

CITY OF ROCKWALL

ORDINANCE NO. 16-16

SPECIFIC USE PERMIT NO. S-146

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) ALLOWING FOR A RESIDENCE HOTEL, WITHIN A COMMERCIAL (C) DISTRICT, BEING A 2.003-ACRE PARCEL OF LAND IDENTIFIED AS LOT 4, BLOCK A, WAL-MART SUPERCENTER ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DEPICTED IN EXHIBIT 'A'; 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 request has been made by Dayne Ram of ADR Designs, LLC on behalf of the owner Majestic Cast, Inc. for the approval of a Specific Use Permit (SUP) allowing for a *Residence Hotel* within a Commercial (C) District, being a 2.003-acre parcel of land identified as Lot 4, Block A, Wal-Mart Supercenter Addition, and situated on the east side of White Hills Drive south of Ridge Road, City of Rockwall, Rockwall County, Texas, and more specifically depicted in *Exhibit 'A'* of this ordinance, which hereinafter 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 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 [Ordinance No. 04-38] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for a *Residence Hotel* within a Commercial (C) District for the *Subject property*; and

Section 2. That the *Subject Property* shall be developed and used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance granted herein and shall be subject to the conditions set forth in *Article V, District Development Standards, Section 4.5*

Commercial (C) District, of the City of Rockwall Unified Development Code [Ordinance No. 04-38] as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future, and shall be subject to the additional following conditions:

2.1 Operational Conditions

The following conditions pertain to the operation of the *Residence Hotel* on the *Subject Property* and conformance to these stipulations is required for continued operations:

- 1) That the *Residence Hotel* generally shall conform to the conceptual site plan submitted and as attached hereto as 'Exhibit A'; and
- 2) That the *Residence Hotel* generally shall not exceed an overall height of 60 feet without approval of or amending of this SUP; and
- 3) The City Council reserves the right to review the Specific Use Permit (SUP) any time after the effective date of the SUP; and
- 4) Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the 2009 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.

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

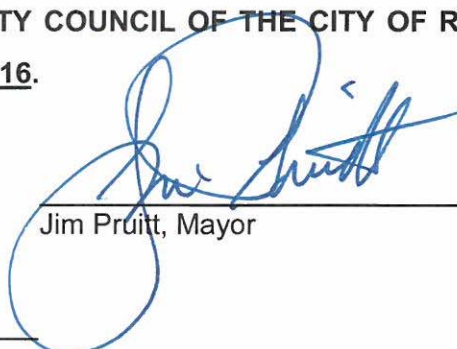
Section 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

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 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 THE 1st DAY OF FEBRUARY, 2016.



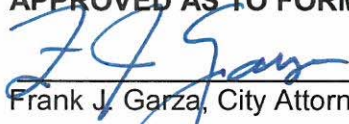
Jim Pruitt, Mayor

ATTEST:



Kristy Cole, City Secretary

APPROVED AS TO FORM:



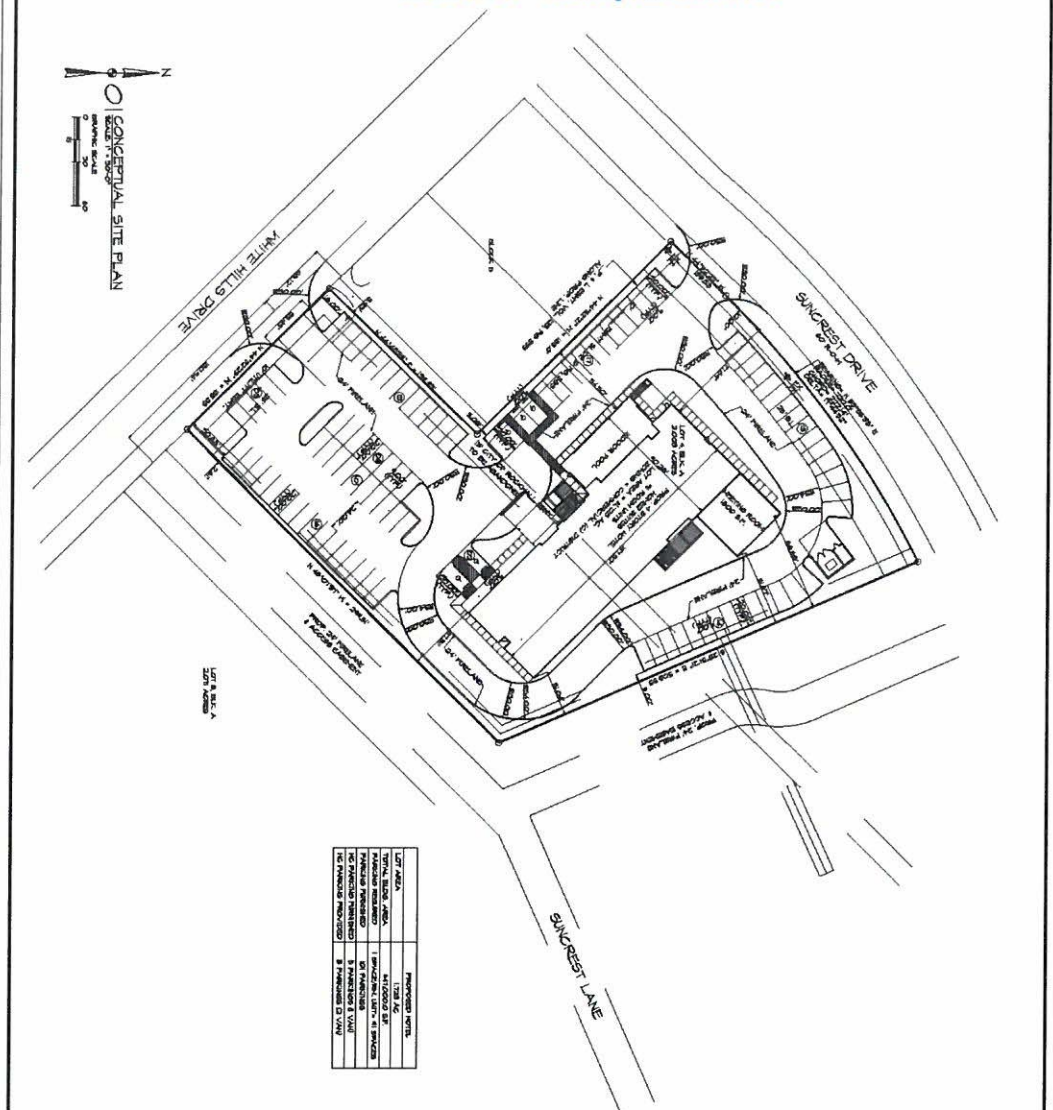
Frank J. Garza, City Attorney

1st Reading: 01-19-16

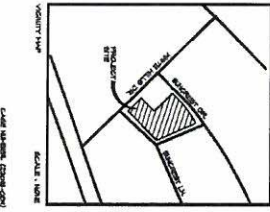
2nd Reading: 02-01-16



Exhibit 'A' - Conceptual Site Plan



LET AREA	PROPOSED NOTES
1	PROPOSED HOTEL
2	PROPOSED PARKING
3	PROPOSED DRIVEWAY
4	PROPOSED DRIVEWAY
5	PROPOSED DRIVEWAY
6	PROPOSED DRIVEWAY
7	PROPOSED DRIVEWAY
8	PROPOSED DRIVEWAY
9	PROPOSED DRIVEWAY
10	PROPOSED DRIVEWAY



1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ROCKWALL, TEXAS.
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ADR-DESIGNS-LLC TOTAL DESIGN MANAGERS 601 SACCOLI HILL DRIVE, GRAND PRAIRIE, TX 75050 P.O. BOX 1000000, GRAND PRAIRIE, TX 75050 TEL: 972-460-0000 FAX: 972-460-0000 WWW.ADR-DESIGNS.COM FOR: JOHN G. BURGESS	 WHITE HILLS DRIVE CITY OF ROCKWALL, TEXAS	MANNY SINGH 608 GARDNER ROAD SUITE 100 ROCKWALL, TEXAS 75087 PHONE: 972-460-0000	PROJECT MANAGER JOHN BURGESS DESIGN MANAGER MANNY SINGH PROJECT DATE: 08/15/2015 PROJECT STATUS: CONCEPT	DESIGN TEAM: ADR-DESIGNS-LLC TOTAL DESIGN MANAGERS	CLIENT: CITY OF ROCKWALL, TEXAS
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