

CITY OF ROCKWALL

ORDINANCE NO. 19-16

SPECIFIC USE PERMIT NO. S-206

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A *PRIVATE SPORTS ARENA, STADIUM, OR TRACK* IN A COMMERCIAL (C) DISTRICT, SITUATED ON A 35.295-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK A, ROCKWALL HIGH SCHOOL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; 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, the City has received a request from Jeff Breese of SET Engineers on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of a Specific Use Permit (SUP) to allow a *private sports arena, stadium, or track* in a Commercial (C) District on a 35.295-acre parcel of land being described as Lot 1, Block A, Rockwall High School Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 901 W. Yellow Jacket Lane, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after 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 (UDC) [*Ordinance No. 04-38*] 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 (UDC) [*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 a *private sports arena, stadium, or track* as stipulated by Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*], on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 4.4, *Commercial (C) District*, of Section 4, *Commercial Districts*, and Subsection 6.06, *IH-30 Overlay (IH-30 OV) District*, of Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended and as may be amended in the future, and shall be subject to the following:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *private sports arena, stadium, or track* on the *Subject Property* and conformance to these stipulations is required for continued operations:

- 1) The *private sports arena, stadium, or track* shall generally conform to the concept plan, photometric plan, and building elevations depicted in *Exhibits 'B', 'C' and 'D'* of this ordinance;
- 2) The light poles shall not exceed 40-feet in height.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- 1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

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.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1st DAY OF APRIL, 2019.



Jim Pruitt, Mayor

ATTEST:



