



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 950 Sids Road, Rockwall 75032

SUBDIVISION _____

LOT _____

BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Mixed (Heavy Commercial, Commercial, PD)

CURRENT USE Electric Utility / Offices / Warehouse / Storage

PROPOSED ZONING Planned Development

PROPOSED USE Electric Utility, Offices, Warehouse, Storage, Recreation

ACREAGE 95

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 Rayburn Electric Cooperative

APPLICANT _____

CONTACT PERSON David Naylor

CONTACT PERSON _____

ADDRESS 950 Sids Road

ADDRESS _____

CITY, STATE & ZIP Rockwall, TX 75032

CITY, STATE & ZIP _____

PHONE 469.402.2118

PHONE _____

E-MAIL dnaylor@rayburnelectric.com

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

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

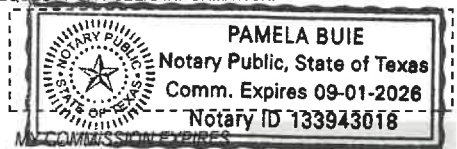
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1,625.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 10th DAY OF June 2024 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

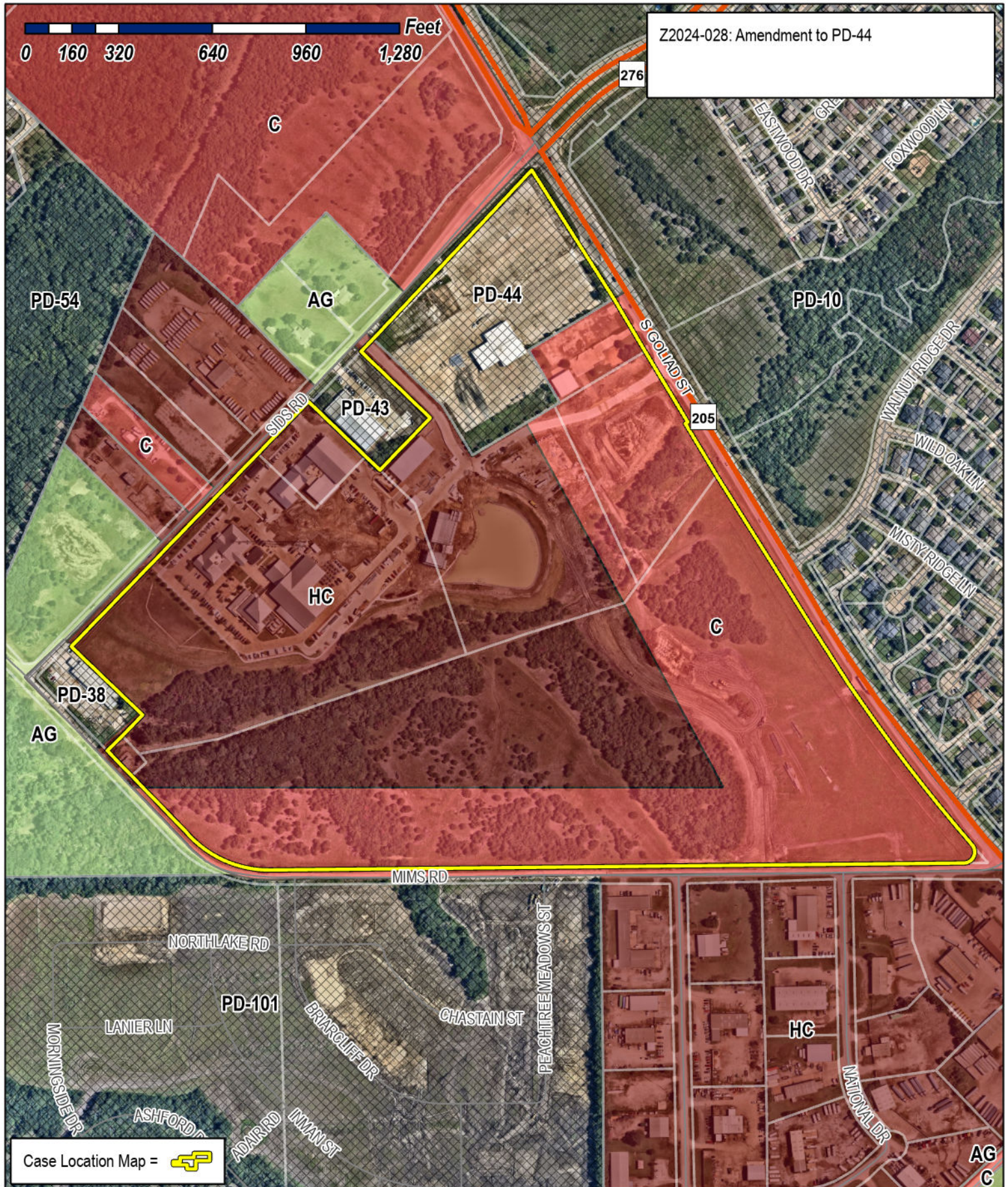
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 DAY OF June, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]





Z2024-028: Amendment to PD-44

0 160 320 640 960 1,280 Feet

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.

