ALL LANDINGS, MARKINGS, ETC AS REQUIRED BY CODE.
  4. ANY CONSTRUCTION OR BUILDING NECESSARY TO COMPLETE THIS SITE PLAN REQUEST MUST CONFORM TO THE REQUIREMENTS SET FORTH BY THE UNIFIED DEVELOPMENT CODE, THE 2015 INTERNATIONAL BUILDING CODE, 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.
  5. THE MECHANICAL EQUIPMENT SHALL BE ROOF MOUNTED AND BE SCREENED FROM PUBLIC VIEW.

SITE DATA TABLE	
ZONING:	COMMERCIAL
LAND USE:	OFFICE/WAREHOUSE BUILDINGS
SITE ACREAGE:	5.13 ACRES (223,607 SQ FT)
BUILDING FOOTPRINT:	17,000 SQUARE FEET
BUILDING AREA:	17,000 SQUARE FEET
OPEN SPACE:	133,982.4/223,607 : 59.9%
PAVED SURFACE AREA:	89,624.6/223,607 : 40.1%
BUILDING HEIGHT:	1 STORY (22'-0" MAX)
PARKING REQUIRED:	85 PARKING SPACES
ACCESSIBLE PARKING REQUIRED:	4 PARKING SPACES
PARKING PROVIDED:	133 PARKING SPACES (6 ACCESSIBLE PARKING SPACES INCLUDED)
LOADING SPACE REQUIRED:	1 LOADING SPACE
LOADING SPACE PROVIDED:	1 LOADING SPACES



- LEGEND**
- EXISTING CURB
  - PROPOSED CURB
  - PARKING SPACES IN A ROW
  - PROPOSED LANDSCAPING
  - PROPOSED FIRELANE
  - PROPOSED TRANSFORMER
  - 4" PROPOSED SIDEWALK 3,600 PSI REINFORCED CONCRETE WITH #3 BARS AT 18" CENTERS. (MINIMUM 6.5 SACK MIX)
  - 6" PROPOSED PAVEMENT 4,500 PSI REINFORCED CONCRETE WITH #3 BARS AT 18" CENTERS. (MINIMUM 7.0 SACK MIX).
  - 7" 4,500 MINIMUM PSI REINFORCED CONCRETE ON STABILIZED AND COMPACTED SUBGRADE PER GEOTECHNICAL REPORT. (MINIMUM 7.0 SACK MIX) (PROPOSED FIRE LANE)
  - 8" 4,500 PSI REINFORCED (NO. 5 @ 18" ON CENTER, EACH WAY) CONCRETE PAVEMENT ON COMPACTED SUBGRADE (PER GEOTECHNICAL REPORT) (MINIMUM 7.0 SACK MIX).



**!!! CAUTION !!!  
UNDERGROUND UTILITIES**

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

CALL: TEXAS ONE CALL @ 1-800-245-4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.

**CUMULUS DESIGN**  
Firm #14810  
2080 N. Highway 360, Suite 240  
Grand Prairie, Texas 75050  
Tel. 214.235.0367

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF PAUL CRAGUN, P.E. NO. 112767 ON 07/30/21.

**CONCEPT PLAN**  
BOYS AND GIRLS CLUB  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

PLOT DATE	07/30/21
DRAWING SCALE	1" = 40'
PROJECT NUMBER	CD21021
SHEET NUMBER	CP