Kristy Cole, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney

1st Reading: 03/18/2019

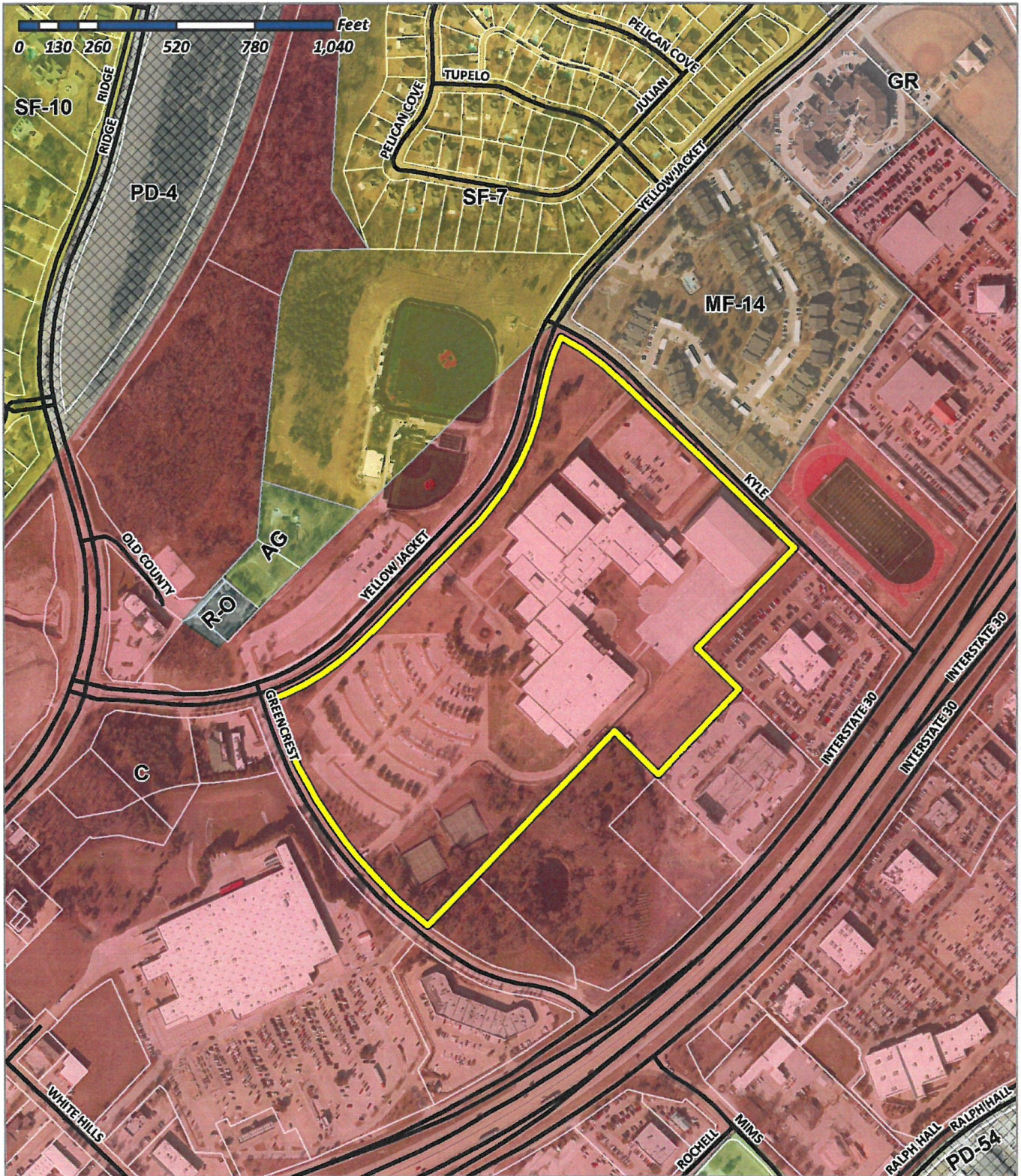
2nd Reading: 04/01/2019



Exhibit 'A'
Zoning Exhibit