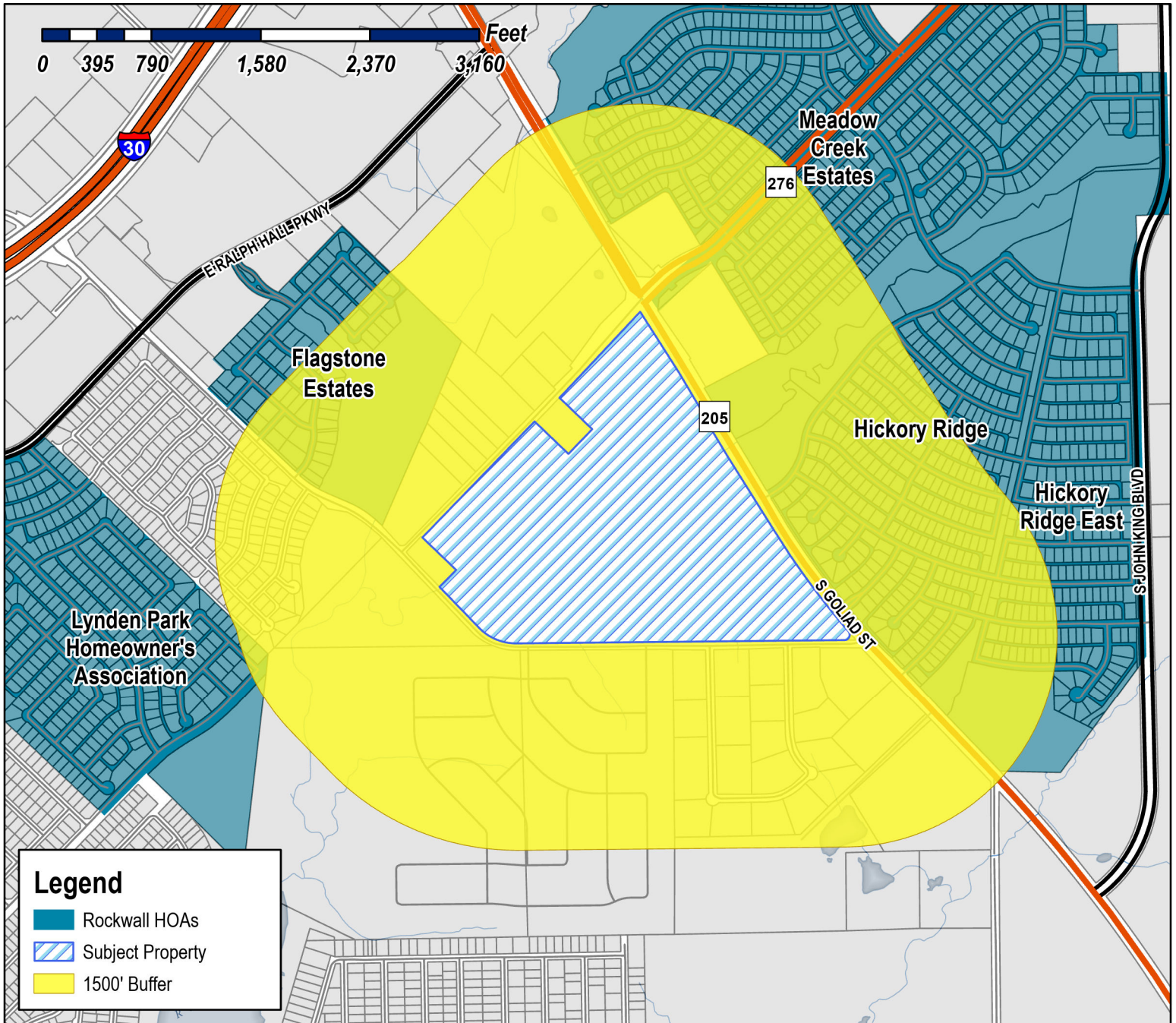




City of Rockwall

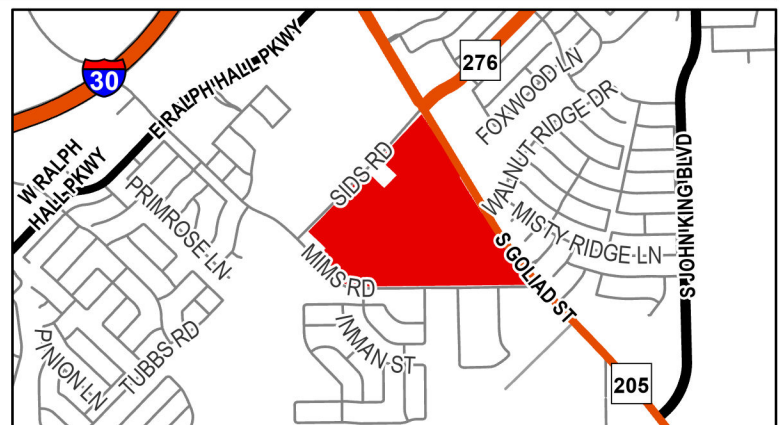
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Case Number: Z2024-028
Case Name: Amendment to PD-44
Case Type: Zoning
Zoning: Heavy Commercial (HC) District
Case Address: 950 Sids Road