Address: 901 Yellow Jacket Lane

Legal Description: Lot 1, Block A, Rockwall High School Addition



**Exhibit 'B':
Concept Plan**

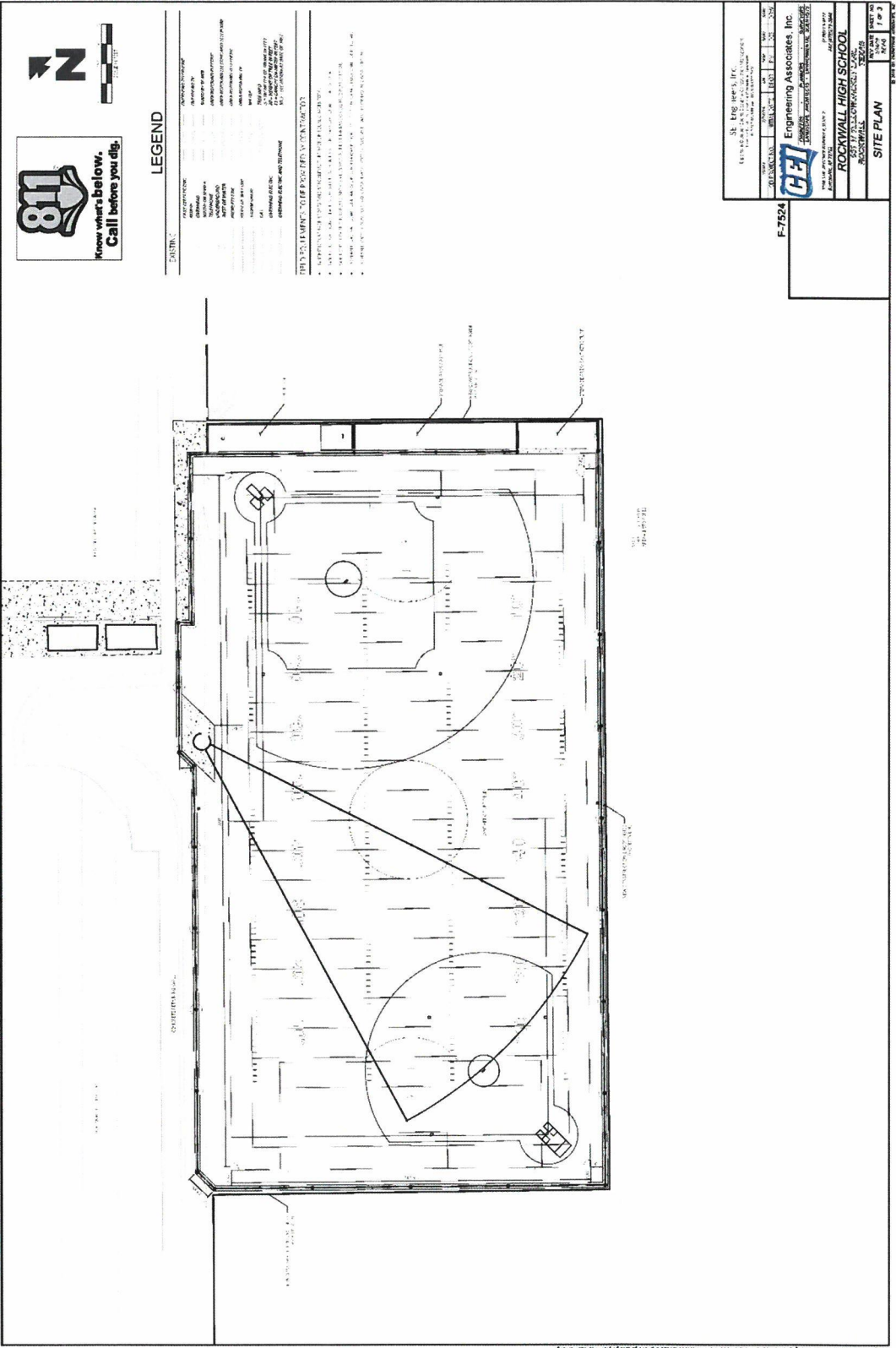
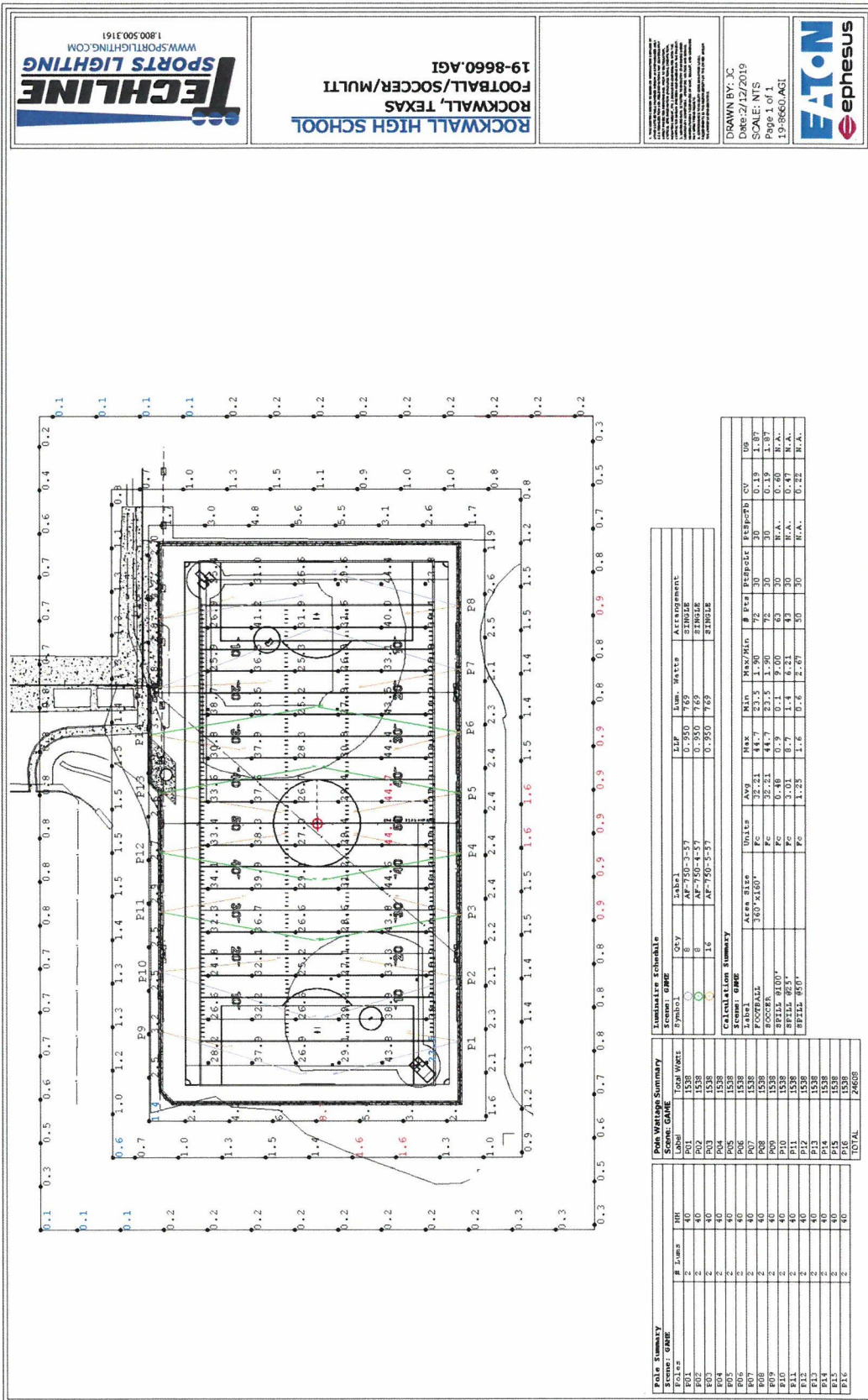