Date Saved: 6/14/2024
 For Questions on this Case Call (972) 771-7745

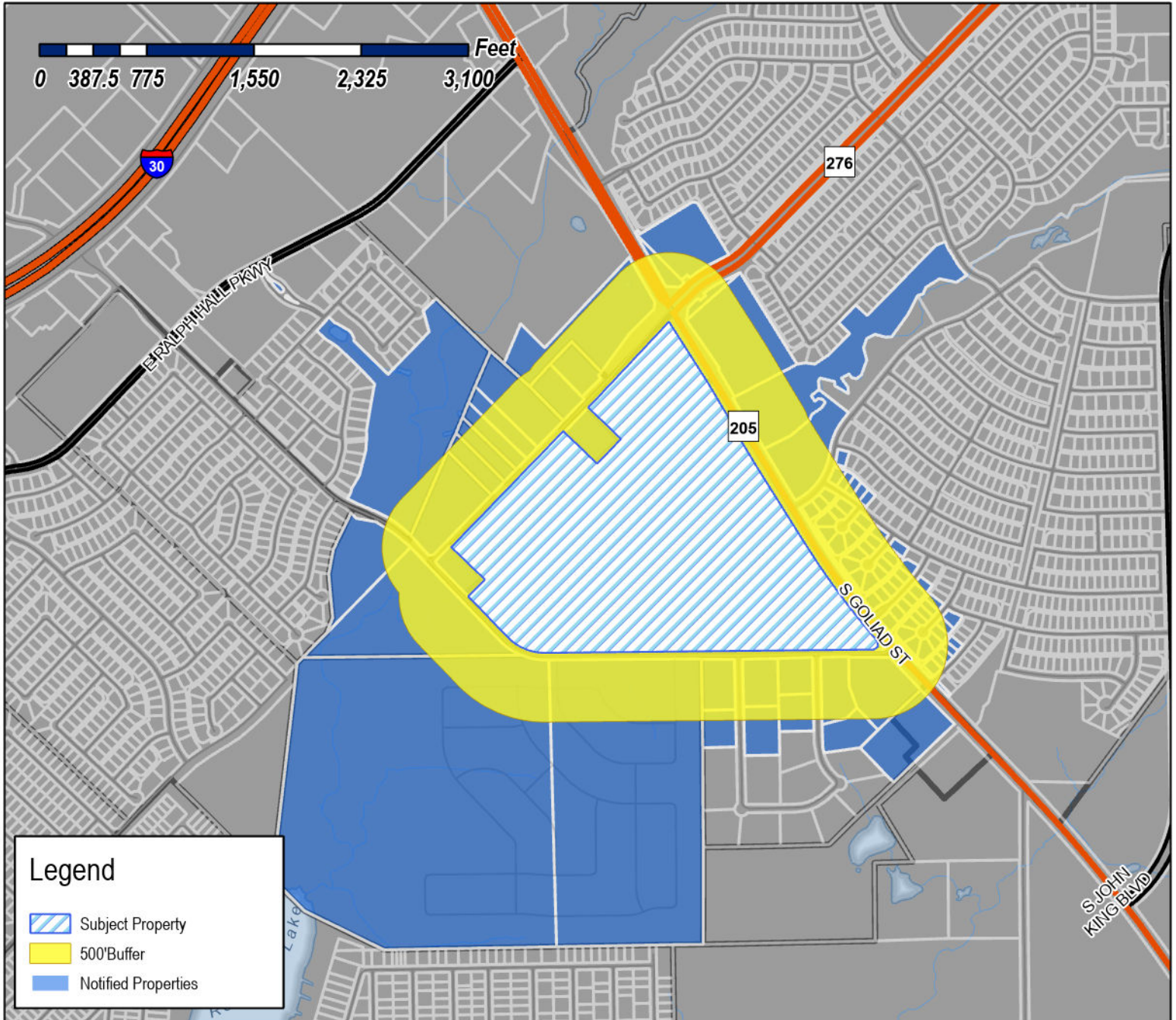




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For Questions on this Case Call: (972) 771-7745

RESIDENT
100 NATIONAL DR
ROCKWALL, TX 75032

RESIDENT
1005 SIDS RD
ROCKWALL, TX 75032

RESIDENT
101 NATIONAL DR
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
103 GROSS RD BLDG A
MESQUITE, TX 75149

ROCKWALL ISD
1050 WILLIAMS ST
ROCKWALL, TX 75087

ROCKWALL ISD
1050 WILLIAMS ST
ROCKWALL, TX 75087

DEAN ANN W
106 STANDING OAK DR
GEORGETOWN, TX 78633

RESIDENT
118 NATIONAL DR
ROCKWALL, TX 75032

RESIDENT
125 NATIONAL DR
ROCKWALL, TX 75032

MOORE LEE OSCAR & SHERYL ANN
1251 MARLIN AVENUE
SEAL BEACH, CA 90740

ROCKWALL HICKORY RIDGE HOMEOWNERS
ASSOC INC
C/O SBB MANAGEMENT COMPANY
12801 N CENTRAL EXPY STE 1401
DALLAS, TX 75243

DING CHENG LIANG AND LUH LUH TING
1406 ROSALIA AVE
SAN JOSE, CA 95130

MCH SFR PROPERTY OWNER 4 LLC
14355 COMMERCE WAY
MIAMI LAKES, FL 33016

QUALICO DEVELOPMENTS (US), INC
14400 THE LAKES BLVD BUILDING C, SUITE 200
AUSTIN, TX 78660

RESIDENT
1441 FOXWOOD LN
ROCKWALL, TX 75032

MCSWAIN BILLY
148 NATIONAL DR
ROCKWALL, TX 75032

REYES JULIO CESAR & URANIA S
1491 FIELDSTONE DR
ROCKWALL, TX 75032

RESIDENT
1500 WESTFIELD LN
ROCKWALL, TX 75032

ENGLESTAD HOPE ELIZABETH AND WILLIAM
MCELROY
1500 RICHFIELD CT
ROCKWALL, TX 75032

PEWICK JAMES & SHANNA PEWICK
1500 RIDGETOP CT
ROCKWALL, TX 75032

LUSK DERRICK L
1500 TIMBER RIDGE DR
ROCKWALL, TX 75032

NICKERSON TELISA A
1501 FIELDSTONE DR
ROCKWALL, TX 75032

BYRD THEODORE ZACHARY
1501 RICHFIELD CT
ROCKWALL, TX 75032

CONFIDENTIAL
1501 RIDGETOP COURT
ROCKWALL, TX 75032

SAHLOU WALIYE BESHAH
1501 TIMBER RIDGE DRIVE
ROCKWALL, TX 75032

COURSEY JOE MICHAEL
1501 WALNUT RIDGE DR
ROCKWALL, TX 75032

JONES MYRON D
1501 WESTFIELD LN
ROCKWALL, TX 75032

WILK MICHELLE R AND VICTOR
1506 RICHFIELD COURT
ROCKWALL, TX 75032

TATOM DANNY & TRACI
1506 RIDGETOP CT
ROCKWALL, TX 75032

GARDNER AALIYAH DEJANE TRUST NUMBER
TWO
AMBER GARDNER & HER SUCCESSORS TRUSTEE
1506 TIMBER RIDGE
ROCKWALL, TX 75032

HOGAN CHAD & STEFANIE
1506 WESTFIELD LN
ROCKWALL, TX 75032

RESIDENT
1507 FIELDSTONE DR
ROCKWALL, TX 75032

RESIDENT
1507 TIMBER RIDGE DR
ROCKWALL, TX 75032

RESIDENT
1507 WALNUT RIDGE DR
ROCKWALL, TX 75032

HOYL ROBERT & DARLA
1507 RICHFIELD CT
ROCKWALL, TX 75032

ERVIN CHRISTOPHER SCOTT AND SEON
BEATROUS
1507 RIDGETOP CT
ROCKWALL, TX 75032

MORITZ GREG AND BIANCA MARTINEZ
1507 WESTFIELD LN
ROCKWALL, TX 75032

RESIDENT
1512 TIMBER RIDGE DR
ROCKWALL, TX 75032

CONFIDENTIAL
1512 RICHFIELD CT
ROCKWALL, TX 75032

CONFIDENTIAL
1512 RICHFIELD CT
ROCKWALL, TX 75032

DHILLON RANJEET K AND GURMIT S
1512 RIDGETOP COURT
ROCKWALL, TX 75032

KROUCH MONY
1512 WESTFIELD LN
ROCKWALL, TX 75032

RESIDENT
1513 TIMBER RIDGE DR
ROCKWALL, TX 75032

MACFOY THEODORE P & EASTERLINE V
1513 FIELDSTONE DR
ROCKWALL, TX 75032

UNDERWOOD STEPHEN GREGORY AMANDA
BETH RYAN
1513 RICHFIELD COURT
ROCKWALL, TX 75032

HROMATKA EDWARD J & MARIA L
1513 RIDGETOP CT
ROCKWALL, TX 75032

BOSCO MIGUEL ADOLFO RODRIGUEZ AND
VERNOICA ANDREINA ZAMORA HIDALGO
1513 WALNUT RIDGE DR
ROCKWALL, TX 75032

PEREZ ELIZABETH
1513 WESTFIELD LN
ROCKWALL, TX 75032

ATTARDI JENNIFER LEIGH
1516 TIMBER RIDGE DRIVE
ROCKWALL, TX 75032

RESIDENT
1518 RIDGETOP CT
ROCKWALL, TX 75032

JIMENEZ SANTIAGO & MARIA D
1518 RICHFIELD CT
ROCKWALL, TX 75032

KORDI KIOMARS AND ELICIA
1518 TIMBER RIDGE DR
ROCKWALL, TX 75032

GRAEF DAVID R & DIANE J
1518 WESTFIELD LN
ROCKWALL, TX 75032

RESIDENT
1519 TIMBER RIDGE DR
ROCKWALL, TX 75032

RESIDENT
1519 WESTFIELD LN
ROCKWALL, TX 75032

ACOSTA CORAZON
1519 FIELDSTONE DR
ROCKWALL, TX 75032

JACKSON SHANNON D AND
VANCE R EKQUIST
1519 RICHFIELD CT
ROCKWALL, TX 75032

THOMAS BROOKE M
1519 RIDGETOP CT
ROCKWALL, TX 75032

RESIDENT
1524 TIMBER RIDGE DR
ROCKWALL, TX 75032

GAKWAYA BLAISE AND LOUISE
1524 RICHFIELD COURT
ROCKWALL, TX 75032

WINSTON CRAIG S AND LACETIA D
1524 WESTFIELD LN
ROCKWALL, TX 75032

RESIDENT
1525 WESTFIELD LN
ROCKWALL, TX 75032

PATRICK RICHARD & BRANDY
1525 RICHFIELD CT
ROCKWALL, TX 75032

DUNCAN JOSHUA LEE
1525 TIMBER RIDGE DRIVE
ROCKWALL, TX 75032

RESIDENT
1530 TIMBER RIDGE DR
ROCKWALL, TX 75032

RESIDENT
1530 WESTFIELD LN
ROCKWALL, TX 75032

DO SON & NGA HUYNH
1530 RICHFIELD CT
ROCKWALL, TX 75032

RESIDENT
1531 TIMBER RIDGE DR
ROCKWALL, TX 75032

RESIDENT
1531 WESTFIELD LN
ROCKWALL, TX 75032

TRANSAM TRUCKING
A MISSOURI CORP
15910 S 169 HWY
OLATHE, KS 66062

BURKS GLEN
1612 AMESBURY LN
ROCKWALL, TX 75087

LEMMOND BRENTON & KIMBERLY
175 E INTERSTATE 30
GARLAND, TX 75043

HICKORY RIDGE EAST HOMEOWNERS ASSOC
1800 PRESTON PARK BLVD STE 101
PLANO, TX 75093

HICKORY RIDGE EAST HOMEOWNERS ASSOC
1800 PRESTON PARK BLVD STE 101
PLANO, TX 75093

RESIDENT
182 NATIONAL DR
ROCKWALL, TX 75032

ABARCA CARLOS ALBERTO RIVERS AND TATIANA
CHAMORRO GARCIA
1892 PONTCHARTRAIN DR
ROCKWALL, TX 75087

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

LM LEASING LLC
2091 FM 1139
ROCKWALL, TX 75032

RESIDENT
227 NATIONAL DR
ROCKWALL, TX 75032

HOWELL MTN RE LLC
2560 TECHNOLOGY DRIVE SUITE 100
PLANO, TX 75074

RESIDENT
2655 S GOLIAD
ROCKWALL, TX 75032

RESIDENT
2670 S GOLIAD
ROCKWALL, TX 75032

RESIDENT
2686 S HWY205
ROCKWALL, TX 75032

RESIDENT
2800 MISTY RIDGE LN
ROCKWALL, TX 75032

PATINO TRACY AND
SUZANNE LANE
2801 WILD OAK LANE
ROCKWALL, TX 75032

GRANGER MATTHEW P AND LEAH K
2806 MISTY RIDGE LN
ROCKWALL, TX 75032

TOMAJ ENGIELL AND LAURA
2812 MISTY RIDGE LANE
ROCKWALL, TX 75032

HARKLESS ADAM AND
CYNTHIA WOMACK
2818 MISTY RIDGE LANE
ROCKWALL, TX 75032

DABNEY TERESA AND
WILBERT HANEY
2824 MISTY RIDGE LN
ROCKWALL, TX 75032

RESIDENT
2890 S GOLIAD
ROCKWALL, TX 75032

RACK HOLDINGS LLC- 125 NATIONAL SERIES
3021 RIDGE ROAD SUITE A-131
ROCKWALL, TX 75032

MAH JEFFERY
305 BLANCO CIR
SOUTHLAKE, TX 76092

EPES TRANSPORT SYSTEM LLC
3400 EDGEFIELD CT
GREENSBORO, NC 27408

HPLI LLC
3820 AZURE LN
ADDISON, TX 75001

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

ISSAC PARAMPOTTIL T & LEELAMMA
4215 EDMONDSON AVENUE
HIGHLAND PARK, TX 75205

MEBRATU GEZI
46 WINDSOR DR
ROCKWALL, TX 75032

GREENOAKS PROPERTIES INC
512 SUNSTONE DR
IRVING, TX 75060

USMAN ASIM & HUMA RASHID
5140 BEAR CLAW LN
ROCKWALL, TX 75032

WU CHUN Y
518 ALLENTOWN RD
PARSIPPANY, NJ 7054

SCOTTFREE INVESTMENTS LP
519 E INTERSTATE 30 #511
ROCKWALL, TX 75087

RESIDENT
626 NATIONAL DR
ROCKWALL, TX 75032

RESIDENT
627 NATIONAL DR
ROCKWALL, TX 75032

TWO RAIDER VENTURES LLC
708 AGAPE CIRCLE
ROCKWALL, TX 75087

TRI-TEX CONSTRUCTION INC
797 N GROVE RD
RICHARDSON, TX 75081

ROCKWALL I S D
801 E WASHINGTON ST
ROCKWALL, TX 75087

205 AND 276 PARTNERS
8750 N CENTRAL EXPY SUITE 1735
DALLAS, TX 75231

RESIDENT
900 SIDS RD
ROCKWALL, TX 75032

JS CUSTOM HOMES LLC
9091 FM 2728
TERRELL, TX 75161

RESIDENT
950 SIDS RD
ROCKWALL, TX 75032

RESIDENT
955 SIDS RD
ROCKWALL, TX 75032

RESIDENT
960 SIDS RD
ROCKWALL, TX 75032

RESIDENT
965 SIDS RD
ROCKWALL, TX 75032

RESIDENT
980 SIDS RD
ROCKWALL, TX 75032

RESIDENT
981 SIDS RD
ROCKWALL, TX 75032

SRYGLEY JAMES G
992 SIDS RD
ROCKWALL, TX 75032

RESIDENT
995 SIDS RD
ROCKWALL, TX 75032

RS RENTAL I LLC
ATTN AVENUE ONE, 11TH FL, 31 HUDSON
YARDS
NEW YORK, NY 10001

AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT 23975
PARK SORRENTO, SUITE 300
CALABASAS, CA 91302