Exhibit 'C': Photometric Plan



TECHLINE
 SPORTS LIGHTING
 WWW.FORTLIGHTING.COM
 1.800.500.3161

ROCKWALL HIGH SCHOOL
 FOOTBALL/SOCCER/MULTI
 19-8660.AGI

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DRAWN BY: JC
 Date: 2/12/2019
 SCALE: NTS
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Field Fixture Summary		Total Watts		LPF		Lum. Watts		Arrangement	
Label	Qty	Symbol	Label	Qty	Label	Qty	Label	Qty	Label
P01	2	○	AP-750-3-37	8	○	0-350-769	2800	30	STRIP
P02	2	○	AP-750-3-37	8	○	0-350-769	2800	30	STRIP
P03	2	○	AP-750-3-37	8	○	0-350-769	2800	30	STRIP
P04	2	○	AP-750-3-37	8	○	0-350-769	2800	30	STRIP
P05	2	○	AP-750-3-37	8	○	0-350-769	2800	30	STRIP
P06	2	○	AP-750-3-37	8	○	0-350-769	2800	30	STRIP
P07	2	○	AP-750-3-37	8	○	0-350-769	2800	30	STRIP
P08	2	○	AP-750-3-37	8	○	0-350-769	2800	30	STRIP
P09	2	○	AP-750-3-37	8	○	0-350-769	2800	30	STRIP
P10	2	○	AP-750-3-37	8	○	0-350-769	2800	30	STRIP
P11	2	○	AP-750-3-37	8	○	0-350-769	2800	30	STRIP
P12	2	○	AP-750-3-37	8	○	0-350-769	2800	30	STRIP
P13	2	○	AP-750-3-37	8	○	0-350-769	2800	30	STRIP
P14	2	○	AP-750-3-37	8	○	0-350-769	2800	30	STRIP
P15	2	○	AP-750-3-37	8	○	0-350-769	2800	30	STRIP
P16	2	○	AP-750-3-37	8	○	0-350-769	2800	30	STRIP
TOTAL									

Field Fixture Summary		Area Size		Units		AVG		MAX		MIN		Mhz/Min		# Fix		# Req'd		B/Sq/Ft		CU		US	
Label	Qty	Area Size	Units	AVG	MAX	MIN	Mhz/Min	# Fix	# Req'd	B/Sq/Ft	CU	US											
FOOTBALL	1	360' x 160'	Fc	32.21	44.7	23.5	1.90	72	30	0.19	1.87												
SOCCER	1	360' x 160'	Fc	32.21	44.7	23.5	1.90	72	30	0.19	1.87												
STADIUM	1	360' x 160'	Fc	32.21	44.7	23.5	1.90	72	30	0.19	1.87												
FIELD #50'	1	360' x 50'	Fc	3.01	8.7	1.4	0.24	49	30	N.A.	0.43	N.A.											
FIELD #50'	1	360' x 50'	Fc	3.01	8.7	1.4	0.24	49	30	N.A.	0.43	N.A.											
TOTAL				1.25	1.6	0.6	2.87	50	30	N.A.	0.22	N.A.											

Luminaire Schedule		Lum. Watts		Arrangement	
Symbol	Qty	Label	Qty	Label	Qty
○	8	AP-750-3-37	8	○	0-350-769
○	8	AP-750-3-37	8	○	0-350-769
○	8	AP-750-3-37	8	○	0-350-769
○	8	AP-750-3-37	8	○	0-350-769

**Exhibit 'D':
Concept Elevations**