SLAUGHTER RICHARD E JR
PO BOX 1717
ROCKWALL, TX 75087

ESTEP KIP
PO BOX 2
ROCKWALL, TX 75087

RODD HANNA'S AIR PERFORMANCE
HEATING & A/C INC
PO BOX 208
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC CORP INC
PO BOX 37
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC CORP INC
PO BOX 37
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC CORP INC
PO BOX 37
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC COOPERATIVE
INC
PO BOX 37
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC COOPERATIVE
INC
PO BOX 37
ROCKWALL, TX 75087

D & A REAL ESTATE PARTNERS LTD
PO BOX 850
ROCKWALL, TX 75087



Rayburn Electric Cooperative Inc.
P.O. Box 37 | Rockwall, TX 75087
950 Sids Rd. | Rockwall, TX 75032
Phone 469-402-2100
<http://www.rayburnelectric.com>

June 10, 2024

Ryan C. Miller, AICP
Director of Planning & Zoning, Planning & Zoning Division, City of Rockwall
972.722.6441 Office
RMiller@rockwall.com
385 S. Goliad Street
Rockwall, TX 75087

Cc: Mary Smith, City Manager; Msmith@rockwall.com

Rayburn Electric Cooperative (Rayburn) submits the attached zoning application request and proposed planned development ordinance for our property bounded by Sids Road, Mims Road, and State Highway 205. As you are aware, Rayburn has recently acquired additional tracts (e.g., TransAm Trucking and Fuji Dental Lab) adjacent to our current headquarters. These additions have provided Rayburn with the ability to consider the overall use of our property. As a result, we would like to adjust the zoning on the overall property to ensure consistency with our current use as well as utilize portions of the property to benefit the community (e.g., soccer fields and other recreational use) and our employees. Rayburn was chosen by the Dallas Morning News as the #5 Top Small Business Workplace in the DFW Metroplex (#1 in Employee Benefits), and we view the requested changes as the next step in our continued effort to enhance our cooperative and Rockwall community. I welcome the City staff and Council members to tour our campus as an indication of what we are constructing here.

The attached ordinance reflects this request. Rayburn looks forward to working with the City of Rockwall and improving our overall community.

Thank you,

A handwritten signature in blue ink, appearing to read 'David A. Naylor', is written over a circular stamp or seal that is partially obscured.

David A. Naylor

Enclosed: Zoning Application Request

City of Rockwall

205 TEXAS

276 TEXAS

SH276

S GOLIAD ST

SIDS RD

MIMS RD

RISD South Bus Barn

(TransAm Trucking)

(Fuji Dental)

S & A Systems

Meadowcreek Park

Rayburn Electric Cooperative

90.37 AC
(3,936,502.92 SF)

POB

Pristine Cast Stone

Peachtree Meadows Subdivision



City of Rockwall



0 500 Feet

Date: 6/10/2024

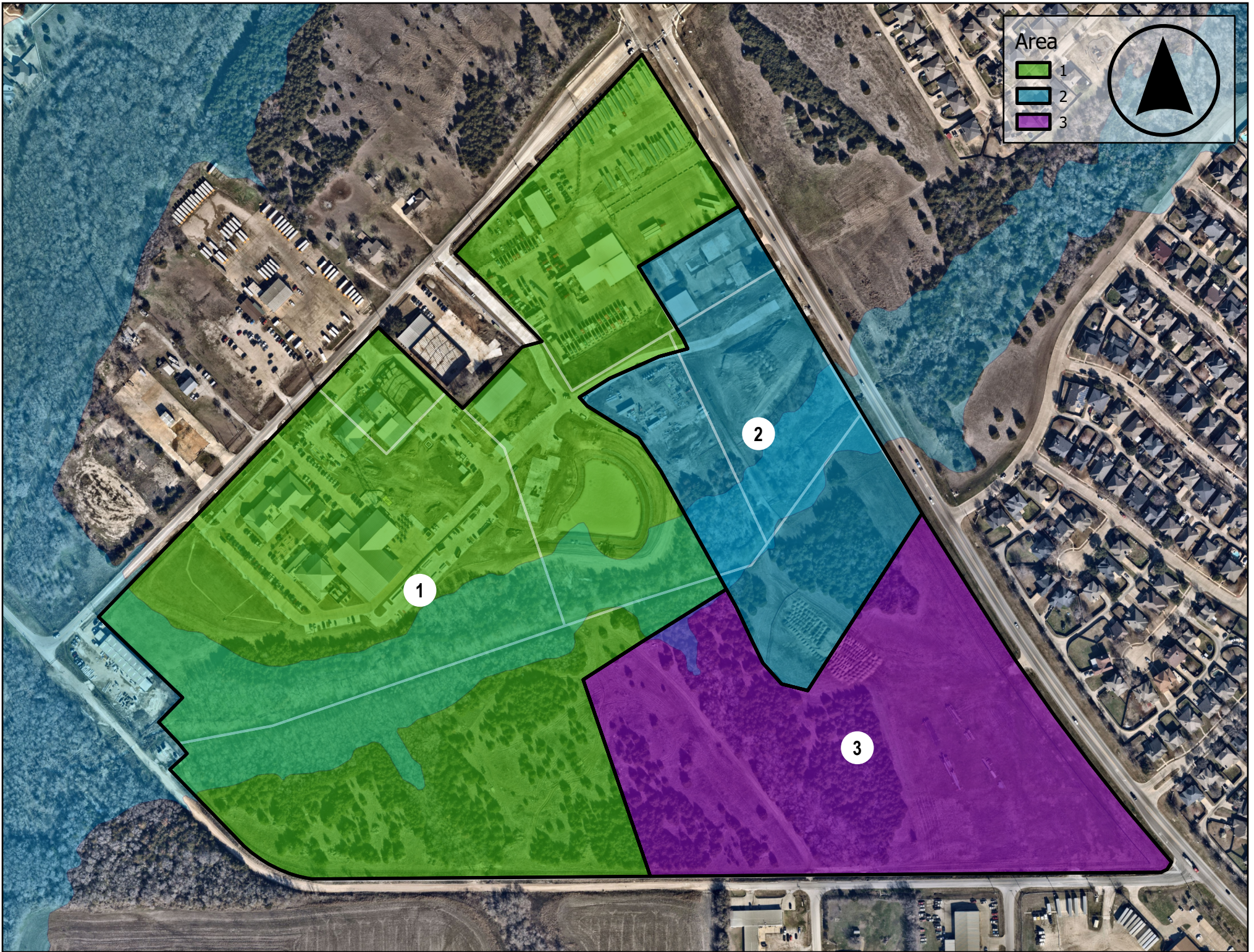
RAYBURN ELECTRIC COOPERATIVE

Rayburn Electric Cooperative

BEING 90.37 acres of land situated in Abstract 26, William N. Barnes Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at the Westernmost corner of the Rayburn Country Addition, Block A, Lot 9 (2019), *NAD83 Texas State Plane GPS Coordinate (Grid): E 2598018.94, N 7014699.27 Feet*;

- 1 **THENCE** North 45°-09'-40" East, along the Southern Right of Way of Sids Road, a distance of 1166.39 feet to a corner;
- 2 **THENCE** South 45°-09'-07" East, following the boundary of the Pott Shrigley Addition (RCAD Account # 47004), a distance of 338.73 feet to a corner;
- 3 **THENCE** North 45°-09'-13" East, continuing along said boundary, a distance of 247.63 feet to a corner;
- 4 **THENCE** North 45°-02'-39" West, a distance of 338.69 feet to a corner;
- 5 **THENCE** North 45°-09'-41" East, a distance of 59.41 feet to a corner;
- 6 **THENCE** South 46°-05'-37" East, a distance of 10.654 feet for a corner;
- 7 **THENCE** North 44°-07'-04" East, following the boundary of the Helwig Addition (RCAD Account # 44046), a distance of 794.409 feet to a corner;
- 8 **THENCE** South 29°-54'-19" East, continuing along said boundary a distance of 734.37 feet to a corner;
- 9 **THENCE** South 30°-01'-35" East, along the West Right of Way of South Goliad St. (State Highway 205), a distance of 284.635 feet to a point;
- 10 **THENCE** South 30°-01'-35" East, continuing along said Right of Way, a distance of 297.94 feet to a point;
- 11 **THENCE** South 30°-01'-35" East, a distance of 449.71 feet to the beginning of a curve;
- 12 **THENCE** along said curve to the left having an angle of 09°-34'-15" and a radius of 5789.71 feet with a chord distance of 966.01 feet and a chord bearing of South 34°-48'-42" East, to the beginning of a curve;
- 13 **THENCE** along said curve to the right having an angle of 129°-16'-39" and a radius of 40.00 feet with a chord distance of 72.29 feet and a chord bearing of South 25°-02'-31" West, to a point;
- 14 **THENCE** South 89°-40'-52" West, along the North Right of Way of Mims Rd, a distance of 366.51 feet to a point;
- 15 **THENCE** South 89°-40'-52" West, continuing along said Right of Way, a distance of 849.66 feet to a point;
- 16 **THENCE** North 88°-36'-16" West, a distance of 1129.63 feet to the beginning of a curve;
- 17 **THENCE** along said curve to the right having an angle of 46°-17'-43" and a radius of 417.50 feet with a chord distance of 328.24 feet and a chord bearing of North 65°-27'-24" West, to a point;
- 18 **THENCE** North 42°-18'-34" West, a distance of 364.963 feet to a corner;
- 19 **THENCE** North 43°-30'-55" East, following the boundary of Abstract 26, Tract 3-7, a 1.5-acre tract (RCAD Account # 26918), a distance of 70.203 feet to a point;
- 20 **THENCE** North 45°-33'-50" East, continuing along said boundary, a distance of 99.73 feet to a corner;
- 21 **THENCE** North 45°-07'-43" West, a distance of 338.235 feet, to the POINT OF BEGINNING AND CONTAINING 90.37 acres of land (3,936,502.92 square feet) more or less.



Area

- 1
- 2
- 3



1

2

3

ORDINANCE NO. 97-28

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO CHANGE THE ZONING ON A TRACT OF LAND WHICH IS MORE FULLY DESCRIBED HEREIN FROM "C" COMMERCIAL AND "HC" HEAVY COMMERCIAL CLASSIFICATION TO PLANNED DEVELOPMENT ZONING "PD- 44 PLANNED DEVELOPMENT NUMBER 44; CORRECTING THE OFFICIAL ZONING MAP; 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; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a change in the classification of a zoning district has been requested by James Helwig for the property more specifically described in Exhibit "A" attached hereto; 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 Comprehensive Zoning Ordinance 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. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended by amending the zoning map of the City of Rockwall so as to give "Planned Development District No.44 classification to the tract of land described in Exhibit "A".

SECTION 2. That the property described in Exhibit "A" shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future. The granting of this zoning classification for the property as described in Exhibit "A" is subject to the following special conditions:

A. The use of the property shall be regulated by the following requirements:

1. The uses, area requirements and development standards of the Commercial zoning category of the Comprehensive Zoning ordinance as currently adopted,

or as revised in the future, except as otherwise provided for in this ordinance and the following additional permitted uses:

- a. Commercial Trucking Operation
- b. Outdoor Storage of Vehicles used in association with the trucking operation

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. Any person, firm or corporation violating any of the provisions of this ordinance shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.


SECTION 5. 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, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, 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 6. 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 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 3rd day of November, 1997.

APPROVED:



Mayor

ATTEST:

BY Cindy Kundred

1st reading 10/29/97

2nd reading 11/03/97

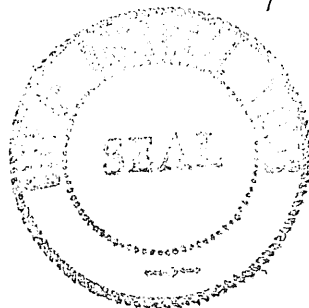


EXHIBIT "A"

PROPERTY DESCRIPTION

BEING a lot, tract or parcel of land situated in the City of Rockwall, Rockwall County, Texas, and being 7.51 acres out the William H. Barnes Survey, Abstract No. 26, said 7.51 acre tract being all of the Helwig Addition Lot 1, Block A recorded in Cabinet C, Slide 176, all of a 1.24 acre tract recorded in Volume 893, Page 244, and also containing part of the Pentecostal Church a 2.0 acre tract recorded in Volume 137, Page 201, part of the Gentry Plumbing a 1.0 acre tract recorded in Volume 1098, Page 164, and part of the Estep a 1.0 acre tract recorded in Volume 1098, Page 164, and being more particularly described by lines and bounds as follows:

BEGINNING at a 1/2 Inch Iron rod found for corner at the intersection of the Southwest line of State Highway No. 205 (100 foot right of way) with the Southeast line of Sid's Road (40 Foot right of way), said corner being the Northeast corner of the 7.51 acre tract of land and a U.S.C. & G.S. monument bears North 60 degrees 05 minutes 41 seconds East a distance of 35.0 feet and North 29 degrees 54 minutes 19 seconds East a distance of 1562.59 feet from said corner;

THENCE South 29 degrees 54 minutes 19 seconds East along the Southwest right of way line of said State Highway No. 205 a distance of 330.08 feet to a 1/2 Inch Iron rod found for corner said corner being the North corner of said Pentecostal Church tract;

THENCE South 60 degrees 05 minutes 41 seconds West along the North line of said Pentecostal Church tract a distance of 337.42 feet to a 1/2 Inch Iron rod found for corner;

THENCE South 29 minutes 54 seconds 19 minutes East along the West lines of said Pentecostal Church tract, said Gentry Plumbing tract, and said Estep tract, and the East line of said 1.24 acre tract, a distance of 417.42 feet to a 1/2 Inch Iron rod found for corner;

THENCE South 60 degrees 08 minutes 51 seconds West along the South line of said 1.24 acre tract a distance of 351.14 feet to a 1/2 Inch Iron rod found for corner;

THENCE North 30 degrees 00 minutes 00 seconds West along the West line of said 1.24 acre tract a distance of 199.67 feet to a 1/2 Inch Iron rod found for corner.

THENCE North 45 degrees 04 minutes 21 seconds West a distance of 350.77 feet to a 1/2 Inch Iron rod found for corner in the Southeast line of said Sid's Road;

THENCE North 45 degrees 06 minutes 36 seconds East along the Southwest line of said Sid's Road a distance of 808.15 feet to the POINT OF BEGINNING and containing 327,159.57 square feet or 7.51 acres of land.

CITY OF ROCKWALL

ORDINANCE NO. 09 - 03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL AS PREVIOUSLY AMENDED SO AS TO APPROVE A CHANGE IN ZONING FROM (C) COMMERCIAL DISTRICT TO (PD-44) PLANNED DEVELOPMENT NO. 44 DISTRICT, ON A 1.57-ACRE TRACT KNOWN AS PART OF LOT 1, BLOCK A, JAMES HELWIG ADDITION AND MORE SPECIFICALLY SHOWN IN EXHIBIT "A" ATTACHED HEREIN; 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, a zoning change from (C) Commercial district to (PD-44) Planned Development No. 44 district has been requested by John Bledsoe of Trans Am Trucking Inc., for a 1.57-acre tract known as part of Lot 1, Block A, James Helwig Addition, City and County of Rockwall, Texas, and more specifically shown in Exhibit "A" attached 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, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code 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. That the Unified Development Code (Ord. No. 04-38) of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning from (C) Commercial district to (PD-44) Planned Development No. 44 district on a 1.57-acre tract known as part of Lot 1, Block A, James Helwig Addition, City and County of Rockwall, Texas, and more specifically shown in Exhibit "A" attached herein; and

Section 2. That the property described herein shall be used only in the manner and for the purposes provided for in **Article V, Section 4.5, Commercial District** of the City of Rockwall Unified Development Code (Ord. No. 04-38) as heretofore amended and as may be amended in the future, and shall be subject to the following additional conditions:

1. As approved via Ordinance No. 97-28, the additional permitted uses shall be allowed:
 - a. Commercial Trucking Operation
 1. No Outdoor Storage/Parking of Vehicles shall be allowed on the 1.57-acre property as shown on Exhibit "B".

2. The subject site shall be limited to "Truck Driver Training" for the adjacent Trucking Operation located on the remaining portion of Lot 1, Block A, James Helwig Addition.

2. Adherence to the approved site plan (Exhibit "B").

Section 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 4. 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 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code of the City of Rockwall, Texas, 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 for this ordinance are declared to be severable.

Section 6. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with 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 and the publication of the caption of said ordinance as the law in such cases provides.

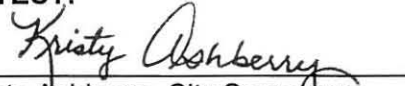
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 20th day of ~~January~~, 2009.

2nd February
KWA



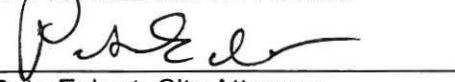
William R. Cecil, Mayor

ATTEST:



Kristy Ashberry, City Secretary

APPROVED AS TO FORM:

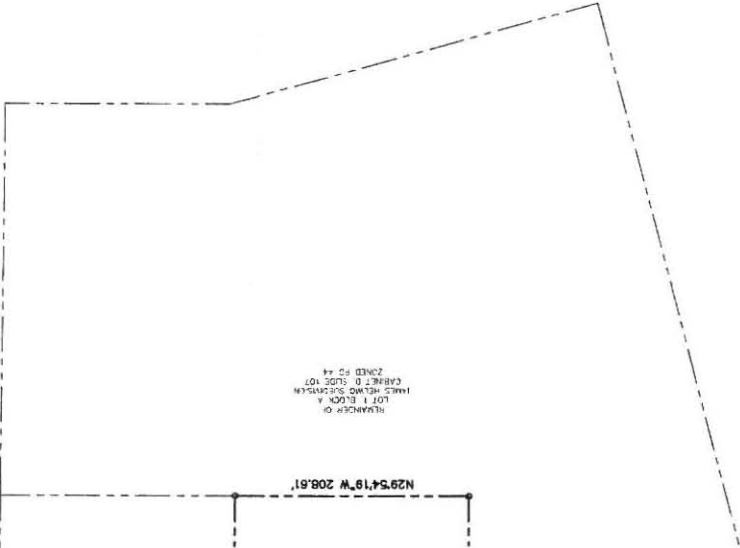


Pete Eckert, City Attorney

1st Reading: 01-05-09

2nd Reading: 02-02-09





TRANSFORM
 LOT 1 BLOCK A
 JAMES HELMO SUBDIVISION
 CANCELED BY PD 44
 ZONED PD 44

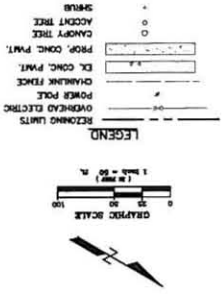
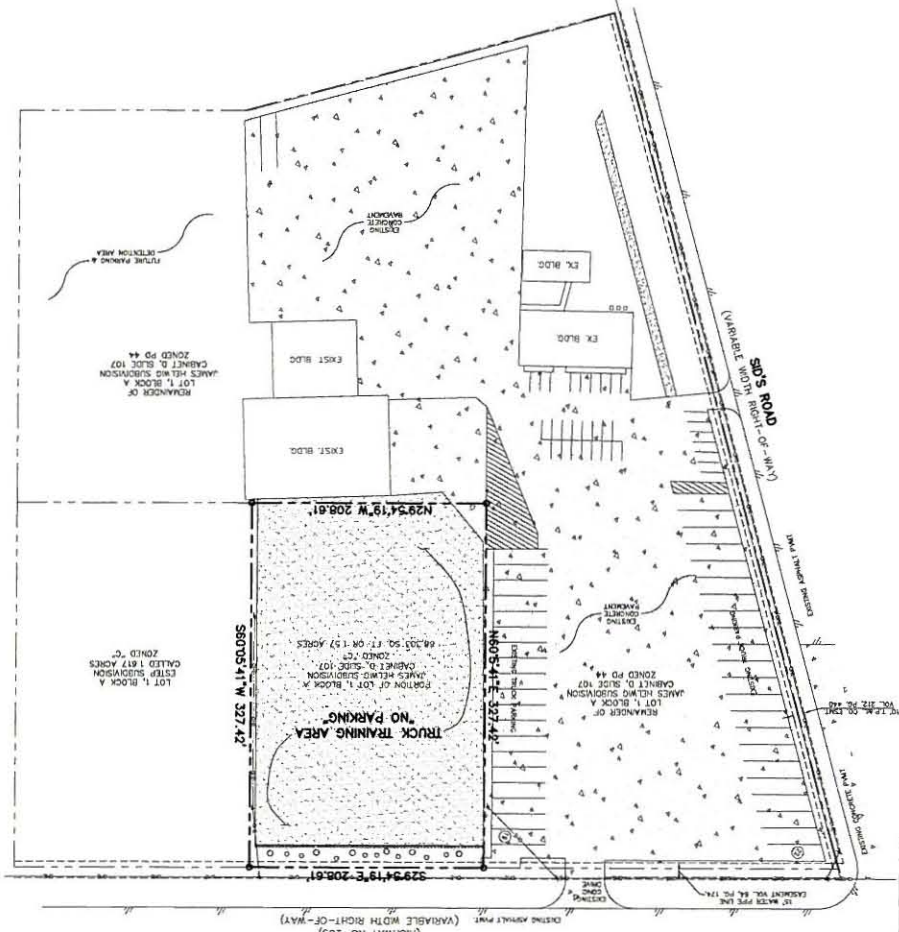
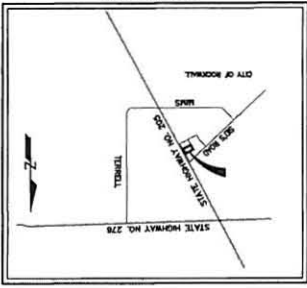
HELMO SUBDIVISION, SAID BEING THE WEST CORNER OF SAID LOT 1 (EAST SUBDIVISION),
 THENCE NORTH 29 DEG. 24 MIN. 19 SEC. WEST, THROUGH THE INTERIOR OF SAID LOT 1 (JAMES
 HELMO SUBDIVISION), A DISTANCE OF 206.61 FEET TO A POINT FOR CORNER.
 THENCE NORTH 60 DEG. 06 MIN. 41 SEC. EAST, CONTINUING THROUGH THE INTERIOR OF SAID
 LOT 1 (JAMES HELMO SUBDIVISION), A DISTANCE OF 227.42 FEET TO A POINT FOR CORNER, SAID
 POINT BEING IN THE HORIZONTAL LINE OF SAID LOT 1 (JAMES HELMO SUBDIVISION), SAID BEING
 IN THE SOUTHWEST RIGHT-OF-WAY LINE OF AFRICANA BOULEVARD STREET.
 THENCE SOUTH 29 DEG. 24 MIN. 19 SEC. EAST, ALONG THE COMMON LINE OF SAID LOT 1 (JAMES
 HELMO SUBDIVISION), AND THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID BOULVARD STREET, A
 DISTANCE OF 206.61 FEET TO THE POINT OF BEGINNING AND CONTAINING BELOO SQUARE FEET
 OR 1.57 ACRES OF CORPUS LAND.

PURPOSE FOR REZONING:
 REZONE 1.57 ACRES OF LOT 1, BLOCK A
 JAMES HELMO SUBDIVISION FROM "C"
 COMMERCIAL TO PD 44 TO MATCH ZONING
 ON REMAINDER OF LOT 1, BLOCK A.

NO. 2208 039

OWNER/APPLICANT:
 TRANSFORM TRUCKING, INC.
 2670 SOUTH GOLIAD,
 ROCKWALL, TEXAS 75082
 PHONE: 972-722-0673
 FAX: 972-961-9050

PSP SHEET 1	Scale: 1" = 50'	ZONING EXHIBIT TRANSFORM TRUCKING LOT 1, BLOCK A CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
	Designed By: J.L.V.	
	Drawn By: J.L.V.	
	Created By: J.L.V.	
V:\2008\146-01\env\env\zoning SHI DATE: 11/17/2008		



PURPOSE FOR REZONING:
 REZONE 1.57 ACRES OF LOT 1, BLOCK A
 JAMES HELWIG SUBDIVISION FROM "C"
 COMMERCIAL TO PD 44 TO MATCH ZONING
 ON REMAINDER OF LOT 1, BLOCK A.

OWNER/APPLICANT:
 TRANSAM TRUCKING, INC.
 2670 SOUTH GOLIAD
 ROCKWALL, TEXAS 75087
 PHONE: 972-722-0573
 FAX: 972-981-9050

<p>Scale: 1" = 50'</p> <p>Designed by: JLV</p> <p>Drawn by: JLV</p> <p>Checked by: JLV</p> <p>12/18/08 15:26</p>	<p>PD SITE PLAN</p> <p>TRANS-AM TRUCKING</p> <p>TRANS-AM LOT 1, BLOCK A</p> <p>CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS</p>	<p>TRANSAM TRUCKING, INC.</p> <p>2670 SOUTH GOLIAD</p> <p>ROCKWALL, TEXAS 75087</p> <p>PHONE: 972-722-0573</p> <p>FAX: 972-981-9050</p>	<p>TOMDEN ENGINEERING, L.L.P.</p> <p>12509 N. Central Expressway, Suite 700A</p> <p>Pl. 972.386.6446 Fax: 972.386.6408</p> <p>mail@tomden.com</p>	<p>NO</p>	<p>DATE</p>	<p>APP</p>
				<p>NO</p>	<p>DATE</p>	<p>APP</p>

PDS1
 SHEET